



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**City of Warwick
Planning Board Meeting
Minutes
December 14, 2022**

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

Members Absent: None

Also in Attendance: Thomas Kravitz, Director/Administrative Officer
Lidia Cruz-Abreu, Assist. Administrative Officer
Daniel Geagan, Deputy Director
Eric Hindinger, Engineering Project Manager
David Petrarca, Solicitor

Chair Slocum called the meeting to order at 6:02 p.m.

On the motion of Ms. Cullion, seconded Mr. Bergantino, the Board voted unanimously to approve the November 2022 meeting minutes.

A. Bond Reduction

1. Hawthorne Ridge-Roadway Construction Complete-Bond Reduction Request

Ms. Gerlach, seconded by Ms. Polselli and Ms. Cullion, made a motion to reduce the bond as requested. All in favor, none opposed.

B. Bond Release

1. Library Lane-Condo Construction Complete-Landscape Bond Release Request

Mr. Bergantino, seconded by Ms. Cullion, made a motion to reduce the bond amount to \$10,000, allowing for assurances that the final loam and seeding will be installed properly. All in favor, none opposed.

C. Extension of Time

1. The Glade at Rhodes-Extension of Final Approval scheduled to expire December 15, 2022.

Mr. Penta, seconded by Ms. Cullion, made a motion to grant a one-year time extension to the Final Approval (extending to December 16, 2023). All in favor, none opposed.

D. Public Informational Meeting

1. Master Plan-Major Subdivision-40 Wickes Way

Location: 50 Child Lane
Buttonwoods Avenue
Vera Street
Assessor's Plat: 347
Assessor's Lots: 476
Applicant: Link Commercial Properties, LLC
Zoning: A-7
Land Area: 10.67 +/- acres
Ward: 7
Engineer: Millstone Engineering

The Applicant sought Master Plan Approval of a Major Subdivision. The Applicant proposed (2) two new streets to allow for the development of (39) thirty-nine single-family dwellings accessed from Child Lane and Buttonwoods Avenue, pedestrian access from Vera Street, at the site of the former Wickes Elementary School.

Mr. Flynn, seconded by Ms. Cullion, made a motion to adopt the Planning Department's Findings and Recommendations and to grant Master Plan Approval. All in favor, none opposed.

E. Public Informational Meeting

1. Master Plan-Major Land Development Williamsburg Drive/Jefferson Boulevard

Location: Williamsburg Drive/Jefferson Boulevard
Assessor's Plat: 268
Assessor's Lots: 305
Applicant(s): Carlos Gutierrez
Existing Zone: General Industrial (GI)
Approx. Land Area: 9.6 +/- acres
Ward: 8 and 3
Engineer(s): Crossman Engineering, Inc.

The Applicant sought Master Plan Approval of a Major Land Development. The Applicant proposed to construct a Pet Lodge/Kennel and Veterinary Hospital on the property. The pet lodge includes an office and administration building with both an indoor building and an outdoor recreational area and a separate building for the Veterinary Hospital. A full access driveway is proposed off Williamsburg Drive and an egress driveway (right turn only) is proposed for Jefferson Boulevard.

Mr. Catalano, seconded by Ms. Polselli, made a motion to continue the Public Informational Meeting to January 11, 2023 at 6p.m. at the Warwick Veterans Middle School Auditorium (2401 West Shore Road Warwick, RI). All in favor, none opposed.

Mr. Catalano, seconded by Mr. Penta, made a motion to adjourn @ 9:37 pm. All in favor; none opposed.