



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**City of Warwick
Planning Board Meeting
Minutes
April 13, 2022**

Members Present: Steve Catalano
Ashley Cullion
Kevin Flynn
Cynthia Gerlach
Michael Penta
Linda Polselli
Philip Slocum

Members Absent: Benny Bergantino

Also in Attendance: Thomas Kravitz, Planning Director/AO
Dan Geagan Principal Planner
Sean Henry, Principal Planner
Eric Hindinger, Engineering Project Manager
David Petrarca, Solicitor

Chairperson Slocum called the meeting to order at 6:04 p.m.

The March 8, 2022 meeting minutes were presented for review and approval. A motion was made by Ms. Gerlach, seconded by Ms. Polselli, to approve the March 2022 Planning Board minutes, as presented. All in favor; none opposed.

A. Public Hearing-Major Land Development-Preliminary Plan-2245 Post Road-Woodspring Suites Hotel-Coast Properties RI 1 LLC

The proposal was for a 122-room hotel located on Post Road adjacent to the Chelo's restaurant. The applicant requested Preliminary Approval and for Final Plan to be approved administratively by the Planning Department.

Ms. Cullion, seconded by Mr. Penta, made a motion to adopt the presented findings and to grant preliminary plan, as presented, with Final Approval by the Administrative Officer. All in favor; none opposed.

B. Public Hearing-Major Land Development-Preliminary Plan-1149 Division Road-Neon Marketplace-TPG Dev Con

The proposal was for a gas station and convenience store development, similar to a project that was approved at the corner of Airport and Post Roads. The project received Zoning Board of Review relief for signage and for the addition of car charging stations.

Mr. Flynn made a motion to grant the Preliminary Plan, with Final Approval by the Administrative Officer, adopting the findings and recommendations made by the Planning Department, the motion was seconded by Ms. Polselli. All in favor, none opposed.

C. Public Hearing-Major Land Development-Preliminary Plan-35 West Shore Road-Dunkin Donuts-E&J West Shore Realty, LLC & RJB Realty, LLC.

The proposal was for a relocation of the existing Dunkin Donuts on the corner of the Hoxsie intersection to the adjacent lots. The project received Zoning Board of Review Approval in August 2021, and has since received the necessary state approvals. The applicant has requested that Final Plan be approved administratively.

The Board noted concerns regarding noise, access and buffering to the residential zone.

Ms. Cullion made a motion to accept the findings and recommendations of the Planning Department and to grant Preliminary Plan approval with Final Plan to be performed administratively, seconded by Mr. Penta. All in favor, none opposed.

D. Public Informational Meeting-Major Land Development-Master Plan-175 Post Road-Artak Avagyan and Lee Beausoleil

The applicant proposed a 70,000 square foot gross floor area development comprised of four buildings, under Use Code 424-Trade Contractor Storage. The proposal divides the existing lot into three lots: the first for the building site, the second lot is for future potential development, and Lot 3 is a proposed dedicated open space to be donated to the City or Land Trust. The project will require a Physical Alteration Permit from RIDOT. The project requires on-site remediation and RIDEM and PAP from RIDOT.

The Board noted concerns regarding proximity to the flood zone, wetlands, and consistency with the Comprehensive Plan.

The Public noted concerns regarding debris, plastic waste, solid fill, and proximity to floodplain and wetlands; hours of operation, noise generation from proposed use and trucks accessing the site; proximity to residential and historic zoning; existing RIDEM violations and restrictions and hazardous material, historically and currently on-site; traffic generation; and future environmental damage.

The Applicant's Attorney requested a continuance of 60 days to address the comprehensive plan, the environmental concerns, and the status of compliance with RIDEM for the site remediation.

Ms. Gerlach made a motion to continue the Master Plan application to the June 8, 2022 Planning Board Meeting at 6pm in the Warwick Police Community Room, seconded by Ms. Polselli. All in favor, none opposed.

Mr. Catalano, seconded by Ms. Polselli, made a motion to adjourn at 8:30 pm. All in favor, none opposed.