



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**City of Warwick
Planning Board Meeting Minutes
October 11, 2023**

Members Present: Benny Bergantino
Steven Catalano
Ashley Cullion
Kevin Flynn, Vice-Chair
Cynthia Gerlach
Michael Penta
Linda Polselli
Philip Slocum, Chair

Members Absent: Alfred North

Also in Attendance: Thomas Kravitz, Director/Administrative Officer
Lidia Cruz-Abreu, Assistant Administrative Officer
Dan Geagan, Deputy Director
Eric Hindinger, Engineering Program Manager
David Petrarca, Solicitor

Vice-Chair Flynn called the meeting to order at 6:01 p.m. (Note: Chair Slocum arrived at 6:07p.m.)

Meeting Minutes

On the motion of Mr. Catalano seconded by Ms. Cullion, the Board voted to approve the September 13th meeting minutes. Members in Favor: Catalano, Cullion, Flynn, Gerlach, Penta, Polselli. None opposed. Mr. Bergantino Abstained (6-0-1).

On the motion of Ms. Cullion, seconded by Ms. Polselli, the Planning Board voted unanimously (7-0-0) to open the public portion of the Meeting.

Applications

Public Hearing: Preliminary Plan

Major Land Development – 281 Centerville Road (Plat 246 Lots 240, 243, 260, 261).

The Applicant sought approval for a Major Land Development Project for Preliminary Plan Approval; to merge (4) four lots to allow for a 21-unit, two bedroom, townhouse-style condominium complex on a 3.94 +/- acre parcel, with less than required front-yard and side-yard setbacks and parking within 10' of a building and within the front-yard setback, in an A-7 Planned District Residential (PDR) Zoning District.

On the motion of Ms. Cullion, seconded by Mr. Penta, the Planning Board voted unanimously to adopt the Planning Department's Findings and Conditions and to grant Preliminary Plan approval with Final Approval to be through the Administrative Officer. Members in Favor: Bergantino, Catalano, Cullion, Flynn, Gerlach, Penta, Polselli, Slocum. None opposed. None Abstained (8-0-0).

Directors Report

No Vote taken.

Zoning Ordinance Amendments

The Planning Department sought Planning Board approval for the Director to draft an Advisory Opinion to the Warwick City Council for certain Zoning Ordinance Amendments to remain consistent with changes in Rhode Island General Laws.

On the motion of Mr. Flynn, seconded by Mr. Catalano, the Planning Board voted unanimously to delegate to the Planning Director the responsibility of drafting an advisory recommendation to the Warwick City Council for amendments to the Zoning Ordinance. Members in Favor: Bergantino, Catalano, Cullion, Flynn, Gerlach, Penta, Polselli, Slocum. None opposed. None Abstained (8-0-0).

Adjournment

Mr. Catalano, seconded by Mr. Bergantino made a motion to adjourn the meeting at 8:27pm, approved unanimously (8-0-0).