



POSTED: December 6, 2023

CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

Meeting Agenda City of Warwick Planning Board

Date: December 13, 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

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

1. November 2023 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. CONTINUANCE (NOTE: *Applicant has requested a continuance to the February 14, 2024 meeting of the Planning Board at 6p.m., same location*)

Public Informational Meeting

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

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

2. Advisory Recommendation to the City Council: Zone Change

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

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

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

B. Public Hearing

1. Preliminary Plan-Major Land Development 5 Williams Street

Location: 5 Williams Street
Assessor's Plat: 220
Assessor's Lots: 95
Applicant: JMR Properties
Zoning: A-10 Planned District Residential-Limited (PDR-L)
Land Area: 31,529 square feet
Ward: 9
Engineer: Joe Casali Engineering, Inc.

The Applicant is seeking a Preliminary Plan Approval of a Major Land Development. The Applicant is requesting to demolish the existing single-family dwelling to allow for the development of a four-unit residential complex on a 31,529 square foot lot in the A-10 Planned District Residential-Limited Overlay (PDR-L), with less than required frontage; less than required minimum side-yard setback; less than required rear-yard setback; less than required separation between building; and Parking within 15-feet of a residential building.

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.