

William DePasquale, Jr., AICP
Planning Director



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CITY OF WARWICK
Planning Department
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Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, March 11, 2015
Time: 6:00 p.m.
Location: City of Warwick
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

The following items will be heard by the City of Warwick Planning Board and a vote will be taken on each item listed.

Public Informational Meeting
Major Land Development
West Shore Road Condominiums
Master Plan

Location: West Shore Road
Assessor's Plat: 352
Assessor's Lots: 61
Applicant: Sturbridge Home Builders
Zoned: A-10 (Residential)
Proposed Zone: A-10 (Planned District Residential-PDR)
Area: 5.3 Acres
Ward: 5
Engineer: DiPrete Engineering

The Applicant has requested that the above-referenced Application be opened and continued to the April 8, 2015 Planning Board Meeting.

Public Hearing
Major Land Development/Subdivision
Brentwood Assisted Living
Preliminary

Applicant/Property Owner: 3844 Post Road, LLC, 1635 Division Road LLC,
Richard Miga, Jr.
Location: 4014, 4022 and 4036 Post Road
Assessor's Plat: 235
Assessor's Lots: 11, 12, 13,271
Zoning District: O, Office
Land Area: 60,347 square feet
Number of existing lots: 4
Number of proposed lots: 1
Surveyor: Scituate Surveys, Inc.
Ward: 9

Background

The Applicant is requesting Preliminary Approval of a Major Land Development Project/ Subdivision to construct a 74 bed, four story, assisted living facility. The proposed development is sited on four Assessor's lots, with a combined area of 60,347 square feet. The three buildings, located on the site have been demolished to create space for the proposed development. The site is located on Post Road and was formerly used for residential and office use.

Public Hearing
Major Land Development/Subdivision
Cumberland Farms - Apponaug
Preliminary

Applicant: Cumberland Farms, Inc.
Property Owner: Gray Enterprises, Inc. (Lot 99)
Gulf Oil (Lot 97)
Location: 3327 and 3335 Post Road
Assessor's Plat: 244
Assessor's Lots: 97 and 99
Zoning District: General Business, with a Historic Overlay zone
Land Area: 39,643 sf
Number of existing lots: 2
Number of proposed lots: 1
Engineer: Garofalo and Associates, Inc.
Ward: 7

Background

The Applicant is requesting Preliminary Approval of a Major Land Development Project/ Subdivision for the construction of a one story, 4,513 square foot convenience store, canopy, and fueling pumps. The Applicant plans to demolish the existing one story brick building, canopy and gas pumps on Lot 97, as well as the existing building on Lot 99. Following demolition, a new 4,513sf convenience store and a new canopy, measuring 40'x 83', over five new gasoline dispensers (10 fueling positions) will be constructed.

Public Meeting
Minor Subdivision
Zarella-Doris Avenue Plat
Preliminary

Location: 54 Doris Avenue & Dixie Avenue
Applicant: Zarrella Associates
Assessor's Plat: 319
Assessor's Lot(s): 234, 235, 236, 238, 261, 262, 264, & 556
Zoning District: A-7 Residential
Land Area: 32,000 square feet
Surveyor: Alpha Associates, LTD.
Ward: 4

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant is proposing to subdivide (8) eight existing lots totaling 32,000 square feet, to create (4) four new lots; (2) two new conforming lots fronting on Doris Avenue for the development of single family dwellings and (2) two new conforming lot fronting on Dixie Avenue for the development of a new single-family dwellings.

Public Informational Meeting
Major Subdivision
Madison Estates-West Shore Road
Master Plan

Location: 3238, 3246, & 3266 West Shore Road
Applicant: West Shore Development, LLC
Assessor's Plat: 364
Assessor's Lot(s): 198, 200, 201, & 202
Zoning District: A-7 Residential
Land Area: 5.1 acres
Surveyor: Joe Casali Engineering, Inc.
Ward: 7

Project Scope

The Applicant is requesting Master Plan Approval of a Major Subdivision. The Applicant is proposing a new street with less than required standard sidewalks and to subdivide (4) four lots totaling 5.1 acres to allow for the development of (15) fifteen new lots and a new street; (2) two new conforming lots with existing single family dwellings; and (13) thirteen new conforming lots for the development of single-family dwellings.

Review and approval of the October 2014 meeting minutes

Review and approval of the December 2014 meeting minutes

Review and approval of the January 2015 meeting minutes

Review and approval of the February 2015 meeting minutes

Any party, person(s) or entity interested in registering for electronic notice for proposed zoning amendments and/or amendments to the City's Zoning Ordinance and the City's Development Review Regulations governing Subdivision, Land Development and Development Plan Review should contact the City's Planning Department at 401-738-2000, extension 6289.