



MEETING MINUTES

Town of West Warwick Planning Board

Meeting Date: Monday, November 2, 2015

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
Joseph Gardosik
Anthony Petrarca

Members Absent: Wayne Miller

Alternate Members Present: Joshua Barrette

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

Legal Counsel: Albert DiFiore, Esquire

The meeting was called to order at 6:00 pm.

All witnesses listed below were sworn in prior to testimony.

Item 1 **Approval of Minutes**

Review and approval of September 2015 meeting minutes.

Motion to approve the September 2015 minutes by Mr. Gardosik, seconded by Mr. Appolonia.

Item 2 **Public Meeting** **Village Design Control District - Sign**

59 Greenhill Street

Applicant: AA Thrifty Sign on behalf of property owner John D. Manera
Location: 59 Greenhill Street
Assessor's Plat: 40
Lot(s): 75
Zoning District: Village Design Control District (VDCD)
Land Area: 1.15 acres
Number of lots: NA
Engineer: NA

The applicant is requesting Planning Board approval to install a wall sign on an existing testing laboratory in the Natick Village section.

The zoning ordinance allows wall signs up to 70% of the building frontage in commercial zoning districts but limits the square footage to 30 S.F. in the VDCD. The proposed sign area is approximately 60 S.F. Zoning Section 5.13.8 (G) "Architectural controls and review process" defines signs a "minor" activity, however, the Town Planner is referring the proposed sign to the Planning Board in accordance with Zoning Section 5.13.8 (E) and 5.13.3 "Dimensional requirements," due to the sign exceeding the allowed square footage.

Planning Office Findings

The Planning Office finds this proposal to be generally consistent with Zoning Ordinance Section 5.13 "Village Design Control District," harmonious with the spirit and intent of the district and appropriate to the character and function of the district:

- 1) That the proposed use is an allowed use in the district.
- 2) That the proposed wall sign is less than 70% of the linear frontage of the building but is larger than the 30 S.F. in the Village Design Control District.
- 3) That the proposed sign is in proportion to the existing building and due to the location of the building on the property the proposed sign must be larger than 30 S.F. to be visible.

Planning Office Recommendations

After conferring with the Planning Board Solicitor, the Planning Office recommendation is to approve the proposed sign as presented.

Discussion

Owner John Manera is present, as well as Kevin Fortin from AA Thrifty Sign. Mr. Fortin explained the size of the sign and the location of it. He said the sign does not appear very large from the street due to the viewing distance. Councilman Padula (Ward 1) noted the business has located from North Providence, he is strongly in favor of the signage as the building is set far

back from the street. He welcomes the business and feels it is a great fit for the area.

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

Motion to approve the proposed signage by Mr. Appolonia, seconded by Mr. Gardosik. All in favor.

Planning Board Vote

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

Item 3

Public Informational Meeting
63 East Main Street

Applicant:	David Studley
Location:	63 East Main Street
Assessor's Plat:	18
Lot(s):	103
Zoning District:	Commercial Industrial (CI)
Land Area:	9,677 square feet
Number of lots:	NA
Engineer:	Boyer Associates

The application is classified as a Major Land Development Project. The applicant is requesting Master Plan approval to construct a 54'x30' garage with less than the required front, side and rear yard setbacks on a pre-existing legal nonconforming undersized lot with an existing two-family dwelling and fuel oil company with associated office building, said buildings having less than the required front and side yard setbacks in a Commercial Industrial (CI) 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) Not in compliance with the standards and provisions of the Town Zoning Ordinance therefore requiring dimensional variances from the Zoning Board of Review for less than the required front, side and rear yard setbacks.

- 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 Recommendations

After conferring with the with the Technical Review Committee (TRC) and Planning Board Solicitor, the Planning Office recommendation is to grant Master Plan approval with the following stipulations:

- 1) That the applicant shall receive approval from the Zoning Board of Review (ZBR) to have less than the required front, side and rear yard setbacks prior to preliminary approval.
- 2) Applicant shall provide a minimum of eight (8) parking spaces, four (4) spaces for the existing office building and garage and four (4) spaces for the existing two-family dwelling.
- 3) Applicant shall provide screening of the proposed garage building from the abutting residential buildings located on abutting lot 102 in the form of solid fencing and/or an evergreen hedge.
- 4) That any exterior lighting shall be contained on site and directed away from and shielded from the abutting residential properties.
- 5) All drainage from the proposed building shall be contained on-site and directed into drywells or into existing drainage catch basins located on the property.
- 6) That the applicant shall issue a drainage easement to the Town of West Warwick, to be approved by the Town Engineer and Planning Board Solicitor, for the existing drainage structures located on the property, prior to preliminary approval.

Discussion

David Studley and Bob Boyer are present. Mr. Barrette recused himself due to personal reasons. Mr. Boyer noted the garage will house a fire truck at this time. The Board has copies of letters from abutters stating they have no issues with the proposal. There is an easement to the Town for drainage running through the property, construction will not interfere with the drainage. This applicant will have to return to the Board for preliminary approval. Mr. Carruolo read the findings into the record.

Motion to approve by Mr. Appolonia, seconded by Mr. Petrarca. All in favor.

Planning Board Vote

Joseph DiMartino	Yes
Felix Appolonia	Yes
Joe Gardosik	Yes
Anthony Petrarca	Yes
Joshua Barrette (Alt.)	Recused

Item 4

**Planning Board Resolution Regarding the
Arctic Village Redevelopment Agency and District.**

Planning Board consideration of a resolution providing its consent and approval to authorize the Arctic Village Redevelopment Agency to carry on and perform, for and on behalf of the planning board activities and functions within the Arctic Village Redevelopment District in accordance with Section 45-32-5 of the Redevelopment Act.

Discussion

Mr. Carruolo explained the changes to the Board and discussed the process and procedure of the Arctic Redevelopment Agency. This is the first step to get to the next one. The RFP has been sent out and advertised for redevelopment. The redevelopment area does not include the entire Arctic Design Control District. A project before the Redevelopment Agency will go to Planning for review and an advisory recommendation to the Redevelopment Authority and then to the redevelopment authority for final approval.

Mr. Boyer stated the Planning Board and the Redevelopment Agency must work together. Dept of Commerce and Statewide Planning have spoken before the agency, all said expediency is an issue, the faster the process works the better, it needs to be a streamlined approval process. Mr. DiMartino noted we must be friendly to developers without jeopardizing the Town.

Motion to approve by Mr. Appolonia, seconded by Mr. Gardosik. All in favor.

Planning Board Vote

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

Item 5
Public Comment

None.

Motion to adjourn at 6:21pm by Mr. Appolonia, seconded by Mr. Barrette. All in favor.