



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**City of Warwick
Planning Board Meeting Minutes
January 10, 2024**

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

Members Absent: None

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

Chair Slocum called the meeting to order at 6:00 p.m.

Meeting Minutes

On the motion of Mr. North, seconded by Mr. Penta, the Board voted to approve the December 13, 2023 meeting minutes. Members in Favor: Bergantino, Catalano, Cullion, Flynn, Gerlach, North, Penta, Polselli, Slocum. None opposed. (9-0-0)

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

Applications

Public Hearing

(Note: *Chair Slocum recused*)

Preliminary Plan – 42 Priscilla and Chapin Ave

The Applicant sought Preliminary Plan approval of a Major Subdivision proposing to reconfigure three record lots, two operationally merged abutting non-conforming lots, to create two stand-alone lots; (1) one new 7,637 square foot lot with less than required frontage and lot width (Priscilla Avenue) with an existing single-family dwelling have less than required front-yard and side-yard setbacks; and (1) one new 4,196 square foot lot, with less than required land area (Chapin Avenue) for the development of a single-family dwelling with less than front-yard and rear-yard setbacks, in an A-7 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 granted Preliminary Plan Approval. Members in favor: Bergantino, Catalano, Cullion, Flynn, Gerlach, North, Penta, Polselli. None opposed, none abstained (8-0-0).

Public Informational Hearing: Master Plan

1. Major Land Development 211 Commonwealth/College Hill

The Applicant sought Master Plan Approval for a Major Land Development Project/Subdivision and a recommendation to the City Council for a Zone Change to PDR-L Overlay to allow for the development of a ten-unit residential complex on a 1.87 acre parcel, in the A-15 Planned District Residential Overlay (PDR), with the following waivers: Less than required minimum side-yard setback; Less than required separation between buildings; Parking within 15-feet of a residential building.

Mr. Catalano made a motion to adopt the Planning Department's Finding and Conditions, with an amendment to Finding Number Six (6) to provide said items prior to Preliminary Plan, and grant Master Plan approval, the motion was seconded by Ms. Polselli and approved unanimously. Members in favor: Bergantino, Catalano, Cullion, Flynn, Gerlach, North, Penta, Polselli and Slocum. None opposed, none abstained (9-0-0).

2. Advisory Recommendation to the City Council: Zone Change

The Applicant requested a favorable recommendation to the Warwick City Council for a zone change to PDR Overlay to allow for the development of ten-unit residential complex on a 1.87 acre parcel, in the A-15 Planned District Residential Overlay (PDR), with waivers for the following, less than required minimum side-yard setback, less than required separation between buildings, parking within 15-feet of a residential building.

On the motion of Mr. Catalano, seconded by Mr. Penta, the Planning Board voted unanimously to forward a favorable recommendation to the Warwick City Council for the requested zone change. Members in favor: Bergantino, Catalano, Cullion, Flynn, Gerlach, North, Penta, Polselli and Slocum. None opposed, none abstained (9-0-0).

Adjournment

Mr. Catalano, seconded by Ms. Polselli and Ms. Cullion made a motion to adjourn the meeting at 7:14 pm, approved unanimously (9-0-0).