



## CITY OF WARWICK

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**JOSEPH J. SOLOMON, MAYOR**

**Posted: February 7, 2020**

**Meeting Notice  
City of Warwick  
Planning Board**

Date: Wednesday, February 12, 2020  
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 2020 Meeting Minutes

A vote will be taken on the following items.

**Public Meeting  
Major Subdivision  
58 Andrew Comstock Road  
Preliminary**

Applicant/Owner: Jennifer Pratt  
Location: 58 Andrew Comstock Road  
Assessor's Plat: 373  
Assessor's Lots: 14  
Zoned: A-15 Residential  
Area: 30,000 square feet  
Ward: 6  
Surveyor: Ocean State Planners, Inc.

**Project Scope**

The Applicant is requesting Preliminary Approval of a Major Subdivision. The Applicant proposes to subdivide (1) one 30,000 square foot Assessor's Lot, which constitute (3) three record lots, to create (2) two Assessor's Lots; (1) one 18,000 square foot lot with a pre-existing, non-conforming single-family dwelling having less than required front-yard setback and having received Zoning Board of Review relief for less than required side-yard setback; and (1) one new 12,000 square foot lot for the development of a single-family dwelling meeting the requirements of *Section 405.3 (C) Subdivision of Merged Lots* of the City of Warwick Zoning Ordinance, in an A-15 Residential Zoning District.

**Public Informational Meeting**  
**Major Land Develop/Sub/Zone Change Recomm**  
**581 Oakland Beach Avenue**  
**Master Plan**

**Applicant:** Zarrella Development, A. Sevigny, K. Sevigny, & D. Perreault  
**Owner:** A. Sevigny, K. Sevigny, & D. Perreault  
**Location:** 581 Oakland Beach Avenue  
**Assessor's Plat:** 360  
**Assessor's Lots:** 71  
**Zoning District:** A-7 Residential  
**Proposed Zoning:** A-7 Residential and A-7 Planned District Residential Overlay (PDR-L) Portion  
**Area:** 2.45 acres  
**Ward:** 6  
**Surveyor:** Peter V. Cipolla, Jr., PLS

The Applicant is requesting Master Plan Approval of a Major Land Development/Subdivision and a Zone Change Recommendation. The Applicant proposes to subdivide (1) one 2.45 acre lot, with an existing two-family dwelling, approved by the Zoning Board of Review in 1947; to create (4) four lots; (2) two new lots for the development of single-family dwellings, meeting and exceeding the requirements of the A-7 Residential Zoning District. Additionally, the Applicant is requesting a recommendation to the City Council for the remaining (2) two lots to create (1) one new 81,233 square foot lot, with an existing two-family dwelling and to legalize a third-dwelling unit in an existing, non-conforming cottage; and (1) one new 10,517 square foot lot for the development of a new two-family dwelling, both lots meeting and exceeding the requirements of the A-7 Planned District Residential-Limited, (PDR-L) Overlay Zoning District.

**Zone Change Recommendation**  
**581 Oakland Beach Avenue (Portion)**

**Applicant:** Zarrella Development, A. Sevigny, K. Sevigny, & D. Perreault  
**Owner:** A. Sevigny, K. Sevigny, & D. Perreault  
**Location:** 581 Oakland Beach Avenue  
**Assessor's Plat:** 360  
**Assessor's Lots:** 71  
**Zoning District:** A-7 Residential  
**Proposed Zoning:** A-7 Residential and A-7 Planned District Residential Overlay (PDR-L) Portion  
**Ward:** 6

The Applicant is requesting a recommendation to the City Council for a zone change on a portion of Assessor's Plat 360; Assessor's Lot: 71. The Applicant is requesting a recommendation to the City Council for an A-7 Planned District Residential-Limited (PDR-L) Overlay Zoning District for (2) two of the proposed lots; (1) one new 81,233 square foot lot, with an existing two-family dwelling and to legalize a third-dwelling unit in an existing, non-conforming cottage; and (1) one new 10,517 square foot lot for the development of a new two-family dwelling; both lots meeting and exceeding the requirements of the A-7 Planned District Residential-Limited, (PDR-L) Overlay Zoning District.

**Proposed Zoning Ordinance Amendment**  
**Installation of Solar Energy Systems**

Presentation and discussion of a draft zoning ordinance relating to the installation of solar energy systems.

No vote will be taken.

**Annual Election of Officers**

Election of Planning Board Chairman, Vice-Chairman, and Secretary

**Actions by the Administrative Officer**

For informational purposes only:

**Final/AO Approval**

<b>Plat</b>	<b>Lot(s)</b>	<b>Plat Title</b>
369	18	Capron Farm Plat

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.