



**CITY OF WARWICK**

**FRANK J. PICOZZI, MAYOR**

**Meeting Agenda  
City of Warwick  
Planning Board**

Date: April 10, 2024  
Time: 6:00 p.m.  
Location: Warwick City Hall Annex  
Sawtooth Annex Building-Community Room  
65 Centerville Road  
Warwick, RI 02886

**Call to Order**

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

- 1. March 2024 Meeting Minutes

**II. 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 – Continued**

**NOTE: APPLICANT HAS WITHDRAWN THIS APPLICATION**

- 1. Master Plan Approval Major Land Development/Subdivision with Zone Change, Street Abandonment and Comprehensive Plan Amendment – SHM Wharf Road

The Applicant is proposing to construct a 15,000 square foot boat workshop on the westerly side of Wharf Road. The applicant is also seeking an advisory recommendation to the Warwick City Council for a zone change (A7/A40 Residential to Waterfront Business “WB”); an advisory recommendation to the City Council for the abandonment of Flora Street (undeveloped paper street); and an advisory recommendation to the City Council to amend the City of Warwick Comprehensive Plan to change the designation on the Future Land Use Map (12.1) for the rezoned lots from residential to commercial. The Applicant also is seeking a merger of lots.

Location: #115, #125, #136, #138 Wharf Road  
Assessor’s Plat: 359  
Assessor’s Lots: 389, 391, 392, 393, 394, 395, 396, 549 (to be merged)  
292-303, 305, 306, 388, 555, 556 (to be merged), 547

Applicant: Safe Harbor Greenwich Bay, LLC  
Lots to be rezoned to WB: 294-303, 305, 306, 394-396, 547, 555  
Proposed Number of lots: Three (3)  
Area: 10.2+/- acres  
Ward: 5  
Engineer: Waterman Engineering

2. Advisory Recommendation to the City Council: Zone Change-~~WITHDRAWN~~

The Applicant is requesting a favorable recommendation to the Warwick City Council for a zone change. Proposed Lots to be rezoned include Assessor's Plat 359 Assessor's Lots 294-303, 305, 306, 394-396, 547, 555

3. Advisory Recommendation to the City Council: Street Abandonment – Flora Street-~~WITHDRAWN~~

The Applicant is requesting a favorable recommendation to the Warwick City Council for the abandonment of Flora Street (unimproved).

4. Advisory Recommendation to the City Council: Comprehensive Plan Amendment-~~WITHDRAWN~~

The Applicant is requesting a favorable recommendation to the Warwick City Council to change the subject property on Map 12.1 (Future Land Use Map) from Residential-Low and Residential-Medium to Commercial.

**III.** Land Development Regulation-Review and discuss draft subdivision and land development regulations

**IV.** Comprehensive Plan Update Discussion – discuss update process and needs for the City of Warwick Comprehensive Plan Update. Discussion to be led by consultant (Weston and Sampson).

**V.** 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.