



## CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**City of Warwick  
Planning Board Meeting Minutes  
February 8, 2023**

**Members Present:** Benny Bergantino  
Steve Catalano  
Ashley Cullion  
Kevin Flynn  
Cynthia Gerlach  
Michael Penta  
Philip Slocum

**Members Absent:** Linda Polselli

**Also in Attendance:** Thomas Kravitz, Director/Administrative Officer  
Lidia Cruz-Abreu, Assist. Administrative Officer  
Daniel Geagan, Deputy Director  
Sean Henry, Principal Planner/Special Projects  
Eric Hindinger, Engineering Project Manager  
David Petrarca, Solicitor

Chair Slocum called the meeting to order at 6:02 p.m.

On the motion of Mr. Flynn, seconded by Mr. Catalano, the Board voted unanimously to approve the January 2023 meeting minutes, with Ms. Cullion abstaining.

**A. Public Informational Meeting (Continued from January 11, 2023 Planning Board Meeting)**

1. Master Plan – Major Land Development 175 Post Road

Location: 175 Post Road  
Assessor's Plat: 291  
Assessor's Lots: 45 & 74  
Applicant(s): Artak Avagyan and Lee Beausoleil  
Existing Zone: Light Industrial (LI)  
Approx. Land Area: 15.67+/- acres  
Ward: 1  
Engineer(s): DiPrete Engineering

The applicant sought a Master Plan Approval to allow for the development of a 65,000 square foot trades contractor storage development in a Light Industrial (LI) District. After completion of the Public Informational Meeting, for which notice was served and a record was kept, the Warwick Planning Board taking into consideration its knowledge and expertise, and after considering all of the representations and presentations made at the Public Informational Meeting, a motion was

made by Member Kevin Flynn and seconded by Member Steven Catalano to grant Conditional Master Plan approval with no subdivision granted to be recorded prior to Final Plan approval of the Land Development Project. The Warwick Planning Board voted (Members in favor: Bergantino, Catalano, Flynn, Gerlach / opposed: Cullion, Penta, Slocum) to approve the Conditional Master Plan.

Ms. Gerlach noted a conflict and abstained from the following two items:

**B. Public Informational Meeting**

1. Conditional Master Plan-Major Land Development 5 Williams Street

Location: 5 Williams Street  
Assessor's Plat: 220  
Assessor's Lots: 95  
Applicant: JMR Properties  
Zoned: A-10 Residential  
Proposed Zoning: A-10 Planned District Residential-Limited (PDR-L)  
Land Area: 31,529 square feet  
Ward: 9  
Engineer: Joe Casali Engineering, Inc.

The Applicant sought to demolish the existing single-family dwelling to allow for the development of a four-unit residential complex on a 31,529 square foot lot in the A-10 Planned District Residential-Limited Overlay (PDR-L), with less than required frontage; less than required minimum side-yard setback; less than required rear-yard setback; less than required separation between building; and Parking within 15-feet of a residential building.

Mr. Penta, seconded by Mr. Bergantino, made a motion to adopt the Planning Department's Findings and Recommendation and to grant a Conditional Master Plan. All in favor; none opposed, with Ms. Gerlach abstaining.

**C. Zone Change Recommendation**

1. 5 Williams Street, A-10 Residential to A-10 Planned District Residential-Limited (PDR-L)

Location: 5 Williams Street  
Assessor's Plat: 220  
Assessor's Lots: 95  
Applicant: JMR Properties  
Zoned: A-10 Residential  
Proposed Zoning: A-10 Planned District Residential-Limited (PDR-L)  
Land Area: 31,529 square feet  
Ward: 9  
Engineer: Joe Casali Engineering, Inc

The Applicant sought a Zone Change Recommendation to allow for the development of a four-unit residential complex on a 31,529 square foot lot in the A-10 Planned District Residential-Limited Overlay (PDR-L), with less than required frontage; less than required minimum side-yard setback; less than required rear-yard setback; less than required separation between building; and Parking within 15-feet of a residential building.

Ms. Cullion, seconded by Mr. Bergantino, made a motion to adopt the Planning Department's Findings and Recommendations and to forward a favorable recommendation to the City Council. All in favor; none opposed, with Ms. Gerlach abstaining.

**D. Public Informational Meeting**

1. Conditional Master Plan-Major Subdivision-Zoning Board of Review Recommendation; 33 Talcott Avenue & 112 Vohlander Street

Ms. Gerlach, seconded by Mr. Catalano, made a motion to open and continue to the March 8, 2023 regularly scheduled Planning Board meeting. All in favor; none opposed.

**E. City Council Recommendation**

1. Various lots for Donation and Open Space Zone Change Recommendation

The McKendall Land Company sought to donate various lot to the City for Preservation and Open Space Designation.

Ms. Cullion, seconded by Mr. Penta, made a motion to forward a favorable recommendation to the City Council for the acquisitions of the lots and for the subsequent Zone Change.

Mr. Slocum, noted a conflict and abstained from the following item.

**F. Bond Reduction**

1. Landscape and Roadway Bond Reduction: Hillsgrove @ City Centre

Mr. Catalano, seconded by Ms. Cullion and Mr. Penta made a motion for the bond release and reduction. All in favor; none opposed, with Mr. Slocum abstaining.

Mr. Slocum, seconded by Mr. Catalano, made a motion to adjourn @ 9:02 pm. All in favor; none opposed.