



POSTED: April 6, 2022

## CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

### Meeting Agenda City of Warwick Planning Board

Date: Wednesday, April 13, 2022  
Time: 6:00 p.m.  
Location: Police Department Community Room, 99 Veterans Memorial Drive,  
Warwick, RI.

#### Call to Order

**I. Meeting Minutes:** Discussion and/or Action and/or Vote:

A. March 8, 2022 Meeting Minutes

**II. Applications:** For discussion, consideration and/or action (vote) regarding the following petitions. The Planning Board may approve, approve with conditions or deny the following petitions/applications, as may be modified by testimony and/or evidence presented throughout the public meeting; and/or possible vote to continue a petition's consideration to a date, time and place to be determined at the meeting by the Planning Board.

A. Public Hearing, Major Land Development, Preliminary Application, proposed Dunkin Donuts.

Location: 35 West Shore Rd  
Assessor's Plat/Lots: 319 / 2, 4, and 502  
Applicant: E&J West Shore Realty, LLC & RJB Realty, LLC  
Zone: General Business (GB)  
Ward: 4  
Surveyor: Crossman Engineering, Inc.

B. Public Hearing, Major Land Development, Preliminary Application, proposed 122 room, Woodspring Suites Hotel at 2245 Post Road.

Location: 2245 Post Rd  
Assessor's Plat/Lots: AP 323 - Lot 8  
Applicant: Gold Coast Properties RI 1, LLC.  
Zone: General Business (GB)  
Ward: 3  
Design Consultant: DiPrete Engineering

---

PLANNING DEPARTMENT • THOMAS KRAVITZ, DIRECTOR  
3275 POST ROAD • WARWICK, RI 02886 • 401-738-2009

- C. Public Hearing, Major Land Development, Preliminary Application to demolish existing restaurant and construct a new 5,500 SF +/- retail gas station / marketplace, with a drive thru window, TESLA charging stations and associated parking/ loading areas.

Location: 1149 Division  
Assessor's Plat/ Lots: AP 215– Lot: 8  
Applicant: TPG Dev Con  
Zoned: General Business (GB)  
Ward: 9  
Design Consultant: DiPrete Engineering

- D. Public Informational Meeting, Major Land Development, Master Plan Application. The applicant is requesting a Master Plan Approval to allow for the development of a 70,000 square foot trades contractor storage development in a Light Industrial (LI) District.

Location: 175 Post Road  
Assessor's Plat/Lots: 291 / 45 & 74  
Assessor's Lots: 45 & 74  
Applicant: Artak Avagyan and Lee Beausoleil  
Zoning: Light Industrial (LI)  
Land Area: 15.67 acres  
Ward: 6  
Engineer: DiPrete Engineering

**III. Monthly Reports—Discussion ONLY, NO Action, NO Vote:**

- A. Director/Administrative Officer's Monthly Report  
Administrative Subdivisions:
- NP Airport Road Warwick, LLC Plat AP. 311; Lots 138 & 191
  - Law Plat AP. 335; Lots 193 & 194

**IV. Adjournment**

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.