



POSTED: April 12, 2021

## CITY OF WARWICK

### FRANK J. PICOZZI, MAYOR

#### Meeting Agenda City of Warwick Planning Board

Date: Wednesday, April 14, 2021

Time: 6:00 p.m.

Location: Via Zoom Virtual Meeting  
<https://zoom.us/j/96485568891>  
or  
Via Phone  
(All Toll Free) 833 548 0282 or 877 853 5247 or 888 788 0099 or  
833 548 0276  
Webinar ID: 96485568891

#### I. Call to Order

#### II. Meeting Minutes—Discussion and/or Action and/or Vote:

- A. March 2021 Meeting Minutes

#### III. Applications—Discussion and/or Action and/or Vote, which may include, but not limited to, continuation of the application to a date to be determined at the meeting, approval, approval with conditions or denial of proposed applications, as may be modified by testimony and/or evidence presented throughout the meeting:

##### A. Public Hearing Major Land Development Project/Subdivision 581 Oakland Beach Avenue Preliminary

Location: 581 Oakland Beach Avenue  
Assessor's Plat: 360  
Assessor's Lots: 71  
Applicant: Zarrella Development, A. Sevigny, K. Sevigny, & D. Perreault  
Owner: A. Sevigny, K. Sevigny, & D. Perreault  
Zoned: A-7-Residential & A-7 Planned District Residential-Limited (PDR-L) Portion  
Total Land Area: 2.45 acres  
Ward: 6  
Surveyor: Peter V. Cipolla, Jr., PLS

#### Project Scope

The Applicant is requesting Preliminary Approval of a Major Land Development Project/Subdivision. The Applicant proposes to subdivide (1) one 2.45 acre lot, with an existing two-family dwelling approved by

the Zoning Board of Review in 1947 to create (4) four lots; (1) one new 81,233 square foot lot, with an existing two-family dwelling and to legalize a third-dwelling unit in an existing, non-conforming cottage, (1) one new 10,517 square foot lot for the development of a new two-family dwelling both lots meeting and exceeding the A-7 Planned District Residential-Limited Zoning District; (1) one new 7,000 square foot lot for the development of a single-family dwelling, and (1) one new 7,909 square foot lot for the development of a single-family dwelling, both lots meeting and exceeding the requirements of the A-7 Residential Zoning District.

**B. Street Abandonment Advisory Recommendation  
Portion of Pearl Avenue**

Applicant: Montauk Shores Realty, LLC & Shoreline Properties, INC.  
Location: Abutting:  
26 Watson Street,  
159 Gordon Avenue  
139 Gordon Avenue  
Assessors Plat: 361; Assessor's Lots: 675, 674, and 746  
Ward: 6  
Surveyor: Ocean State Planners

**Project Scope**

The Applicant is requesting an abandonment of a portion of Pearl Avenue between Watson Street and Gordon Avenue.

**C. Public Meeting  
Major Land Development  
1009 Centerville Road  
Request for Time Extension of Preliminary Approval**

Location: 1009 Centerville Road  
Assessor's Plat: 241  
Assessor's Lot: 10  
Owner/Applicant: Michael Kent, MIKENT, Inc.  
Current Zone: Zone Change, PCO-18-17, changing the zoning from Residential A-15 to General Business, with restrictions, conditions, waivers and stipulations.  
Area: 16,971 sf  
Ward: 8  
Engineer: Andersen Engineering, LLC  
Surveyor: E. Greenwich Surveyors, LLC

**Project Scope**

Pursuant to Article 8.7.4 of the City's Development Review Regulations and R.I.G.L. § 45-23-41(h), the Applicant is seeking a one-year extension of the vesting of a Preliminary Plan approval originally granted on April 19, 2019 by the Planning Board. The project proposes the construction of a 2,596 square foot, 60 seat restaurant building, and associated site improvements.

**D. Public Information Meeting  
Major Land Development Project  
1149 Division Street  
Master Plan**

Applicant: TPG Dev Con  
Owners: JT Development Partners, LLC.  
Location: 1149 Division Street (Route 401)  
Assessor's Plat: 215  
Assessor's Lot: 008  
Zoning District: General Business  
Area: 1.69 +/- acres  
Ward: 9  
Engineer: DiPrete Engineering

**Project Scope**

The Applicant is requesting Master Plan Approval of a Major Land Development Project to demolish the existing restaurant building and construct a new 5,500 SF +/- retail gas station / marketplace, with a drive thru window and associated parking/ loading areas, on the subject parcel. The Applicant is also requesting a recommendation to the Zoning Board of Review for a Special Use Permit for Use Code 421. Gas station (no repairs), with a convenience store, with relief from less that required setback.

**IV. Planning Projects—Discussion ONLY, NO Action, NO Vote:**

**A. Presentation and Discussion  
Zoning Ordinance Regarding Solar Siting and  
Development Review Regulations**

Planning Department staff will present the latest draft of a solar siting ordinance and Development Review Regulations with discussion and questions to follow by the Planning Board. No vote will be taken.

**V. Reports—Discussion ONLY, NO Action, NO Vote:**

**A. Director/Administrative Officer's Monthly Report**

**VI. Adjournment**

**If you need assistance in connecting to the aforementioned Zoom Meeting, please call 401-921-9681 prior to 4:00 pm on the day of the scheduled meeting.**

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 401-738-2009. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the City Clerk's Office at 401-738-2006 not less than 48 hours in advance of the hearing date.