



MEETING MINUTES

Town of West Warwick Planning Board

Meeting Date: Monday, February 1, 2016

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
Felix Appolonia, Vice Chair
Joseph Gardosik
Anthony Petrarca

Members Absent: Wayne Miller

Alternate Members Present:
Joshua Barrette

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

Planning Solicitor: Albert DiFiore, Esquire

Item 1 **Approval of Minutes**

Review and approval of January 4, 2016 meeting minutes.

Motion to approve the January 04, 2016 minutes by Mr. Gardosik, seconded by Mr. Appolonia.
All in favor.

Item 2 **Public Meeting** **55 Industrial Lane**

Applicant: 4 N Properties LLC.
Location: 55 Industrial Lane (aka 1 Nunes Lane)

Assessor's Plat: 18
Lot(s): 246
Zoning District: Commercial Industrial (CI)
Land Area: 14.49 acres
Number of lots: 4
Engineer: Boyer Associates

The applicant is requesting approval to subdivide an existing 14.49 acre parcel into four lots in conformance with Commercial Industrial (CI) 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) In compliance with the standards and provisions of the Town Zoning Ordinance.
- 3) That there will be no significant negative environmental impacts from the proposed subdivision.
- 4) That the subdivision 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 subdivision possesses adequate physical access to a public street.
- 6) That the proposed subdivision 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 subdivision will not result in any increase flooding and soil erosion.

Planning Office Recommendations

After conferring with the Planning Board Solicitor and the Technical Review Committee (TRC), the Planning Office recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

- 1) That the language for the drainage easement on proposed Lot B shall be approved by the Town Solicitor prior to recording.
- 2) That the final plan shall include a notation that any proposed development shall comply with the Rhode Island Freshwater Wetlands Act.

Discussion

Mr. DiFiore read the exhibits into the record. Jared Nunes, 52 Phillips St, Coventry, RI is present. Robert Boyer, PLS is also present. Mr. Boyer noted the grey area on the plans is an existing swale and a drainage easement must be worked out with the Town. The revised plan is dated 01/20/16. Mr. Carruolo noted the 11x17 plan is the revised plan, the original plan is also in the packet. The parcel borders the Pawtuxet River, Lot A is 3.74 acres and is to be used by the bus company. Lot C is the Nunes Company office, Nunes Lane is a right of way. Lot D is the remaining portion of the land for future development. Sewer, water and gas are available from Industrial Lane.

Mr. DiFiore stated the easement must be approved by the Planning Solicitor prior to final approval. Mr. Boyer noted no road construction is necessary and there is adequate frontage. Mr. Carruolo stated any new lot must have frontage on an accepted town street.

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

Motion to approve with stipulations that were read into the record (by Mr. Carruolo) by Mr. Appolonia, seconded by Mr. Barrette. All in favor.

Planning Board Vote

Joseph DiMartino	Yes
Felix Appolonia	Yes
Joe Gardosik	Yes
Anthony Petrarca	Yes
Joshua Barrette (Alt.)	Yes

Item 3 **Public Comment**

None.

Motion to adjourn at 6:13 pm by Mr. Petrarca, seconded by Mr. Gardosik. All in favor.