



**MEMORANDUM**

**TO:** Mr. Nick Ucci, Coordinator  
Energy Facility Siting Board

**FROM:** Mark Carruolo, Director *Mark Carruolo*  
City of Warwick Planning Department

**DATE:** June 11, 2009

**SUBJECT:** Comprehensive Plan Determination  
Narragansett Electric Company d/b/a  
National Grid (Rhode Island Reliability Project)

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After completion of a public meeting held on June 10, 2009, the Warwick Planning Board, taking into consideration its knowledge and expertise and after considering all of the representations and presentations made at the meeting, voted unanimously to find the proposed Narragansett Electric d/b/a National Grid Rhode Island Reliability Project **not to be consistent** with the Warwick Comprehensive Plan.

**Findings:**

The Planning Board had determined that the proposed project, including but not limited to the following sections of the environmental report (ER), is in conflict with specific elements, policies and recommendations contained in the Warwick Comprehensive Plan.

**ER - Volume II Figure 2-2 Sheet 34 through and including 36 of 40 Proposed Project Alignment.**

The project proposes to introduce additional high intensity transmission lines through and adjacent to commercial properties along Bald Hill Road (Route 2) and residential properties (neighborhood) along Baldwin Road and Pitman Street.

*The proposed project does not provide appropriate screening and buffers from the residential and commercial developments.*

**ER - Volume II Figure 2-2 Sheet 38 of 40 Proposed Project Alignment.**

The project proposes to introduce additional high intensity transmission lines adjacent to an existing elderly housing complex and single family homes.

*The proposed project does not provide appropriate screening and buffers from elderly housing complex and abutting single family homes*



 The City of Warwick is committed to the promotion of fair housing and equal program access regardless of age, race, sex, national origin or physical handicap

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**ER - Volume II Figure 2-2 Sheet 39 of 40 Proposed Project alignment.**

The project proposes to replace high intensity transmission lines through and adjacent to an existing City of Warwick recreational facility (Duchess Street Playground) and directly adjacent to a residential neighborhood along Irene Street.

*The proposed project does not provide appropriate screening setbacks and buffers from the recreational facility and abutting residential properties.*

**ER - Volume II Figure 4-2 sheet 4 of 5 "Bald Hill Road and Centerville Road."**

The project proposes to replace high intensity transmission lines on new structures ranging from 90' to 100' in height through and adjacent to an existing City of Warwick recreational facility (Duchess Street Playground) and directly adjacent to a residential neighborhood. Currently, the existing structures in this area are limited in number and do not exceed 75' in height.

*The proposed project does not provide appropriate screening and buffers from recreational facility and abutting residential neighborhood.*

**ER - Volume II Figure 4-2 sheet 5 of 5 "Centerville Road and Cowesett Road."**

The project proposes clearing additional wooded buffer areas to accommodate new 100' high structures and additional high intensity transmission lines moving the transmission lines closer to residential properties. The existing structures are limited in number, are located further away from the residential properties and do not exceed 70' in height.

*The proposed project does not provide appropriate setbacks, screening and buffers from abutting residential properties.*

**ER - Volume II Figure 4-9 "Proposed Kent County Substation Improvements."**

The project is proposing an expansion of the existing Kent County Substation facility into wetlands complex thereby eliminating approximately .4 acres (17,424 square feet) of sensitive wetlands.

*The Comprehensive Plan discourages development in, or alteration of, any wetland areas (as defined by the State of Rhode Island Freshwater Wetlands Act), unless impacts are insignificant.*

## Visibility and Visual Impact Assessment

Figure 12 Viewpoint 70 Sheet 2 of 2

Figure 13 Viewpoint 83 Sheet 2 of 2

Figure 14 Viewpoint 88 Sheets 2 of 3 & 3 of 3

*The proposed structures as represented result in extreme visual impacts are aesthetically unacceptable and are not consistent with the Warwick Comprehensive Plan.*

### Comprehensive Plan citations:

The Planning Board has determined that the proposed project as designed **is not consistent with the Warwick Comprehensive Plan** including but not limited to the following elements, sections, policies, recommendations, goals and objectives.

### Land Use Element - Policy Recommendations

#### Residential

- a. Protect and enhance residential neighborhoods by prohibiting intrusion of non-residential uses.
- e. Require buffers and strict design control standards between residential and non-residential land uses.

*The proposal is to expand a non-residential land use into residential areas without appropriate setbacks, buffers and screening. This proposal does not comply with these policies as contained in the Comprehensive Plan.*

#### Commercial

- d. Require strict site design control standards for all new and expanded commercial activity.

*The proposal is to expand a non-residential land use without appropriate setbacks, buffers and screening. This proposal does not comply with this policy as contained in the Comprehensive Plan.*

#### Major Arterials (Bald Hill Road and Centerville Road)

- e. Require strict site design control standards for all new and expanded non-residential activity along major and secondary arterials.

*The proposal is to expand a non-residential land use along Bald Hill Road and Centerville Road without appropriate setbacks, buffers and screening. This proposal does not comply with this policy as contained in the Comprehensive Plan.*

## **Bald Hill Road**

- a. Require strict site design standards for new or expanded commercial activity. Encourage existing uses to consider sight design improvements.
- c. Discourage industrial use along Bald Hill Road and Quaker Lane.

*The proposal is to expand a non-residential land use along Bald Hill Road and Centerville Road without appropriate setbacks, buffers and screening. This proposal does not comply with these policies as contained in the Comprehensive Plan.*

## **Freshwater Resources**

- a. Discourage development in, or alteration of, any wetland areas (as defined by the State of Rhode Island Freshwater Wetlands Act), unless impacts are insignificant.
- b. Require setbacks from wetlands areas at least a minimum distance as prescribed by the State of Rhode Island Department of Environmental Management (RIDEM).

*The proposal includes expanding an existing substation and filling of approximately .4 acres of sensitive freshwater wetland. This proposal does not comply with these policies as contained in the Comprehensive Plan.*

## **Natural Resources, Open Space & Recreation Element Planning District 7 Cowesett and Bald Hill**

### **Chapter 7 Goals and Objectives**

- 7) Protect remaining wetlands, open space and shoreline areas
  - a) Protect freshwater bodies, coastal waters, areas with soil limitations, unique natural features fish and wildlife habitat, and threatened and endangered species habitat through land use planning and regulatory management programs.

*The proposal includes expanding an existing substation and filling of approximately .4 acres of sensitive freshwater wetland. This proposal does not comply with this policy as contained in the Comprehensive Plan.*

- 13) To maintain high standards of urban design and aesthetics in public open spaces.

*The proposal includes replacing high intensity transmission lines on three new structures ranging from 90' to 100' in height through and adjacent to an existing City of Warwick recreational facility (Duchess Street Field). This proposal does not comply with this policy as contained in the Comprehensive Plan.*