



MEETING MINUTES

Town of West Warwick Planning Board

Meeting Date: Monday, July 10, 2017

Time: 5:00 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
Wayne Miller
Joe Gardosik
Anthony Petrarca

Alternate Members Present:
Joshua Barrette

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 June 5, 2017 meeting minutes.

Motion to approve the June 05, 2017 minutes by Mr. Appolonia, seconded by Mr. Gardosik. All in favor.

Item 2
Public Informational Meeting
1029 Main Street

Applicant: Zarembra Program Development, LLC.
Location: 1029 Main Street
Assessor's Plat: 4
Lot(s): 212
Zoning District: Business (B) & Residential R-8
Land Area: 1.79 acres
Number of lots: NA
Engineer: Ayoub Engineering

The applicant is requesting approval to construct a 7,489 S.F. commercial (retail) building with less than the required parking and a free standing sign not to exceed 21 feet in height and 97.7 square feet in area on a lot zoned Business B and Residential R-8.

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, therefore requiring a Town Council zone change to rezone a portion of the property from Residential R-8 to Business (B) with authorization to have less than the required parking and a sign higher and larger than allowed.
- 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 increase flooding and soil erosion.

Planning Office Recommendation

After conferring with the Technical Review Committee (TRC) and the Planning Board Solicitor, 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 rezoning approximately

19,159 S.F. from Residential R-8 to Business B with authorization to have less than the required parking and a sign higher and larger than allowed.

- 2) That the development shall provide appropriate screening from the abutting residential properties to the south and west in the form of a tight evergreen hedge and/or a 6' solid fence.
- 3) That all exterior lighting shall be contained on site and directed away from and/or shielded from the abutting properties.
- 4) 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."
- 5) 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 properties 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.
- 6) That a landscape plan designed by a RI Registered Landscape Architect shall be required prior to preliminary approval.
- 7) That all utilities including but not limited to the West Warwick Sewer Authority and the Kent County Water Authority shall be approved prior to preliminary approval.
- 8) That all necessary State of Rhode Island permits including but not limited to a RIDEM Underground Injection Control (UIC) permit and/or RIDOT Physical Alteration Permit (PAP) shall be issued prior to preliminary approval.

Discussion

Mr. DiFiore reviewed the exhibits, he added the aerial view photo of the property as Ex #7. Todd Hamula works as the Senior Development Manager at the Zarembra Group. West Warwick was earmarked as a community for Dollar General to locate in. They needed a zone change in order to operate on the full lot. The purchase is contingent upon approvals then construction will begin once the property is purchased. There will be 30 parking spaces which 99% of their locations have this amount of spaces and the size of the sign was also discussed. Mr. DiFiore noted the parking and signage can go into the decision, however in this instance the Planning Board does not have a say for the parking or signage, the Town Council will decide that when they hear the request for the zone change. Construction is planned for Spring 2018 with an anticipation of opening Summer 2018.

Mr. Barrette said this will be a plus for the residents of Clyde Tower. Mr. Petrarca asked if the building will be subdivided with another business and Mr. Hamula said no, it will be a stand alone Dollar General, there is not enough space to subdivide. The building elevations and design were also reviewed as part of the presentation. Mr. Appolonia questioned the 18' from the property line to the North, Mr. Carruolo stated they will exceed setbacks under the zoning code with the zone changes.

Mr. DiMartino also noted they will be in close proximity to a Family Dollar store and Mr. Hamula did say they are a competitor, however Mr. Carruolo noted Dollar General offers more food products, approximately 70% of the store is food products and the businesses will complement one another. Mr.

Appolonia asked what the parking requirement is for spaces and Mr. Carruolo said 37. Mr. Appolonia also asked if this is a public company and was told yes. Ex#8 is marked as the Dollar General Store Brochure.

Randy DaLuz of 9 Knight St, WW asked if the rear of the lot is part of the development and was told yes, however it is going to remain residential for now. If that changes in the future they will have to come back to the Planning Board.

Motion to approve the Master Plan by Mr. Appolonia, seconded by Mr. Gardosik.

Planning Board Vote

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

Motion passes.

Item 3

Amendment to the Town's Zoning Map

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| Applicant: | Zarembra Program Development, LLC. |
| Assessor's Plat: | 4 |
| Lot(s): | 212 (portion) |
| Zoning District: | Business (B) & Residential R-8 |
| Map Amendment: | Zoning map amendment to rezone a 19,159 S.F. portion of Assessor's Plat: 4, Lot 212 from Residential R-8 to Business (B). |

Planning Department Findings

Upon conferring with the Planning Board's Legal Counsel, the Planning Office finds the proposed zoning map change to be in compliance with the Town's Comprehensive Plan including Chapter 1 Section 1 Purpose, the Land Use Element, the Economic Development Element and the Implementation Section. The Planning Office also finds the proposed zoning amendment to be generally consistent with the following purposes of the Town's Zoning Ordinance as presented in Section 2 "General Purposes":

- 2.1 Promote the public health, safety and general welfare.
- 2.2 Provides for a range of uses and intensities of use appropriate to the character of the Town and reflecting current and expected future needs.
- 2.3 Provides for orderly growth and development, which recognizes:
 - 2.3.1 The goals and patterns of land use contained in the comprehensive plan of the Town;
 - 2.3.6 The need to shape and Balance urban and rural development
- 2.12 Promote implementation of the Comprehensive Plan of the Town of West Warwick

adopted pursuant to the General Laws.

2.14 Providing for efficient review of development proposals, to clarify and expedite the zoning approval process.

2.15 Provide for procedures for the administration of the zoning ordinance.

The Planning Office recommendation is for a favorable recommendation to the West Warwick Town Council for the requested zoning map amendment with the following stipulations:

- 1) That the applicant shall receive a Zone Change from the Town Council rezoning approximately 19,159 S.F. from Residential R-8 to Business B along with authorization to have less than the required parking and a sign higher and larger than allowed.
- 2) That the development shall provide appropriate screening from the abutting residential properties to the south and west in the form of a tight evergreen hedge and/or a 6' solid fence.
- 3) That all exterior lighting shall be contained on site and directed away from and/or shielded from the abutting properties.
- 4) 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."
- 5) 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 properties 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.
- 6) That a landscape plan designed by a RI Registered Landscape Architect shall be required prior to preliminary approval.
- 7) That all utilities including but not limited to the West Warwick Sewer Authority and the Kent County Water Authority shall be approved prior to preliminary approval.
- 8) That all necessary State of Rhode Island permits including but not limited to a RIDEM Underground Injection Control (UIC) permit and/or RIDOT Physical Alteration Permit (PAP) shall be issued prior to preliminary approval.

Discussion

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

Planning Board Vote

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| Joseph DiMartino | Yes |
| Felix Appolonia | Yes |
| Joe Gardosik | Yes |

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| Anthony Petrarca | Yes |
| Wayne Miller | Yes |
| Joshua Barrette (Alt.) | Yes |

Motion passes.

Item 4
Public Comment

None.

Motion to adjourn at 6:35 pm by Mr. Appolonia, seconded by Mr. Gardosik. All in favor.