



CITY OF WARWICK  
OFFICE OF THE CITY CLERK  
3275 POST ROAD  
WARWICK, RHODE ISLAND 02886  
TEL. (401) 738-2006  
FAX (401) 732-7640

Frank J. Picozzi  
MAYOR

Lynn D'Abrosca  
CITY CLERK

TO: BettyAnne Rogers – Sewer  
Neal Dupuis - Tax Assessor  
Eric Hindinger – Engineer  
~~Fire Chief – Peter McMichael~~  
Historic District Commission – Lidia Cruz-Arbeu  
Land Trust/Wildlife Cons/ Historical Cemeteries– Sue Cabeceiras  
Kyla Jones - Tax Collector  
Chief Brad Connor – Police  
Building Official – Al DeCorte  
Water – Terry DiPetrillo

FROM: Lynn D'Abrosca, City Clerk  
Date: May 22, 2023

Subject: Zone Change

Applicants: 989 Centerville LLC  
Assessor's Plat: 241  
Assessor's Lots: 11  
Location: 989 Centerville Road  
Present Classification: General Business (GB) with a restriction that the property only be used as a restaurant  
Zone Change Requested: General Business (GB) with allowance for more than one nonresidential building and use on the lot  
Reason for Proposed Change: To remove the restrictions that the parcel be used only as a non-drive in restaurant, and allow multiple use and multiple buildings to be constructed on the property.

Please review and comment on the attached application and return to the Clerk's office no later than **May 29, 2023**. Your comments are required so that the City Council may consider this application on **June 5, 2023**. Should you have "no comment" on the attached plan, you are still required to sign off on this memo with a notation that your department does not have any concerns with the application.

Comments:

Property does not fall w/in a historic district or a nationally recognized property, therefore, we have no comment. LCA - HDC - Staff



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FROM: Lynn D'Abrosca, City Clerk  
Date: May 22, 2023

Subject: Zone Change

Applicants:	989 Centerville LLC
Assessor's Plat:	241
Assessor's Lots:	11
Location:	989 Centerville Road
Present Classification:	General Business (GB) with a restriction that the property only be used as a restaurant
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Comments: THE REMOVAL OF THE RESTRICTION WILL ALLOW FOR A VARIETY OF USES. I SUPPORT THIS CHANGE.

Date:

5/23/23

Director's signature:

[Handwritten Signature]

**For use by Tax Assessor/Collector and Planning Director only (if applicable):**

Assessed value of property: \_\_\_\_\_ Annual taxes: \_\_\_\_\_

Appraised value of property: \_\_\_\_\_



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Comments: DPW has no objection to this request.

Date: 05/22/2023

Director's signature: 

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Comments:

no comment

Date:

May 22, 2003

Director's signature:

Robert M. Michale

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Comments:

NO ISSUES or CONCERNS



Date:

5/22/23

Director's signature:

[Handwritten Signature]

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Comments: Please refer to page 2 for comments.

**Comments:**

- The Warwick Sewer Authority has no objection to this zone change.
- The zone change does not impact Warwick Sewer Utility Billing as this property is serviced by the Town of West Warwick Wastewater (Intermunicipal Agreement).
- The Town of West Warwick and Developer have been in communication.
- Submittal of a full set of plans to the Town of West Warwick will commence following Approval of Zone Change by Warwick City Council.

**Please see additional comments below.**

**As per the Town of West Warwick/West Warwick Regional Wastewater Treatment Facility:**

At this time, we have not received detailed plans nor the applicable Pretreatment applications for the proposed development and are unable to provide specific comments regarding the developer's request for a zone/use change. We will require the developer to submit for review and approval detailed plans and Pretreatment applications as well as comply with all sewer ordinance and regulations of the Town of West Warwick, including providing an updated O&M Manual. The developer should be made aware there is a flow capacity limit for this property that cannot be exceeded.

**As per Steve Hardy, Gaspee Co:**

We are aware of the agreement and have been in regular communication with Bob Rose who handles review for the Town (of West Warwick) and is CC'd here. We plan on submitting a full set of plans shortly but this has been delayed due to the approvals needed from City Council. Please note the plans going forward (assuming we receive approval from City Council) will involve a new 5,000 veterinary hospital and a to be announced 4,000sf restaurant. We will be subject to West Warwick's cleaning, inspection and design requirements as part of our permit submittal and Bob Rose will be included once those plans are ready. But please note, the current use does allow for a 10,000 restaurant which is a more intensive use from the Sewer Authority's standpoint.

Date: 5/24/23

Director's signature: *Bette Anne Rogers*

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*2022*



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Comments:

*no objection from Wildlife + Conservation  
Commission and Historical Cemeteries.*

Date: 5-22-23

Director's signature: Susan Cabecezas

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5-22-2023

Director's signature:

Tony D. KTR

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