



**CITY OF WARWICK**

**FRANK J. PICOZZI, MAYOR**

**Meeting Agenda  
City of Warwick  
Planning Board**

Date: February 14, 2024  
Time: 6:00 p.m.  
Location: Warwick City Hall Annex  
Sawtooth Annex Building-Community Room  
65 Centerville Road  
Warwick, RI 02886

**Call to Order**

**I. Meeting Minutes:** Discussion and/or Action and/or Vote

1. January 2024 Meeting Minutes

**II. Applications:** For discussion, consideration, and/or action (vote), regarding the following petitions. Excepting informal Pre-application submissions, the Planning Board may approve, approve with conditions or deny the following petitions/applications, as may be modified by testimony and/or evidence presented throughout the public meeting; and/or possible vote to continue a petition’s consideration to a date, time and place to be determined at the meeting by the Planning Board.

**A. Public Informational Meeting – Continued**

**(NOTE: Applicant is requesting a continuance to the March 13, 2024 Meeting)**

1. Master Plan Approval Major Land Development/Subdivision with Zone Change, Street Abandonment and Comprehensive Plan Amendment – SHM Wharf Road

The Applicant is proposing to construct a 15,000 square feet boat workshop on the westerly side of Wharf Road. The applicant is also seeking 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. The Applicant also is seeking a merger of lots.

Location: #115, #125, #136, #138 Wharf Road  
Assessor’s Plat: 359  
Assessor’s Lots: 389, 391, 392, 393, 394, 395, 396, 549 (to be merged)  
292-303, 305, 306, 388, 555, 556 (to be merged), 547  
Applicant: Safe Harbor Greenwich Bay, LLC

Lots to be rezoned to WB: 294-303, 305, 306, 394-396, 547, 555  
Proposed Number of lots: Three (3)  
Area: 10.2+/- acres  
Ward: 5  
Engineer: Waterman Engineering

2. Advisory Recommendation to the City Council: Zone Change

The Applicant is requesting a favorable recommendation to the Warwick City Council for a zone change. Proposed Lots to be rezoned include Assessor's Plat 359 Assessor's Lots 294-303, 305, 306, 394-396, 547, 555

3. Advisory Recommendation to the City Council: Street Abandonment – Flora Street

The Applicant is requesting a favorable recommendation to the Warwick City Council for the abandonment of Flora Street (unimproved).

4. Advisory Recommendation to the City Council: Comprehensive Plan Amendment

The Applicant is requesting a favorable recommendation to the Warwick City Council to change the subject property on Map 12.1 (Future Land Use Map) from Residential-Low and Residential-Medium to Commercial.

**B. Public Hearing**

1. Preliminary Plan; Knight Street Solar

The Applicant is seeking Preliminary Plan approval to allow for a solar development on a contaminated site. The Applicant is proposing to construct a 998.5 kilowatt Direct Current solar development on approximately 3.9 acres of the 16.3 acre the property. One driveway is proposed to extend from the existing curb cut on Knight Street to an access driveway onto the western portion of the site. Landscaping is proposed to buffer the view of the solar array from neighboring properties. The project includes remediation of a contaminated site via an engineered (geomembrane) cap in accordance with RIDEM rules and regulations.

Location: Knight Street  
Assessor's Plat: 275  
Assessor's Lots: 38 & 52  
Applicant: VCP, LLC  
Zoning: Light Industrial/Historic (LI-H)  
Land Area: 16.3 acres (3.9acres+/- to be developed)  
Engineer: WSP  
Ward: 8

**C. Public Hearing**

1. Preliminary Plan-Major Subdivision-40 Wickes Way

Location: 50 Child Lane, Buttonwoods Ave, Vera St  
Assessor's Plat: 347  
Assessor's Lots: 476  
Applicant: Link Commercial Properties, LLC  
Zoning: A7  
Land Area: 10.67 +/- acres  
Ward: 7  
Engineer: Millstone Engineering

The Applicant is seeking Preliminary Plan Approval of a Major Subdivision. The Applicant is proposing (2) two new streets to allow for the development of (39) thirty-nine single-family dwellings accessed from Child Lane and Buttonwoods Avenue, pedestrian access from Vera Street, at the site of the former Wickes Elementary School.

**D. City Council Recommendation**

1. Street Abandonment (Portion) 96 Lakedell Drive

Location: 96 Lakedell Drive @Rosedale Road  
Assessor's Plat: 203  
Assessor's Lots: 205  
Applicant: Jean E. White  
Gary White  
Zoning: A-15  
Land Area: 433 square feet  
Ward: 9  
Surveyor: Ocean State Planners, Inc.

The Applicant is before the Board seeking a favorable recommendation to the City Council for the abandonment of a small portion of an improved street, request for abandonment falls within interior of edge of pavement.

The Applicant had a survey of his property completed and became aware that a small portion of his residential structure was located within the City's Right-of-Way.

**E. City Council Recommendation**

1. Administrative Subdivision and Partial Right of Way Abandonment-Padula Square-107 West Pontiac Street @ Pontiac Street

Location: Padula Square  
107 West Pontiac Street @Pontiac Street  
Assessor's Plat: 263  
Assessor's Lots: 23  
Applicant: Matthew J. Izzo  
City of Warwick  
Zoning: A-7

Land Area: 4,282 square feet  
Ward: 8  
Surveyor: Marcus Channell, PLS-City of Warwick

The East Natick Village Association approached the City's Department of Community Development regarding traffic calming measures and enhancements to Padula Square, which are included in the East Natick Village Master Plan.

During a survey of the area, an encroachment was noted and the City is proposing a land swap to allow for (4) four designated parking spaces for the private property owner and (3) three designated public parking spaces. These modifications should impede a non-approved tractor-trailer turn-around Padula Square.

**III.** Review and discuss draft subdivision and land development regulations

**IV.** **Comprehensive Plan Update Discussion** – discuss update process and needs for the City of Warwick Comprehensive Plan Update. Discussion to be led by consultant (Weston and Sampson).

**V.** Election of Officers (RIGL 45-22-5(a) and Warwick DRR 8.1.2)

- Chairperson
- Vice-Chairperson
- Secretary

**VI.** **Adjournment**

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.