



CITY OF WARWICK

JOSEPH J. SOLOMON, MAYOR

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, December 11, 2019

Time: 6:00 p.m.

Location: City of Warwick
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and Approval of the October 2019 Meeting Minutes

A vote will be taken on the following items.

Public Meeting
Minor Subdivision
Wampanoag Plat Replat
Reinstatement of Preliminary Approval

Location: 120 Wampanoag Road
Assessor's Plat: 205
Assessor's Lots: 069
Applicant: Robert Lamoureux
Zoned: A-40 (Residential)
Area: 3.61 acres
Ward: 9
Surveyor: Ocean State Planners, Inc.

The applicant is requesting the reinstatement of the Wampanoag Plat Replat Preliminary Approval, heard by the Planning Board on April 8, 2009. The Applicant proposed a minor subdivision to subdivide (1) one conforming 3.61 acre lot with an existing single-family dwelling to create (2) two lots; (1) one conforming lot with an existing single-family dwelling and (1) one new conforming lot for the development of a single-family dwelling in a Residential A-40 Zoning District. The Tolling of Expirations expired June 30, 2018 and the Applicant requested a reinstatement at the January 2019 Planning Board meeting and is requesting an extension of time of the Preliminary Approval to proceed to Final Approval.

Public Hearing
Major Subdivision
Goddard View Plat
Preliminary

Applicant: Four Twenty Corporation
Location: 4520 Post Road
Assessor's Plat: 220
Assessor's Lot: 233
Zoned: Office
Area: 14,596 square feet
Ward: 9
Surveyor: Alpha Associates, LTD

Project Scope

The Applicant is requesting Preliminary Approval of a Major Subdivision. The Applicant is proposing to subdivide (1) one 14,596 square foot lot with an existing single-family dwelling, to create (2) two lots; (1) one 7,596 square foot lot with less than required frontage and lot width, and a single-family residential dwelling with less than required front-yard setback, and (1) one new 7,000 square foot lot with less than required frontage and lot width for the development of a single-family dwelling, in an Office Zoning District.

Public Meeting
Minor Subdivision
662 West Shore Road
Preliminary

Applicant: Steven Davis
Owner: William Shields Jr. America Legion Home Builders Assoc.
Location: 662 West Shore Road
Dudley Avenue
Assessor's Plat: 317
Assessor's Lot: 228
Zoned: Village
Area: 67,557 square feet
Ward: 4
Surveyor: RA Cataldo & Associates, Inc.

Project Scope

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant is proposing to subdivide (1) one 67,557 square foot lot with an existing commercial use, to create (4) four lots; (1) one 46,092 square foot lot with an existing commercial use with associated parking and landscaping; and (3) three new lots, 7,192 square feet, 7,155 square feet and 7,118 square feet for the development of new single-family dwellings in a Village Zoning District

Public Hearing **Major Land Development** **Dunkin Donuts, Providence Street** **Preliminary**

Owner: Whitney Group Inc.
Applicant: Dan's Management Company
Location: 341 Providence Street
Assessor's Plat: 253
Assessor's Lots: 14 and 11 (proposed access easement and landscape improvements.)
Zoning District: General Business (GB), Residential A-10 and A-40
Land Area: 14.62 Acres
Engineer: Crossman Engineering
Ward: 8

Proposed Scope

The Applicant is requesting Preliminary Plan Approval of a Major Land Development Project for the construction of a fast food restaurant, a 2,000 sf Dunkin Donuts building, with a drive-thru, associated parking and landscaping. There is an existing, vacant house on the parcel and multiple sheds/structures in the northerly portion of the lot that will be razed. Access to the parcel is proposed off of Providence Street and Elmer Avenue, via an easement across Assessor's Plat 253, Assessor's Lot 11.

The site is approximately 14.62 acres, with split zoning, General Business, Residential A-10 and A-40. All of the proposed work will be within the General Business zone.

The Project received approval from the Zoning Board for less than required parking (ZBR Petition #10570 granted 12/11/2018)

Actions by the Administrative Officer

For informational purposes only:

AO Approval

Plat	Lot(s)	Project
278	141	Hilton Garden Inn In-King Sign Replace

Final/AO Approval

Plat	Lot(s)	Plat Title
319	245, 274, & 275	Lima Plat
344	62 & 64	Joni Auto Rentals Plat
231	4	Secluded Waters Plat
364	208	Quinn Plat
361	725-727, 746-748	RePlat of Oakland Heights

Administrative Subdivision

Plat	Lot(s)	Plat Title
360	402 & 404	Replat of Oakland Beach Terrace Warwick
228	42, 43, 46, 50, & 89	Mitchell Plat
333	28 & 29	Giovani Federici Plat

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.