



# MEETING NOTICE

## Town of West Warwick Planning Board

**Meeting Date:** Monday, October 4, 2021

**Time:** 6:00 p.m.

**Location:** West Warwick Town Hall  
Town Council Chambers  
1170 Main Street  
West Warwick, RI 02893

### Item 1 Approval of Minutes

Review and approval of the August 2, 2021 meeting minutes.

### Item 2 Public Meeting **Request for Extension** **Residences at the West Valley**

Applicant: LaCroix Properties  
Location: 4 Blossom Street  
Assessor's Plat: 36  
Lot: 5, 59 & 220  
Zoning District: Residential R -7.5  
Land Area: 12.81 acres  
Number of lots: 1  
Engineer: RA Cataldo & Associates, Inc.

The applicant is requesting a one-year extension to the Master Plan approval in accordance with the West Warwick Subdivision and Land Development Regulations Section 17-14(G)(1) and RIGL 45-23-40 (g)(1) for the construction of sixty-six (66) residential condominium units on 12.81 acres Zoned Residential R-7.5.

### **Planning Office Recommendation**

After conferring with the Planning Board Legal Counsel, the Planning Office recommendation is to grant the requested one (1) year extension; Master Plan approval now to expire in October 2022.

**Planning Board Vote**

Joseph DiMartino	Yes	No
Felix Appolonia	Yes	No
Joe Gardosik	Yes	No
Anthony Petrarca	Yes	No
Joshua Barrette	Yes	No
Jessica Rubery (Alt.)	Yes	No
Joseph Garcia (Alt.)	Yes	No

**Item 3**  
**Public Hearing**  
**Major Subdivision**

Applicant: Arpin Associates, LLC.  
Location: 99 James P. Murphy Highway  
Assessor's Plat: 12  
Assessor's Lot: 331  
Zoning District: Business Park (BP)  
Land Area: 10.68 acres  
Number of lots: 2  
Engineer: Ocean State Planners, Inc.

The applicant is requesting preliminary plan approval to subdivide a single 10.68-acre parcel with an existing building to create two lots with a building on each lot, said buildings having less than the required setbacks and less than the required parking in a Business Park (BP) zone.

**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 Zoning Board of Review approval (Petition# 2021-10) to create two lots with a building on each lot, said buildings having less than the required setbacks and less than the required parking in a Business Park (BP) zone.
- 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 Planning Board Legal Counsel, the Planning Office recommendation is to approve the preliminary plan with the following stipulations:

- 1) That each proposed building and lot shall have separate utility connections, including but not limited to sanitary sewer, public water, natural gas and electricity to be determined by the utility providers.
- 2) That Parcel A shall include a utility easement for the benefit of Parcel B for water and sanitary sewer connections and use of the fire hydrant.

**Planning Board Vote**

Joseph DiMartino	Yes	No
Felix Appolonia	Yes	No
Joe Gardosik	Yes	No
Anthony Petrarca	Yes	No
Joshua Barrette	Yes	No
Jessica Rubery (Alt.)	Yes	No
Joseph Garcia (Alt.)	Yes	No

**Item 4**

**Administrative Subdivision/Approval for Informational Purposes**

None

**Item 5**

**Public Comment**