



FRANK J. PICOZZI, MAYOR

Meeting Agenda  
City of Warwick  
Planning Board

Date: Wednesday, August 9, 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. July 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. **Major Land Development and Zone Change Recommendation**

The Applicant is requesting a conditional Master Plan Approval and a City Council Zone Change recommendation to allow for the development of a duplex along the westerly portion of the property with two detached garages along the easterly portion of the property, development meeting and exceeding the requirements of the A-7/A-10 Planned District Resident-Limited (PDR-L) Overlay.

Location: 49 Arnolds Neck Drive  
Assessor's Plat: 365  
Assessor's Lots: 166  
Applicant(s): Glenn H. Taylor and Mary E. Miga-Taylor  
Existing Zone: A-7/A-10 Residential  
Proposed Zone: A-7/A-10 (PDR-L) Planned District Residential-Limited  
Overlay  
Land Area: 22,386 +/- square feet  
Ward: 7  
Surveyor(s): Alpha Associates LTD.

2. Zone Change Recommendation to the City Council

The Applicant is seeking a favorable recommendation to the City Council from an A-7/A-10 Residential Zoning District to an A-7/A-10 Planning District Residential-Limited (PDR-L) Overlay to allow for the development of a duplex and related infrastructure.

**B. Public Meeting**

1. Costa-Inez Avenue Plat

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant is requesting to reconfigure (2) two lots to create (2) lots; (1) one new 9,600 square foot lot with an existing single-family dwelling having less than required front-yard setback; and (1) one new 7,050 square foot lot for the development of a single-family dwelling in an A-7 Zoning District.

Location:	317 Inez Avenue Buttonwoods Avenue MacArthur Drive (unimproved)
Assessor's Plat:	363
Assessor's Lots:	171 & 172
Applicant(s):	Ana Costa LGC Home Improvement Masonry, Inc.
Zoning:	A-7 Residential
Land Area:	16,650 +/- square feet
Ward:	6
Surveyor(s):	Alpha Associates LTD.

2. Smith-Chace Plat

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant is requesting to create (2) lots; (1) one 34,102 square foot lot with an existing single-family dwelling fronting on Hesper Drive; and (1) one new 17,492 square foot lot for the development of a single-family dwelling in an A-10 Residential Zoning District.

Location:	51 Hesper Drive Chase Street
Assessor's Plat:	220
Assessor's Lots:	229
Applicant(s):	Jeanne M. & Mark Haroian
Zoning:	A-10 Residential
Land Area:	51,594 +/- square feet
Ward:	9
Surveyor(s):	Alpha Associates LTD.

### 3. Gonzenbach Plat

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant is requesting to merge four (4) record lots to create (2) lots; (1) one 11,776 square foot lot with an existing single-family dwelling known as 89 Irving Road; and (1) one 7,033 square foot lot for the development of a single-family dwelling in an A-7 Residential Zoning District.

Location: 89 Irving Road  
Assessor's Plat: 289  
Assessor's Lots: 517-520  
Applicant(s): Linda J. Gonzenbach  
Zoning: A-7 Residential  
Land Area: 18,808 +/- square feet  
Ward: 2  
Surveyor(s): Alpha Associates LTD.

#### **C. Pre-Application Meeting**

##### 1. Paine-Fort Street Zone Change

The purpose of the pre-application meeting is for the Applicant to present and discuss a proposal to change the zoning on Assessor's Plat 377 Lots 151-153, 157-160, 163 and 166 from Residential (A10 and A40) to Waterfront Business (WB) for the purposes of renting existing dock slips, parking, storage, and canvas work and welding for consoles and bridges. Proposal includes a request for abandonment of a portion of Fort Street.

Location: Paine Street/Fort Street  
Assessor's Plat: 377  
Assessor's Lots: 151-153, 157-160, 166  
Applicant: Richard Cataldi, Diane Cataldi, Richard Cataldi, Jr.  
Existing Zoning: Residential A10/A40  
Proposed Zoning: Waterfront Business (WB)  
Ward: 5  
Representation: McCaffrey & McCaffrey, LLP

#### **D. Preliminary Development Plan Review**

##### 1. Clegg Field Telecommunication Tower Relocation

The Applicant is seeking Preliminary Approval for a Minor Development Plan Review and an advisory recommendation to the Warwick City Council to relocate and replace the existing wireless facility approximately 450' southeasterly from its existing location. Proposed replacement monopole tower to be constructed at a height of 120' within an approximate 50' x 50' area of disturbance.

Location: 122 Winter Avenue/Mayfair Road/Loring Road  
Assessor's Plat: 332  
Assessor's Lots: 396, 397, 402, 403, 470  
Applicant: Cellco Partnership d/b/a Verizon Wireless  
Property Owner: City of Warwick  
Existing Zoning: Open Space (OS) with allowance for telecommunication facility  
Proposed Zoning: Open Space (OS) with allowance for telecommunication facility  
Land Area: 5.8 acres +/-  
Ward: 4  
Designer: TEP Northeast

## 2. Advisory Recommendation to the Warwick City Council

The Applicant is seeking an advisory recommendation to the Warwick City Council to relocate/replace the existing wireless facility approximately 450' southeasterly from its existing location with variances for being located within two miles of another facility, setbacks from open space and residential districts and height. Proposed replacement monopole tower to be constructed at a height of 120' within an approximate 50' x 50' area of disturbance.

E. Legal Counsel will provide update and amendment information relative to recent RIGL changes.

### 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.