



MEETING NOTICE

Town of West Warwick Planning Board

Meeting Date: Monday, December 7, 2020

Time: 6:00 p.m.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85019026302>

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YouTube link:

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Item 1

Approval of Minutes

Review and approval of the November 16, 2020 meeting minutes.

Item 2

Public Hearing

Major Land Development Project

Applicant:	Justin Wilbur
Location:	45 Greene Street
Assessor's Plat:	4
Assessor's Lots:	215 & 7
Zoning District:	Residential R-10
Land Area:	8.95 acres
Number of lots:	3
Engineer:	SFM Engineering & Scituate Surveys, Inc.

The applicant is requesting preliminary approval of a vested 16-unit condominium project on a 3.88-acre lot in a Residential R-8 Zoning District. The original project received Master Plan approval in 2007 with an extension granted in 2009.

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 Zoning Board of Review Special Use Permit (BK:1847 Pg:233) to have a 16-unit multi-family residential development in an R-8 zoning district.
- 3) That there will be no significant negative environmental impacts from the proposed development. The proposed development has received a RI Department of Environmental Management (RIDEM) approval application # 19-0058 and RIPDES # RJR101874.
- 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 and the Planning Board Attorney, the Planning Office recommendation is to grant preliminary approval with the following stipulations:

- 1) That the Planning board shall determine if stipulation “B” of the Master Plan approval which states: “The land along the eastern boundary shall remain in its natural condition.” shall remain in effect.
- 2) That should the Planning Board grant relief from Master Plan Stipulation “B” the developer shall provide a buffer and substantial screening which may include live vegetation and/or fencing along the easterly property line to provide adequate screening of the development and drainage system from the abutting residents.
- 3) That the developer shall install and be responsible for maintenance of the proposed “shadowbox fencing” as presented on the site plan.

- 4) That the applicant shall receive a dimensional variance from the Zoning Board of Review (ZBR) to have less than the required roadway width (22' vs. 24') prior to final approval.
- 5) That the final plan shall provide additional parking areas located throughout the development to accommodate additional visitor parking.
- 6) That all retaining walls associated with the drainage area shall include fencing for safety purposes and said fencing shall be aesthetic ornamental fencing in character with the architectural design of the development.
- 7) That all exterior lighting shall be contained on site and directed away from and/or shielded from the abutting residential properties.
- 8) 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."
- 9) 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 residents 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 final approval.
- 10) 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.
- 11) That all necessary State of Rhode Island permits including but not limited to RIDEM Wetlands permit and RIDEM Underground Injection Control (UIC) permit shall be issued prior to preliminary approval.
- 12) 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.
- 13) 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."
- 14) That the Condominium Association documents and by-laws shall be approved by the Planning Board Legal Counsel prior to final approval.
- 15) That the condominium association shall be responsible for providing annual drainage maintenance according to an approved drainage maintenance plan and shall provide an annual report to the Building Official and Town Engineer stating that the required maintenance has been performed.

Planning Board Vote

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

Item 3

Administrative Subdivision/Approval for Informational Purposes

Plan Attached

Project name: Administrative Subdivision – 41 Phenix Avenue
Applicant: Westbriar Properties, Inc.
Location: 41 Phenix Avenue
Assessor's Plat: 2 Lots: 125, 126 & 127

Item 4

Public Comment