



MEETING MINUTES

Town of West Warwick Planning Board

Meeting Date: Monday October 2, 2017

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
Wayne Miller
Joe Gardosik
Anthony Petrarca

Members Absent: Felix Appolonia, Vice Chair

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 the September 18, 2017 meeting minutes.

Motion to approve the September 18, 2017 minutes by Mr. Gardosik, seconded by Mr. Petrarca.

Item 2 **Public Hearing** **Landmark Court Condominiums**

Applicant: John Giusti & Joseph Maraia a.k.a. Sprague Covington LLC.
Owner: Natalie Ruth Johnson
Location: 101 Quaker Lane

Assessor's Plat: 27
Lot(s): 163
Zoning District: Residential R-8
Land Area: 2.02 Acres
Number of lots: 1
Engineer: Ocean State Planners

The applicant is requesting preliminary approval to construct a 12-unit residential condominium complex with less than the required land area in a Residential R-8 Zoning District. The proposed development has received a Special Use Permit (SUP) and Dimensional Variance from the Zoning Board of Review (ZBR).

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 a Special Use Permit (SUP) and a Dimensional Variance for the less than the required land area from the Zoning Board of Review (ZBR) Petition #2017-1.
- 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 Legal Counsel, the Planning Office recommendation is to grant Preliminary approval with Final approval to be through the Administrative Officer with the following stipulations:

- 1) That the proposed development shall provide a minimum ten foot (10') landscaped buffer around the perimeter of the lot to the North, South and West, and a five (5') buffer from the proposed parking spaces along the Westerly end of the cul-de-sac abutting lot 484, said buffer may include a six foot (6') high solid fence and a minimum five foot (5') high tight evergreen hedge as screening from the abutting residentially developed properties.
- 2) That the developer shall make every effort to maintain all mature trees along the Quaker Lane

frontage and within the required 25' front setback. Said trees to be identified by a certified landscape architect and delineated on the Preliminary Plan.

- 3) That all exterior lighting shall be contained on site and directed away from and/or shielded from the abutting residential 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 a Soil and Sediment Control Plan designed to mitigate the impact of construction on the abutting residents and which shall include but not be limited to, construction access, best practices for dust control, vibration and hours of operation; said plan(s) shall be approved by the Building Official prior to the issuance of a Building Permit.
- 6) That the proposed development shall not receive any Town of West Warwick trash hauling services, snow plowing, roadway maintenance, drainage maintenance and other similar services, which shall be recorded on the plan documents.
- 7) That the developer shall be required to pay a fee-in-lieu of land dedication which shall be \$2,500.00 per dwelling unit at the time of application for a building permit as required per Land Development Regulations Section 17-21 (E) "Fees-in-lieu of land dedication."
- 8) That the Condominium Association documents and by-laws shall be approved by the Planning Board Legal Counsel prior to final approval.

Discussion

Attorney Tom Cronin is representing. Mr. DiFiore reviewed the exhibits. The entrance to the development will be across from Ginsu Way, the entrance on the plans is delineated for construction access. All privately maintained, roadways, trash pickup, snow removal, etc. Plans were slightly tweaked since the last meeting.

Dave Duranleau, Surveyor with Ocean State Planners explained the site. There will be 12 units, 6 buildings, 24' roadway width and a cul-de-sac. On-site drainage designed to mitigate a 100 year storm, DOT approval, wastewater, UIC & RIPDES from DEM. Mr. DiMartino asked them to explain the stormwater design.

Byron Holmes, PE, Consultant with Ocean State Planners stated his professional credentials for the Board.

Motion to accept Mr. Holmes as an expert witness by Mr. Barrette, seconded by Mr. Petrarca. All in favor.

There will be no increase in runoff, the infiltration system will pick up 100% of the runoff for a 100 year storm and has been approved by DEM. The surface is lawn area, not crushed stone. Mr. Barrette asked the life expectancy of the system and Mr. Holmes said 20 to 40 years if maintained properly. Streets need to be swept and kept clean, keep leaves out, water quality units and pumping catch basins yearly, inspections every 6 months. They are large plastic chambers and have been used successfully in RI and

MA. If the system fails it comes out of the top of the chambers and would run down Quaker Lane, essentially it's like a giant septic system. The roof drains are piped directly into the basins.

Mr. Cronin noted there are no changes in the units or traffic since the Master Plan stage, however Paul Bannon, Traffic Engineer, is present if there are any questions. The buffer and vegetative buffer are included in the plan.

Danny Sousa, 129 Trellis Drive: He is asking if the buffer will be a fence or bushes and was told they are bushes along the property line. The driveway access was also reviewed. Mr. Bannon noted the driveway access will be widened and opposite Ginsu Way based on DOT's approval.

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

Motion to approve with stipulations and recommendations as noted by Mr Carruolo by Mr. Gardosik, seconded by Mr. Petrarca.

Planning Board Vote

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

All in favor.

Item 3
Public Comment

None.

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