



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**City of Warwick
Planning Board Meeting Minutes
February 14, 2024**

Members Present: Benny Bergantino
Ashley Cullion
Kevin Flynn, Vice-Chair
Cynthia Gerlach
Alfred North
Michael Penta
Linda Polselli
Philip Slocum, Chair

Members Absent: Steven Catalano

Also in Attendance: Thomas Kravitz, Director/Administrative Officer
Lidia Cruz-Abreu, Assistant Administrative Officer
Dan Geagan, Deputy Director
Eric Hindinger, Engineering Program Manager
David Petrarca, Solicitor

Chair Slocum called the meeting to order at 6:00 p.m.

Meeting Minutes

On the motion of Mr. North, seconded by Ms. Cullion, the Board voted to approve the January 10, 2024 meeting minutes. Members in Favor: Bergantino, Cullion, Flynn, Gerlach, North, Penta, Polselli, Slocum. None opposed. (8-0-0)

On the motion of Ms. Cullion, seconded by Ms. Polselli, the Planning Board voted unanimously to open the public portion of the Meeting.

Public Informational Meeting – Continued

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 foot 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.

On the motion of Mr. Penta, seconded by Ms. Cullion the Planning Board voted unanimously to accept the Applicant's request to continue the meeting to the March 13, 2024 meeting of the Planning Board, same time and place. Members in Favor: Bergantino, Cullion, Flynn, Gerlach, North, Penta, Polselli. None opposed, none abstained (8-0-0).

Public Hearing Preliminary Plan

Major Land Development Knight Street Solar

The Applicant sought Preliminary Plan approval to allow for a solar development on a contaminated site. The Applicant proposed 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.

Mr. Flynn made a motion to adopt the Planning Department's Finding and Conditions and approve Preliminary Plan, the motion was seconded by Ms. Polselli and approved unanimously. Members in favor: Bergantino, Cullion, Flynn, Gerlach, North, Penta, Polselli and Slocum. None opposed, none abstained (8-0-0).

Public Hearing

Preliminary Plan-Major Subdivision-40 Wickes Way

The Applicant sought Preliminary Plan Approval of a Major Subdivision. The Applicant proposed creating (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.

Ms. Cullion made a motion to approve Preliminary Plan and adopt the Planning Department's Finding and Conditions, with the additional conditions that the Applicant: submit a fee in lieu of Open Space in the amount of \$60,000 and, the Applicant plant an evergreen buffer along existing abutting residential properties, the motion was seconded by Ms. Polselli and approved unanimously. Members in favor: Bergantino, Cullion, Flynn, Gerlach, North, Penta, Polselli and Slocum. None opposed, none abstained (8-0-0).

Advisory City Council Recommendation

Street Abandonment (Portion) 96 Lakedell Drive

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

On the motion of Mr. Flynn, seconded by Mr. Penta, the Board voted unanimously to forward a favorable recommendation to the Warwick City Council. Members in favor: Bergantino, Cullion, Flynn, Gerlach, North, Penta, Polselli and Slocum. None opposed, none abstained (8-0-0).

Advisory City Council Recommendation

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

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.

On the motion of Mr. Flynn, seconded by Mr. Penta, the Board voted unanimously to forward a favorable recommendation to the Warwick City Council. Members in favor: Bergantino, Cullion, Flynn, Gerlach, North, Penta, Polselli and Slocum. None opposed, none abstained (8-0-0).

Comprehensive Plan Update Discussion

Discussion only, no vote was taken.

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

On the motion of Ms. Cullion, seconded by Mr. Penta, the Board voted unanimously to elect Mr. Slocum as Chair; Mr. Flynn as Vice-Chair; and Ms. Gerlach as Secretary. Members in favor: Bergantino, Cullion, Flynn, Gerlach, North, Penta, Polselli and Slocum. None opposed, none abstained (8-0-0).

Adjournment

The meeting was adjourned at 7:41p.m.