



MEETING MINUTES

Town of West Warwick Planning Board

Meeting Date: Monday January 7, 2019

Time: 6:00 p.m.

Location: West Warwick Town Hall
Town Council Chambers
1170 Main Street
West Warwick, RI 02893

Members Present: Joseph DiMartino, Chair
Anthony Petrarca
Joe Gardosik
Wayne Miller
Joshua Barrette (Alt. member)
Jessica Rubery (Alt. member)

Members Absent: Felix Appolonia, Vice Chair

Planning Staff: Mark Carruolo, Town Planner
Elaine Mansour, CDBG Manager

Legal Counsel: Albert DiFiore, Esquire

All witnesses sworn in by Legal Counsel.

Item 1 Approval of Minutes

Review and approval of the December 3, 2018 meeting minutes.

Motion to approve the December 3, 2018 minutes by Mr. Gardosik, seconded by Mr. Petrarca. All in favor.

Item 2 Public Informational Meeting Major Land Development Project 103 Legris Avenue

Applicant/Owner: Bank of America
Location: 103 Legris Avenue

Assessor's Plat: 15
Lot(s): 18
Zoning District: Business (B)
Land Area: .85 Acres
Number of lots: NA
Engineer: Stonefield Engineering

The applicant is proposing to construct a 39.9 S.F standalone walk-up ATM kiosk in the northwesterly corner of the property that currently contains a retail (grocery) store with less than the required parking. The proposed use requires Planning Board approval and a Zoning Board Special Use Permit to have more than one non-residential use on a lot and Dimensional Variance to have less than the required parking in a Business (B) Zoning District.

Planning Office Findings

The Planning Office finds the proposal to be generally consistent with Section 17-5 "General Purposes" of the Towns Subdivision and Land Development regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.
- 2) Not in compliance with the standards and provisions of the Town Zoning Ordinance, as the proposed use requires a dimensional variance from the Zoning Board to have less than the required parking.
- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
- 5) That the proposed development possesses adequate physical access to a public street.
- 6) That the proposed development provides for the safe circulation of pedestrian and vehicular traffic, adequate detention of surface water runoff, suitable building sites, and the preservation of natural, historical and cultural features; and
- 7) That the proposed development will not result in any increased flooding and soil erosion.

Planning Office Recommendation

After conferring with the Technical Review Committee (TRC) and Planning Board Legal Counsel, the Planning Office recommendation is to grant Master Plan approval with the following stipulations:

- 1) That the proposed use shall receive the required Special Use Permit to have more than one non-residential use on a lot and Dimensional Variance to have less than the required parking from the Zoning Board of Review.
- 2) That all lighting shall be contained on the site and there shall be no spillover onto adjoining property including but not limited to the adjacent roadways and sidewalks.
- 3) That all runoff associated with the project shall be contained on site.

Discussion

Christian Capizzo of Partridge, Snow & Hahn is representing. Mr. DiFiore read the exhibits into the record and added the ATM photos/plan as Ex #4. Matt Lingham of Stonefield Engineering reviewed the project and illumination of the area. Changes were made to rotate the building so the face of the ATM faces the parking area noting it would be more secure to operate this way. It is a 180 degree rotation, the building and footprint is the same. The access ramp will be in the same location and is ADA compliant. This is a walk up ATM, not a drive thru. Maintenance will be performed one to two times per week with service by an armored car. Fifteen minute customer parking and the kiosk will not block the driveway. There will be two mounted signs on the building and the applicant will be heard by the Zoning Board and will return to the Planning Board.

Mr. Barrette thinks there should be a no parking sign in front and Mr. Lingham said they could also add striping to show the no parking area.

Motion to close the Public Hearing by Mr. Garsdosik, seconded by Mr. Barrette. All in favor.

Motion to forward a favorable recommendation to the Zoning Board of Review with a no parking sign to be installed in front which will be added as stipulation #4 by Mr. Barrette, seconded by Mr. Gardosik.

Planning Board Vote

Joseph DiMartino	Yes
Joe Gardosik	Yes
Anthony Petrarca	Yes
Wayne Miller	Yes
Joshua Barrette (Alt.)	Yes
Jessica Rubery (Alt.)	Yes

Motion passes.

Item 3
Public Comment

Mr. DiMartino would like to discuss Hilltop III at the next meeting.

Motion to adjourn at 6:20pm by Mr. Gardosik, seconded by Mr. Barrette. All in favor.