



MEETING NOTICE

Town of West Warwick Planning Board

Meeting Date: Monday June 7, 2021

Time: 6:00 p.m.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85861411517>

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YouTube link:

<https://www.youtube.com/channel/UC8uO9wk28jKQhV1loenzovw>

Item 1

Approval of Minutes

Review and approval of the April 5, 2021 meeting minutes.

Item 2

Public Meeting Minor Subdivision

Applicant: Robert E. Moll
Location: 27 Coit Avenue
Assessor's Plat: 27
Assessor's Lot: 140 & 390
Zoning District: Residential R-8
Land Area: 2.75 acres
Number of lots: 3
Engineer: Boyer Associates

The applicant is requesting preliminary approval to subdivide two (2) conforming lots with a single-family dwelling on one of the lots to create three lots; one (1) conforming lot with a single-family dwelling and two (2) new lots for development on an existing street in a Residential R-8 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 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 Technical Review Committee and the Planning Board Legal Counsel, the Planning Office recommendation is to grant preliminary approval with final approval being through the Administrative Officer with the following stipulations:

- 1) That the final record plan shall be scale of at least 1” = 40’.
- 2) That the final plans shall include building envelopes (zoning setbacks) for each proposed new lot.
- 3) That the applicant shall indicate location of the closest fire hydrant on the final plan.
- 4) That the applicant shall receive KCWA and WWSA approval prior to final approval and recording of the final plan.
- 5) That all runoff shall be contained on the property and all roof drains shall be deposited into drywells.
- 6) That the developer shall apply to DPW for a road opening permit for any utility connections, driveway access and the like.

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 Meeting
Request for Comment
Woods at Red Brook
(Coventry)

Applicant: Shoreline Properties
Location: 100 April Court (Coventry, RI)
Assessor's Plat: 24
Lot: 125
Zoning District: R-20 Planned Development
Land Area: 8.34 acres
Number of lots: NA
Engineer: Commonwealth Engineering

This project received a Master Plan approval from the Coventry Planning Board and a Zone Change from the Coventry Town Council from Residential 20 to R-20 (Planned Development) for the development of a 36-unit multi-family residential development. The Coventry Planning Board, as part of its Master Plan approval, included a stipulation that the applicant "shall seek an advisory opinion from the West Warwick Planning Board."

Planning Office Findings

The applicant received Master Plan approval for the project from the Coventry Planning Board in November 2007 and a zone change from the Coventry Town Council in March 2009 (Ordinance #02-09-272). The zone-change to R-20 (Planned Development) specifically authorizes and approved a 36-unit multi-family residential condominium development on the subject property.

The Coventry Planning Board has stipulated that the developer seek an advisory opinion from the West Warwick Planning Board. The development project located in Coventry with access from a local roadway (Red Brook Ln. & April Ct.) The Town of West Warwick 's authority is limited to review and issuance of a local "road opening permit" allowing an abutting property owner safe and adequate access to a Town roadway.

The application includes the following agency/authority approvals:

- RIDEM Wetlands
- KCWA
- Coventry TC Sewer approval
- Coventry Fire District – Anthony Fire Marshal approval

While the submission material includes a sign-off from the Anthony Fire District, the principal (and only access) to the development is through the Town of West Warwick. As a result, it is likely that the WWFD will likely be responding to emergency/rescue calls at the development either as first responders and/or in accordance with mutual aid agreements. As a result, it is suggested that the developer also confer with the West Warwick Fire Marshal for public safety/emergency response issues related to the development.

The submission material also contains a traffic report which examined the access to the development via Red Brook Lane, April Court and New London Turnpike. The report determined that the development would add a minor hourly volume of traffic on all three roadways. The report recommended that warning signs should be installed on New London Turnpike to improve awareness of the intersection [at April Ct.] and the potential of turning vehicles.

Planning Office Recommendation

The Planning Office recommendation is to request the following stipulations be considered by the Coventry Planning Board to be included as part of the preliminary approval to be satisfied prior to final approval:

- 1) That the applicant shall receive a “road opening permit’ from the Town of West Warwick DPW prior to final approval.
- 2) That the applicant shall confer with the WW fire Marshal for public safety/emergency response issues related to the development.
- 3) That the applicant shall comply with the recommendation contained in the RAB Engineers traffic report for the installation of warning signs on New London Turnpike in proximity to the intersection with April Court.

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
Public Meeting
Amendment to the Town's Zoning Ordinance

Applicant: Town of West Warwick
Zoning Amendment: An ordinance amending Section 3.29 Definitions, Family Members
Section 5.6.16.21 Accessory Family Dwelling Units
Section 8.1 Alteration of Nonconforming Use

The Town of West Warwick desires to amend Zoning Ordinance Section 3.29 Definitions, Family Members, Section 5.6.16.21 Accessory Family Dwelling Units and Section 8.1 Alteration of Nonconforming Use (see attached Ordinance No. 2021-7)

The Town of West Warwick desires to bring its Zoning Ordinance into compliance with Rhode Island General Laws, as amended, with regard to the aforementioned sections of the West Warwick Zoning Ordinance.

Planning Department Findings

Upon conferring with the Planning Board Legal Counsel, the Planning Office finds the proposal to comply with the Town's Comprehensive Plan including Chapter 5 the Housing Element, Chapter 13 the Land use Element and Chapter 14 the Implementation Program. The Planning Office also finds the proposed zoning amendment to be generally consistent with the following purposes of the Town's Zoning Ordinance as presented in Section 2 "General Purposes:"

- 2.1 Promote the public health, safety and general welfare.
- 2.3 Provides for orderly growth and development, which recognizes:
 - 2.3.1 The goals and patterns of land use contained in the Comprehensive Plan of the Town.
 - 2.3.5 The availability and capacity of existing and planned public and private services and facilities
 - 2.3.6 The need to shape the urban and suburban development
 - 2.3.7 The use of innovative development regulations and techniques.
- 2.8 Provide for a balance of housing choices, for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible and sanitary housing.
- 2.12 Promote implementation of the comprehensive plan of the Town of West Warwick adopted pursuant to the General Laws.
- 2.14 Provide for efficient review of development proposals, to clarify and expedite the zoning approval process.

2.15 Provide for procedures for the administration of the zoning ordinance.

The Planning Office recommendation is for a favorable recommendation to the West Warwick Town Council for the requested zoning amendment.

Item 5
Bond Revocation
Countryside Way

The Countryside Way development is complete and requires final paving for the roadway. The Town is in possession of a bank account with approximately \$9,480.00 for final paving. The responsible party (last owner) passed away prior to completing the paving. Staff contacted the bank to confirm the availability of funds and informed the bank of the Town's intent to withdraw the funding and close the account.

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 6
Administrative Subdivision/Approval for Informational Purposes

Plan Attached

Project name: East Greenwich Avenue Luxury Estates
Applicant: Padula Builders
Location: 511 East Greenwich Ave.
Assessor's Plat: 30 Lot: 17

Item 7
Public Comment