



MEETING MINUTES

Town of West Warwick Planning Board

Meeting Date: Monday February 3, 2020

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
Joe Gardosik
Joshua Barrette
Anthony Petrarca
Jessica Rubery (Alt. member)

Members Absent: Joe Garcia (Alt. member)

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

Legal Counsel: Albert DiFiore, Esquire

All witnesses sworn in by Legal Counsel or the Chairperson.

Item 1 **Approval of Minutes**

Review and approval of the January 6, 2020 meeting minutes.

Motion to approve the January 6, 2020 meeting minutes by Mr. Gardosik, seconded by Mr. Barrette. All in favor.

Item 2 **Continuation of Public Hearing** **Removal of a Stipulation of Approval** **June Carr Plat**

Applicant: Shoreline Properties
Location: 146 Cowesett Avenue & Carlson Circle
Assessor's Plat: 13

Assessor's Lot: 599
Zoning District: Residential R-8
Land Area: 2.8 acres
Number of lots: 8
Engineer: Ocean State Planners, Inc.

The applicant is requesting that the Planning Board reconsider/remove the Master Plan approval stipulation which states: "The developer shall apply to the RIDOT to determine if the agency would allow the development to be accessed from Cowesett Avenue."

Discussion

Attorney Tom Cronin is representing. Mr. DiFiore stated this was continued for the affidavit only and marked such as Ex #16 and noted the Public Hearing was closed at the last meeting. Mr. Cronin presented an affidavit which states June Carr owns and resides at the property and is her primary residence, it is signed and notarized. Ms. Carr will retain the home and a small area behind it.

Motion to accept the affidavit by Mr. Petrarca, seconded by Mr. Barrette. Mr. Appolonia is not participating as he was not present for the previous testimony/discussion.

Planning Board Vote

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

Motion passes.

Motion to remove the stipulation requesting the applicant seek permission from RI DOT for access from Cowesett Avenue by Mr. Gardosik, seconded by Mr. Petrarca. All in favor.

Planning Board Vote

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

Motion passes.

Item 3
Public Hearing
Changes to Recorded Plats and Plans
Orchard
a.k.a.
Hunters Reserve

Applicant: Five Five Plus LLC.
Location: 69 North Pleasant Street
Assessor's Plat: 1
Assessor's Lots: 85, 145 & 529
Zoning District: Residential R-8
Land Area: 22.38 acres
Number of lots: NA
Engineer: DiPrete Engineering Associates, Inc.

The applicant is requesting the Planning Board to approve a revised Phase II development plan for the "Orchard" condominium development a.k.a. "Hunters Reserve," including the elimination of an emergency crash gate at the West Warwick/Cranston municipal line; said request in accordance with Subdivision and Land Development Regulations Section 17-39 "Changes to recorded plat and plans."

Discussion

Attorney John Pagliarini of Lepizerra and Laprocina is representing. He presented the affidavit and green cards which were marked as Ex #6. He stated there are minor changes to the previously approved plans, this is Phase II which originally had a crash gate leading to a subdivision in Cranston which is now a solar farm. The original plan was approved eight years ago, since then the plan has been changed to show units have been reoriented and a very large cul-de-sac for emergency access is proposed. Parking and drainage plans remain the same.

Mr. DiMartino noted the units appear to be much improved and significantly different. Phase II does not have the second access for Police & Fire and doesn't look compatible to Phase I. Mr. Pagliarini stated if changes are approved this will be the plan going forward. At this point the changes are for public safety and the plan submitted will be the final plan.

Shawn Tivey, 3 Glacier Way Coventry, RI: Will the board request a plan to show the design plan and also commented that a town road doesn't typically exceed 500ft and feels there will be a major problem if there's a fire.

Attorney Robert Murray representing the owner of the property where the solar farm is in Cranston stated they are in favor of removal of the stipulation of the crash gate.

Motion to close the public hearing by Mr. Appolonia, seconded by Ms. Rubery. All in favor.

Motion to approve the plan changes and removal of the crash gate by Ms. Rubery, seconded by Mr. Gardosik.

Discussion on the motion:

Mr. Barrette asked if there were any other possibilities and Mr. Pagliarini stated the new road pattern

is changed for the better, it is shorter and he noted the crash gate was for emergency access only and not for public use.

Planning Board Vote

Joseph DiMartino	Yes
Felix Appolonia	Yes
Joe Gardosik	Yes
Anthony Petrarca	No
Joshua Barrette	No

Motion passes.

Item 4

Administrative Subdivision/Approval for Informational Purposes

None

Item 5

Public Comment

None

Motion to adjourn at 6:40pm by Mr. Gardosik, seconded by Mr. Barrette. All in favor.