



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**City of Warwick
Planning Board Meeting Minutes
December 13, 2023**

Members Present: Steven Catalano
Ashley Cullion
Kevin Flynn, Vice-Chair
Alfred North
Michael Penta
Philip Slocum, Chair

Members Absent: Benny Bergantino
Cynthia Gerlach
Linda Polselli

Also in Attendance: Thomas Kravitz, Director/Administrative Officer
Lidia Cruz-Abreu, Assistant Administrative Officer
Dan Geagan, Deputy Director
Eric Hindinger, Engineering Program Manager
David Petrarca, Solicitor

Chair Slocum called the meeting to order at 6:03 p.m.

Meeting Minutes

On the motion of Mr. Flynn, seconded by Mr. Penta, the Board voted to approve the November 8th meeting minutes. Members in Favor: Catalano, Cullion, Flynn, Penta, Slocum. None opposed. Mr. North Abstained (5-0-1)

The Planning Board opened the public portion of the Meeting.

Applications

Continued Public Informational Meeting: Master Plan

Major Land Development/Subdivision with Advisory recommendations to the City Council for a Zone Change, Street Abandonment (Flora) and Comprehensive Plan Amendment. #115, #125, #136, #138 Wharf Road. Assessor's Plat 359 Lots 389, 391, 392, 393, 394, 395, 396, 549 (to be merged) 292-303, 305, 306, 388, 555, 556 (to be merged), 547.

Note: *Mr. Catalano recused and left the meeting.*

The Applicant sought Master Plan approval to construct a 15,000 square foot boat workshop on the westerly side of Wharf Road. The applicant also sought 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.

On the motion of Mr. Penta, seconded by Ms. Cullion, the Planning Board voted unanimously to accept the request of the Applicant to continue the meeting to February 14, 2023 at 6pm in the City Hall Annex Community Room located at 65 Centerville Road Warwick, RI with the understanding that the Applicant will send notice the abutters two weeks prior to the February 14th meeting date and also extend the statutory (RIGL § 45-23-40(e)) review period commensurate with the requested continuance. Members in favor: Cullion, Flynn, North, Penta, Slocum. None opposed, none abstained (5-0-0).

Public Hearing: Preliminary Plan
Major Land Development 5 Williams Street

The Applicant sought Preliminary Plan Approval of a Major Land Development 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.

Mr. Penta made a motion to adopt the Planning Department's Finding and Conditions, with an amendment to Finding Number Five (5) to specify that the street is "public" and grant Preliminary Plan approval, the motion was seconded by Ms. Cullion. Members in favor: Catalano, Cullion, Flynn, North, Penta, Slocum. None opposed, none abstained (6-0-0).

Adjournment

Mr. Catalano, seconded by Ms. Cullion made a motion to adjourn the meeting at 6:25pm, approved unanimously (6-0-0).