



Posted: February 8, 2021

CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

Meeting Agenda City of Warwick Planning Board

Date: Wednesday, February 10, 2021

Time: 6:00 p.m.

Location: Via Zoom Virtual Meeting
<https://zoom.us/j/96485568891>
or
Via Phone
(All Toll Free) 833 548 0282 or 877 853 5247 or 888 788 0099 or
833 548 0276
Webinar ID: 96485568891

Call to Order

Discussion and/or Action and/or Vote concerning the January 2021 Meeting Minutes

Applications-Discussion and/or Action and/or Vote:

Public Meeting Minor Subdivision Union Avenue & White Avenue Preliminary

Applicant: RWR Real Estate Investments Group, LLC
Location: 169 Union Avenue and White Avenue
Assessor's Plat: 363
Assessor's Lot: 678
Zoning District: A-7 Residential
Area: 25,756 square feet
Ward: 6
Surveyor: Ocean State Planners, Inc.

Project Scope

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant proposes to subdivide (1) 25,765 square foot lot, to create (2) two lots; (1) one 8,302 square foot lot with an existing, non-conforming single-family dwelling having less than required front-yard and side-yard setbacks; and (1) one new 17,463 square foot lot for the development of a new single-family dwelling, in an A-7 Residential Zoning District.

Public Information Meeting
Major Land Development Project
0 Hallene Road
Master Plan

Applicant: NorthPoint Development
Owners: Airport Road, LLC
Location: 0 Hallene Road
Assessor's Plat: 311
Assessor's Lot: 191
Zoning District: Light Industrial (LI)
Area: 46.48 +/- acres
Ward: 3
Engineer: VHB

Project Scope

The Applicant is requesting Master Plan Approval of a Major Land Development Project to construct one 541,000 SF +/- warehouse/ distribution facility, with associated parking, loading areas, landscaping, and associated amenities on the subject parcel. The parcel is currently utilized for farming activities. Primary access and egress to the site will be provided by two full movement curb cuts on Commerce Drive.

Public Hearing
Major Land Development Project
1160 Post Road/Pond Plaza
Preliminary

Applicant: Cenicor, LLC
Owners: PRW Holdings, LLC
Location: 1160 Post Road
Assessor's Plat: 298
Assessor's Lot: 18
Zoning District: General Business (GB) abutting Residential A-7
Area: 4.19 +/- acres
Ward: 3
Engineer: DiPrete Engineering

Project Scope

The Applicant is requesting Preliminary Plan approval of a Major Land Development Project. The project includes the redevelopment of an existing building (a portion of which will remain), construction of a three (3) story addition for self-storage, and reconfiguration of the existing parking area. The proposed building footprint is 46,038 sf. The 33,388 sf rear portion of the facility will be utilized for self-storage. The front 12, 650 sf portion of the existing building will be renovated for retail uses.

The development site is currently occupied by Pond Plaza, a building which houses various commercial uses including a pizza restaurant, hair salon, nail salon, daycare, and laundromat. The site shares a parking lot and driveways with a commercial building to the northeast which is currently used as a restaurant. Sand Pond is located to the southwest of the proposed development with residential properties located to the northeast and southeast.

Primary access and egress to the site will be provided by one full movement curb cut and two limited access driveways on West Shore Road. The Applicant is proposing the installation of a traffic signal at the full service access point.

Citywide Solar Ordinance

Discussion and/or Action and/or Vote on the proposed solar siting ordinance.

Annual Election of Officers

Discussion and/or Action and/or Vote concerning election of Planning Board Chair, Vice-Chair and Secretary

Adjournment

If you need assistance in connecting to the aforementioned Zoom Meeting please call 401-921-9681 prior to 4:00 pm on the day of the scheduled meeting.

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.