



MEETING MINUTES

Town of West Warwick Planning Board

Meeting Date: Monday October 1, 2018

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

Members Absent: Felix Appolonia, Vice Chair

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

Legal Counsel: Albert DiFiore, Esquire

Item 1 **Approval of Minutes**

Review and approval of the August 6, 2018 meeting minutes.

Motion to approve the August 06, 2018 minutes by Mr. Gardosik, seconded by Mr. Petrarca. All in favor.

Item 2 **Public Informational Meeting** **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 and one lot with an existing dwelling on an existing Town road. The proposed new lots meet or exceed the minimum area. The new lot for development will have less than the required lot depth (70' versus 100') and the proposed new dwelling to have less than the required rear setback (18' versus 20').

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 approval from the Zoning Board of Review (ZBR) to have less than the required lot depth (70' versus 100') and for the proposed new dwelling to have less than the required rear setback (18' versus 20').
- 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 Planning Board Legal Counsel, the Planning Office recommendation is to grant Master Plan approval with the following stipulations:

- 1) That the applicant shall receive the required dimensional variances from the Zoning Board of Review (ZBR) authorizing less than the required lot depth and less than the required rear setback.
- 2) That all runoff shall be contained on site for the proposed new dwelling.
- 3) 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.

- 4) That the driveway shall be relocated adjacent to the home and extended so as to provide for more than 20' feet of depth in order to accommodate additional vehicles (minimum of 3 vehicles) as there is no room for on-street parking.
- 5) That the shed indicated in the southeasterly corner of proposed Parcel B shall be removed as it does not conform to the Town's minimum setback requirements for the R-6 zoning district.
- 6) 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.
- 7) 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

Mr. DiFiore read the exhibits into the record. Richard Bzydra of Ocean State Planners is present. The proposal is for a new home to be built in the rear of the property. The existing garage and shed will be removed. The rear setback is 2 feet short of what's required.

Roger Fleury, 22 Brayton St: He feels this is a one lane roadway and it will not accommodate any additional traffic. The mill generates constant traffic of trailer trucks.

Mr. Bzydra said there is a 20 foot right of way and he doesn't believe one additional house will create much more congestion. The plan is to widen the roadway in that area to 20 feet in width, currently it is 16 feet wide.

Kathleen Russell, 16 Brayton St: She's asking if the lot is being divided and a house is being built in the rear and Mr. DiMartino said yes. She also asked who will own the property and what type of house will be built. Mr. DiFiore advised her that the Board has no control over who owns the property, a single family house is proposed. She also asked the area of the roadway which is being widened is not at the corner from Main St but is further down where this house is being built and Mr. DiMartino said that's correct. He also said the ultimate decision is with the Zoning Board.

Joel Jennison, 10 Brayton St: He lives next door and is asking if the new house will have off street parking. Mr. Carruolo stated Town employees viewed the area and there is sufficient area for the new house, the roadway is very narrow and there is a stipulation to enlarge the driveway to accommodate a minimum of 3 vehicles as there is no room for on street parking. Widening the roadway in that area beyond 20 feet cannot be done without taking property. The 20 feet is still not sufficient to make it two full lanes which would require a minimum of 22 feet.

Mr. Miller stated a single family house is not adding a lot of additional traffic, the problem of the trailer trucks is already there.

Mr. DiMartino reviewed the board's stipulations.

Motion to forward a favorable recommendation to the Zoning Board, subject to all of the Planning Board's recommendations by Mr. Barrette, seconded by Mr. Petrarca.

Planning Board Vote

Joseph DiMartino	Yes
Joe Gardosik	Yes
Anthony Petrarca	Yes
Wayne Miller	Yes
Joshua Barrette (Alt.)	Yes
Jessica Rubery (Alt.)	Yes

Motion passes.

Item 3
Administrative Subdivision/Approval
For Informational Purposes

Plan Attached

Project name: Administrative Subdivision/Bradford Court
Applicant: Five Five Plus LLC.
Location: Bradford Court
Assessor's Plat: 1 Lot: 129 & 145

Plan Attached

Project name: Administrative Subdivision/North Pleasant Street
Applicant: Five Five Plus, LLC.
Location: North Pleasant Street
Assessor's Plat: 1 Lot: 529 & 530

Mr. Carruolo reviewed the Administrative Subdivision's for the board.

Item 4
Public Comment

None.

Motion to adjourn at 6:25pm by Mr. Barrette, seconded by Mr. Gardosik. All in favor.