



MEETING MINUTES

Town of West Warwick Planning Board

Meeting Date: Monday March 4, 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
Felix Appolonia, Vice Chair
Anthony Petrarca
Wayne Miller
Joshua Barrette (Alt. member)
Jessica Rubery (Alt. member)

Members Absent: Joe Gardosik

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 January 7, 2019 meeting minutes.

Motion to approve the January 07, 2019 minutes by Mr. Petrarca, seconded by Mr. Miller. All in favor.

Item 2 Public Hearing Major Subdivision 1024 Main Street

Applicant/Owner: Roy A. LaCroix, Trustee
Location: 1024 Main Street
Assessor's Plat: 18
Lot(s): 35

Zoning District: Residential R-6
Land Area: 13,510 S.F.
Number of lots: 2
Engineer: Ocean State Planners, Inc.

The applicant is proposing to subdivide an existing 13,510 S.F. lot with an existing dwelling to create one new lot for development with less than the required depth and one lot with an existing dwelling on an existing Town road in a Residential R-6 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 having received approval from the Zoning Board of Review (ZBR) (Petition #2018-9) to have less than the required lot depth (70’ versus 100’).
- 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

The Planning Office recommendation is to grant preliminary approval with final approval to be through the Administrative Officer with the following stipulations:

- 1) That all runoff shall be contained on site for the proposed new dwelling.
- 2) All roof drains shall be deposited into drywells on the site and the driveway shall be crushed stone or other similar pervious material, or that any runoff from a paved drive shall be contained on site.
- 3) That the driveway shall be constructed to accommodate a minimum of 3 vehicles as there is no room for on-street parking.
- 4) That the garage located to the northwesterly side of Parcel B and the shed located in the southeasterly corner of Parcel B shall be removed as indicated on the preliminary plan.

- 5) That the developer shall remove the vegetation along the road frontage to provide better visibility for the new home and shall widen the roadway along the frontage of the proposed new Parcel B to allow better traffic flow and to provide sufficient roadway width for vehicles backing onto the street.
- 6) Payment of a section 17-21 “Fee-in-lieu of Land Dedication” of \$2,500.00 shall be required for the new dwelling unit constructed and shall be collected at the issuance of a building permit.

Discussion

Attorney Tom Cronin is representing. Mr. DiFiore read the exhibits into the record. Roy LaCroix, Jr. and Richard Byzdra are also present. Proposing to divide into 2 lots, remove the shed and garage and build a single family house facing Brayton St. There is 89ft of frontage, a variance is required for lot depth, it is 70ft vs. the required 100ft. Brayton St will be a minimum width of 20ft across the frontage area of the lot and brush will be cleared for site distance. Parking will be off street and they are asking for final to be done administratively. Mr. DiMartino asked what changes were made since the last meeting and was told the depth of the house was 24ft and is now 26ft and there is a two car garage instead of one.

Michael Miller, 44 Woodside Ave: His daughter owns 1026 Main St, he is concerned with the amount of trees, will there be a buffer and what trees will be removed. She just installed a \$12K driveway and the trees are disrupting. Attorney Cronin noted they have reached an agreement regarding the rear of the property and will work with Mr. Miller.

Motion to table by Mr. Appolonia, seconded by Mr. Petrarca....discussion:

Attorney Cronin stated they will remove the trees in question.

Motion to withdraw the previously stated motion by Mr. Appolonia, seconded by Mr. Petrarca. All in favor.

Mr. Barrette stated a stipulation should be made regarding the trees.

Monique Fleury, 22 Brayton St: She said the entire street is too narrow and would like no parking on both sides of the street. Mr. DiFiore told her she would have to make that request to the Town Council and they would refer it to the Traffic Commission.

Mr. Carruolo read the additional stipulation regarding the removal of trees.

Motion to approve subject to the additional stipulation to be added regarding trees by Mr. Appolonia, seconded by Mr. Barrette.

Planning Board Vote

Joseph DiMartino	Yes
Felix Appolonia	Yes
Anthony Petrarca	Yes
Wayne Miller	Yes
Joshua Barrette (Alt.)	Yes
Jessica Rubery (Alt.)	Yes

Motion passes.

Item 3
Discussion

Hilltop III Condominium Development

Applicant/Owner:	Gilcrest Associates, LLC.
Location:	Gilcrest Drive
Assessor's Plat:	38
Lot(s):	34
Zoning District:	Residential R-10
Land Area:	11 Acres
Number of lots:	NA
Engineer:	Narragansett Engineering Inc.

Planning Board to discuss current status of the project and the Administrative Officer's action authorizing a change to the project under Subdivision and Land Development Regulations Section 17-39 "Changes to recorded plats and plans."

Discussion

Mr. DiMartino said he has received some complaints, the original approval included an egress through Cranston. Mr. Carruolo reviewed a memo which stated the chronology of the approval process. Mr. DiFiore marked this as Ex 1, Planner's Report dated 02/13/19. Ex 2 is a letter from James Geremia relative to the Brookfield Pump Station. The Planner noted he will discuss future administrative changes with the chairperson and will take direction as to whether or not to bring the issue before the board.

Paul Villa, 15 Janet Drive: In October of 2005 the pump station failed and the town paid for all basement cleanups in the area that were affected. At the time a moratorium was put in place until an upgrade of the pump station was done.

Attorney Robert Craven and the owner of the property, William Scampoli are present. Mr. DiFiore stated notice was given to the owner regarding this discussion to comply with the open meetings law. Mr. Scampoli said he reviewed the history of the project since he purchased it. He stated he was unable to get a sewer permit then he reviewed the information on the egress, he thought he was all set, he had spoken with a representative of Walden Woods and they verbally said this was okay, however he then received a letter saying no. He met with the Fire Dept regarding a turn around to allow for emergency access and provide a cul-de-sac and hammerhead limited to 22 units without a second egress. He had no idea regarding the stipulation for the egress, he thought it was just a gate to install. Attorney Craven told the board he deals with a lot of City/Town Planners and Mr. Carruolo is a class act.

Paul Villa stated he has an issue with the procedures followed regarding this project. Mr. Carruolo stated this was an administrative approval which was reported to the Board at the December meeting and Mr. Villa said he had no idea the Board had been aware of this since December.

Item 4
Administrative Subdivision/Approval
For Informational Purposes
Plan Attached

Project name: Laramie Avenue Minor Subdivision
Applicant: Kreg New Homes LLC.
Location: 31 Laramie Avenue
Assessor's Plat: 7 Lots: 31 - 35

Plan Attached

Project name: Administrative Subdivision – The Magiera Plat
Applicant: Debra A. Magiera
Location: Lonsdale Street
Assessor's Plat: 11 Lots: 38 & 102

Item 5
Public Comment

None.

Motion to adjourn at 7:20pm by Mr. Petrarca, seconded by Mr. Barrette. All in favor.