



POSTED: January 29, 2019

CITY OF WARWICK

JOSEPH J. SOLOMON, MAYOR

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, February 13, 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 January 2019 Meeting Minutes.

**Public Informational Meeting
Major Subdivision
Lima Plat
Master Plan**

Applicant: Geraldine T. Testa
Location: 21 Lima Street
Doris Avenue
Dixie Avenue
Assessor's Plat: 319
Assessor's Lots: 245, 274, & 275
Zoned: A-7 Residential
Area: 12,800 square feet
Ward: 4
Surveyor: Flynn Surveys, Inc.

The Applicant is proposing to reconfigure (3) three lots to create (2) two lots; (1) one 6,624 square foot lot with less than required land area and a pre-existing, non-conforming single-family residential dwelling, constructed in 1924, having less than required front-yard setback; and (1) one 6,176 square foot lot with less than required land area for the development of a new single-family dwelling, in an A-7 Residential District.

**Public Informational Meeting
Major Land Development/Recommendation for a Zone Change
Residences @ Old Greenwich Avenue
Master Plan**

Applicant: Great Point Group, LLC
Location: Old Greenwich Avenue
Lambert L. Lind Highway (RT 5)
Assessor's Plat: 271
Assessor's Lots: 79
Zoned: General Business
Proposed Overlay Zone: Planned District Residential-PDR
Area: 1.37 Acres
Ward: 8
Engineer: Garofalo & Associates, Inc.

The Applicant is proposing a (10) ten-unit residential multi-family development on a 1.37 acre lot, with less than required front-yard setback; less than required perimeter landscape; parking space/driveway within 15 feet of a residential building; and outdoor parking space/driveway within 10 feet of a property line, in a General Business Zone, with a Planned District Residential (PDR) Overlay.

Recommendation to the City Council
Request for a Zone Change from General Business to General Business with a Planning District Residential (PDR) Overlay, with exemptions.

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The Applicant is requesting a favorable recommendation to the City Council for the Planned District Residential Overlay, to allow for the development of a 10-unit residential multi-family development, with waivers.

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 7382006 not less than 48 hours in advance of the hearing date at City Clerk's Office at 738-2006 not less than 48 hours in advance of the hearing date.