



MEETING MINUTES

Town of West Warwick Planning Board

Meeting Date: Monday July 1, 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
Joe Gardosik
Jessica Rubery (Alt. member)

Members Absent: Joshua Barrette (Alt. member)

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 June 3, 2019 meeting minutes.

Motion to approve the June 3, 2019 minutes by Mr. Appolonia, seconded by Mr. Gardosik. All in favor.

Item 2 Public Meeting **Request for Extension** **Natick Pond Dam Hydroelectric Project**

Applicant: Water Street Land, LLC.
Location: 649 Providence Street
Assessor's Plat: 41
Lot: 77
Zoning District: Design Control District

Land Area: 1.06 acres
Number of lots: NA
Engineer: Fuss & O'Neill

The applicant is requesting a one year extension to the Preliminary approval in accordance with the West Warwick Subdivision and Land Development Regulations Section 17-15(H) for the construction of a hydroelectric dam on the Pawtuxet River. The project received a combined master plan/preliminary approval from the Planning Board in March 2014 the project has been tolled in accordance with RIGL 45-23-63.1 and is due to expire on July 1, 2019.

Planning Office Findings

The Planning Office finds the following as required in the West Warwick Subdivision and Land Development Regulations Section 17-36 (1) a-e:

- a) The Land Development Project is consistent with the Comprehensive Plan.
- b) The Land Development Project is substantially the same as at the time of the original approval.
- c) The zoning of the parcel is substantially the same as it was at the time of the original approval.
- d) The physical conditions of the parcel are substantially the same as at the time of the original approval.
- e) All applicable State or Federal regulations are the same as at the time of the original approval.

Planning Office Recommendation

After conferring with the Planning Board Legal Counsel, the Planning Office recommendation is to grant the requested one (1) year extension to expire on November 1, 2020.

Discussion

Attorney Peter Ruggiero is representing. Requesting a one year extension, project is still ongoing, obtaining permits, etc and would like to continue. Mr. Carruolo stated a landscape plan was submitted but will be enhanced and will be better than the previous and Mr. DiFiore stated all plans stay in place and no changes can be made to the plans without the applicant returning to the board. Mr. DiMartino feels this is a great project.

Motion to grant the one year extension with all plans staying in place by Mr. Appolonia, seconded by Mr. Gardosik.

Planning Board Vote

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

Motion passes.

Item 3
Public Informational Meeting
4 Blossom Street
Continued from the June 3, 2019 Meeting

Applicant: LaCroix Properties
Location: 4 Blossom Street
Assessor's Plat: 36
Lot(s): 5, 59 & 220
Zoning District: Business (B) proposed change to Residential R-7.5
Land Area: 12.81 acres
Number of lots: 3
Engineer: Ocean State Planners, Inc.

The purpose/focus of this continuation is to accept testimony from the traffic expert on the traffic report and the effect of the development on traffic in the area and to accept testimony from a Registered Professional Engineer regarding drainage concepts and potential drainage design options for the development.

The applicant is requesting a Master Plan approval for the construction of 66 residential condominium units on approximately 12.81 acres and a recommendation to the Town Council for a street abandonment of a portion of Giorgio Drive and a Zone Change from Business (B) to Residential R-7.5.

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's Zoning Ordinance, therefore requiring a Town Council zone change to rezone the property from Business (B) to Residential R-7.5 and to authorize construction of a residential condominium development not to exceed 66 residential dwelling units.
- 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 the Planning Board Attorney, the Planning Office recommendation is to grant Master Plan approval with the following stipulations:

- 1) That the applicant shall receive a Zone Change from the Town Council from Business (B) to Residential R-7.5 for the purpose of constructing a 66 unit Residential Condominium development.
- 2) That the applicant shall receive a street abandonment from the Town Council for a portion of Giorgio Drive.
- 3) That the development plan shall indicate the nearest fire hydrant to the site and shall provide a sufficient number of hydrants at a distance of no greater distance than 500' between hydrants to service the development which shall be approved by the West Warwick Fire Department prior to preliminary approval.
- 4) That the proposed development shall preserve all mature trees located along the perimeter of the development and in particular along the northerly and easterly boundary lines abutting the existing residential homes and said buffers shall be enhanced with additional plantings to provide screening of the development for the abutting residences.
- 5) That the preliminary plan shall include a detailed landscaped plan prepared by a RI Registered Landscape Architect and said plan shall include a buffer detail as required in stipulation #4.
- 6) That the preliminary plan shall incorporate the recommendations contained in the Traffic Impact Assessment performed by RAB Professional Engineers dated February 28, 2019, including:
 - a. That Giorgio Drive shall provide one way access only to the development and shall be controlled through a combination of signage and physical restrictions.
 - b. That the Blossom Street access shall be reconfigured as a standard residential street extending into the property.
 - c. That the Petrarca Street approach to Blossom Street shall be controlled with a stop sign.
 - d. That double yellow pavement markings shall be installed through the Blossom/Petrarca Street intersection and the existing yield control on Blossom Street shall be removed.
- 7) That the development shall include an enhanced entry consisting of landscaping, signage and other means designed to indicate entry to the development.
- 8) That all exterior lighting shall be contained on site and directed away from and/or shielded from the abutting residential properties.
- 9) That should it be determined that chipping and/or blasting of ledge is required, that a detailed blasting plan which shall be developed and stamped by a Registered Professional Engineer shall be approved by the Planning Board after a review and recommendations from the Town Engineer, Fire Marshal and Building Official.
- 10) That a Soil and Sediment Control Plan shall be required at preliminary approval in conformance with Development Review Regulations Section 17-18(F) (1) "Erosion and

Sediment Control Plan required.”

- 11) That the applicant shall provide an excavation/construction plan, which may be combined with the Soil and Sediment Control Plan, designed to mitigate the impact of construction on the abutting residents which shall include but not be limited to, construction access, best practices for dust control and vibration and hours of operation; said plan shall be approved by the Town Engineer prior to preliminary approval.
- 12) That all utility connections including but not limited to the West Warwick Wastewater Authority and the Kent County Water Authority shall be approved prior to preliminary approval.
- 13) That the preliminary plan shall verify the sewer and access easements issued to the West Warwick Wastewater Treatment Authority for the existing sewer line located parallel along the Pawtuxet River along the westerly side of the property.
- 14) That all necessary State of Rhode Island permits including but not limited to RIDEM Wetland permit and RIDEM Underground Injection Control (UIC) permit shall be issued prior to preliminary approval and any Blasting Permits (if necessary) shall be issued prior to final approval.

Discussion

Attorney Tom Cronin is representing. Mr. Cronin stated the board requested the Traffic Engineer and drainage consultant to appear tonight.

Paul Bannon, Traffic Engineer: Motion to accept as an expert witness by Mr. Appolonia, seconded by Ms. Rubery. All in favor.

Mr. Bannon is President of RAB Professional Engineers. He gave a brief overview of the study noting they reviewed points of entry and exit to be safe and adequate access. Field reviews and traffic counts were done, traffic count was done at peak hours and they also checked with WWPD regarding any concerns in that area. The primary access will be via Blossom St which will be reconfigured into a “T” intersection, Giorgio Drive will be ingress only.

Mr. DiMartino has a concern of the traffic that backs up from the traffic light at Providence St and Toll Gate Road, sometimes past the entrance of Blossom St at PM rush hour. Mr. Gardosik questioned the data saying 24 cars exiting from 66 condos....Mr. Bannon said that is projected at certain times, as 66 cars may leave however all at different times.

Many abutting residents voiced their concerns regarding the traffic issue as well (Lola Rigano, Anthony Fossa, Jim Maceroni). They suggested installing a speed bump on Providence St and Mr. DiFiore stated stop signs cannot be used as speed control and DPW would frown upon a speed bump.

Christopher Brook of Brayton Ave questioned the types of units and feels there will be more traffic than indicated.

Mr. Bannon explained the wide open entrance that currently exists on Blossom will be reconfigured to a more controlled roadway/intersection and will be adding landscape to make it look like a residential street.

Mr. Yanskiewicz of RA Cataldo Associates discussed the drainage...he is licensed in the State of MA, not in RI.

Motion to accept as an expert witness by Mr. Gardosik, seconded by Ms. Rubery. All in favor.

He reviewed existing conditions, there will be multiple acres of less pavement, will go through DEM for wetlands, etc., at this point there is direct discharge into the river, they have options as to how the drainage will be designed. Test pits need to be done, there will be no net increase of runoff, and will not be directed toward Providence St. The storm drainage plan will be heard at the Preliminary stage of the process.

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

Mr. DiMartino asked if the developer will agree to apply to RI DOT for a traffic light to be installed at Blossom St and Mr. Cronin said his client is willing to make the request to RI DOT.

Motion to approve with the stipulation of the applicant sending a request to RI DOT regarding a traffic light install at Blossom Street by Mr. Gardosik, seconded by Mr. Appolonia.

Planning Board Vote

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

Motion passes.

Item 4

Public Hearing

West Warwick Comprehensive Plan Update

Applicant: Town of West Warwick
Comprehensive Plan Update A municipality shall periodically review and amend its plan in a timely manner to account for changing conditions. At a minimum, a municipality shall fully update and re-adopt its entire comprehensive plan, including supplemental plans, such as, but not limited to, special area plans, that may be incorporated by reference, at least once every ten (10) years from the date of municipal adoption.

The Town of West Warwick is proposing to update and re-adopt the Town’s Comprehensive Plan in accordance with RIGL 45-22.2 the “Rhode Island Comprehensive Planning and Land Use Act.”

Planning Office Findings

The Planning Office finds the proposal to be generally consistent with RIGL 45-22.2 the “Rhode Island Comprehensive Planning and Land Use Act;” and further that:

- 1) The plan promotes the orderly growth and development that recognizes the natural characteristics of the land, its suitability for use, the availability of existing and proposed public and/or private services and facilities, and is consistent with available resources and the need to protect public health, including drinking water supply, drinking water safety, and environmental quality.
- 2) The Plan promotes an economic climate which increases quality job opportunities and overall economic well being of each municipality and the state.
- 3) The Plan promotes the production and rehabilitation of year-round housing and preserves government subsidized housing for persons and families of low and moderate income in a manner that: considers local, regional, and statewide needs; housing that achieves a balance of housing choices, for all income levels and age groups; recognizes the affordability of housing as the responsibility of each municipality and the state; takes into account growth management and the need to phase and pace development in areas of rapid growth; and facilitates economic growth in the state.
- 4) The Plan promotes protection of the natural, historic and cultural resources of each municipality and the state.
- 5) The Plan promotes preservation of the open space and recreational resources of each municipality and the state.
- 6) The Plan promotes the use of performance-based standards for development and to encourage the use of innovative development regulations and techniques that promote the development of land suitable for development while protecting our natural, cultural, historical, and recreational resources, and achieving a balanced pattern of land uses.
- 7) The Plan promotes consistency of state actions and programs with municipal comprehensive plans, and provides for review procedures to ensure that state goals and policies are reflected in the municipal comprehensive plan and state guide plans.
- 8) The Plan provides adequate and uniform data are available to municipal and state government as the basis for comprehensive planning and land use regulation.
- 9) The Plan ensures that municipal land use regulations and decisions are consistent with the comprehensive plan of the municipality, and to ensure state land use regulations and decisions are consistent with state guide plans.
- 10) The Plan encourages the involvement of all citizens in the formulation, review, and adoption, or amendment of the comprehensive plan.

Planning Office Recommendation

The Planning Office recommendation is to approve the Draft Comprehensive Plan Update and to forward the updated plan to the Town Council with a recommendation that the Town Council formally adopt the Comprehensive Plan Update in accordance with RIGL 5-22.2-8 "Preparation, adoption, and amendments of comprehensive plans."

Discussion

Emily Keys Innes of Harriman is present to review the new Comprehensive Plan. Mr. DiMartino advised the area of Wakefield Street where his residence is shows public water and sewer and there is none in that specific area.....she noted the change and Mr. Carruolo will forward her a map of that area. Ms. Innes noted Kevin Nelson of the State of RI has been incredibly helpful. The idea is to be in concert with other communities, this has been a process involving the Town Planner and the steering committee, at this point the Planning Board would recommend the plan to the Town Council, the Council would then adopt as an Ordinance and it would be forwarded to the State for approval. Mr. Carruolo stated this is a total re-write of the plan, much more concise and clearly written. Many recommendations can be accomplished with little or no money. Any project before the Planning Board must be consistent with the plan, this creates better standards for reviewing multi-family and condominium development.

Ms. Innes stated the department heads were helpful and engaged throughout the project and Mr. Carruolo was extremely helpful.

Motion to close the Public Hearing by Ms. Rubery, seconded by Mr. Petrarca. All in favor.

Motion to forward a favorable recommendation to the Town Council by Mr. Appolonia, seconded by Mr. Gardosik

Planning Board Vote

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

Motion passes.

Item 5

Administrative Subdivision/Approval for Informational Purposes
Plan Attached

Project name:	Administrative Subdivision/Arthur Street
Applicant:	Shoreline Properties, Inc.
Location:	Arthur and Pulaski Street
Assessor's Plat:	8 Lots: 526-537 & 539-549

Item 6

Public Comment

None

Motion to adjourn at 7:25pm by Mr. Appolonia, seconded by Ms. Rubery. All in favor.