



POSTED: April 4, 2023

CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

Meeting Agenda City of Warwick Planning Board

Date: Wednesday, April 12, 2023
Time: 6:00 p.m.
Location: Warwick City Hall Annex
Sawtooth Annex Building-Community Room
65 Centerville Road
Warwick, RI 02886

Call to Order

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

1. March 2023 Meeting Minutes

2. **Applications:** For discussion, consideration, and/or action (vote), regarding the following petitions. Excepting informal Pre-application submissions, 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 Informational Meeting

1. Conditional Master Plan- Zoning Recommendation; Knight Street

The Applicant is seeking Conditional Master Plan approval with an advisory recommendation to the Zoning Board of Review for a Special Use Permit to allow for a solar development. The Applicant is proposing to construct a 998.5 kilowatt Direct Current solar development on approximately 3.9 acres of the 16.3 acre the property. One driveway is proposed to extend from the existing curb cut on Knight Street to an access driveway onto the western portion of the site. Landscaping is proposed to buffer the view of the solar array from neighboring properties.

Location:	Knight Street
Assessor's Plat:	275
Assessor's Lots:	38 & 52
Applicant:	VCP, LLC
Zoning:	Light Industrial/Historic (LI-H)
Land Area:	16.3 acres
Ward:	8

2. Advisory Recommendation to the Zoning Board

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

The Applicant is seeking an advisory recommendation to the Zoning Board of Review for a Special Use Permit to allow a solar development on approximately 3.9 acres of the 16.3 acre the property. Landscaping is proposed to buffer the view of the solar array from neighboring properties.

B. City Council Advisory Recommendation

1. Amendment to O-83-2; 989 Centerville Road

Ordinance O-83-2 (2/23/1983) changed the Zoning Designation from Residential to General Business with a condition that the property (portions of then lot 11 and 16) could be used “*only as a restaurant*” in substantial conformance with the plan submitted and “*shall not be used as a drive-in type restaurant.*” Applicant desires to amend to remove said restriction and specifically allow more than one nonresidential building or permitted uses on a lot.

Applicant: 989 Centerville, LLC
Assessor’s Plat: 241
Assessor’s Lot: 11
Land Area: 2.35ac
Ward: 8

C. Pre-Application

1. 42 Priscilla Avenue and Chapin Avenue

The Applicant is before the Board for a pre-application review. The Applicant proposes to reconfigure three record lot, two operationally merged Assessor’s Lots, that are abutting non-conforming lots to create two lots; (1) one 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, for the development of a single-family dwelling with less than front-yard and rear-yard setbacks, in an A-7 Zoning District.

Location: 42 Priscilla Avenue
Chapin Avenue
Assessor’s Plat: 380
Assessor’s Lots: 262 & 264
Applicant: Bernard and Bernice Johnston
Zoning: A-7 Residential
Land Area: 11,833 Approximately
Ward: 5

III. 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.