



## CITY OF WARWICK

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**JOSEPH J. SOLOMON, MAYOR**

**Meeting Notice  
City of Warwick  
Planning Board**

Date: Wednesday, January 9, 2018

Time: 6:00 p.m.

Location: City of Warwick  
Lower Level Conference Room  
3275 Post Road  
Warwick, RI 02886

Review and Approval of the October 2018 Meeting Minutes.

Review and Approval of the December 2018 Meeting Minutes.

**Public Meeting  
Minor Subdivision  
Wampanoag Plat Replat  
Reinstatement of Preliminary Approval**

Location: 120 Wampanoag Road  
Assessor's Plat: 205  
Assessor's Lots: 069  
Applicant: Robert Lamoureux  
Zoned: A-40 (Residential)  
Area: 3.61 acres  
Ward: 9  
Surveyor: Ocean State Planners, Inc.

The applicant is requesting the reinstatement of the Wampanoag Plat Replat Preliminary Approval, heard by the Planning Board on April 8, 2009. The Applicant proposed a minor subdivision to subdivide (1) one conforming 3.61 acre lot with an existing single-family dwelling to create (2) two lots; (1) one conforming lot with an existing single-family dwelling and (1) one new conforming lot for the development of a single-family dwelling in a Residential A-40 Zoning District.

The Tolling of Expirations expired June 30, 2018 and the Applicant is requesting a reinstatement of the Preliminary Approval to proceed to Final Approval.

**Public Hearing**  
**Major Subdivision**  
**316 Love Lane**  
**Preliminary**

Location: 316 Love Lane  
Assessor's Plat: 222  
Assessor's Lots: 156  
Applicant: Andrew Catanzaro  
Zoned: A-40 (Residential)  
Area: 20.12+/-Acres  
Ward: 9  
Engineer: DiPrete Engineering

**Project Scope**

The Applicant is requesting Preliminary Approval of a Major Subdivision. The Applicant is proposing to subdivide (1) one conforming 20.12 +/- acre lot, with an existing single-family dwelling, to create (2) two new lots; (1) one new conforming 13 acre +/- lot with an existing single-family dwelling and a pre-existing, non-conforming guest house, constructed in 1874; and (1) one new non-conforming 7.12 acre lot for the development of a single-family dwelling on a lot with less than required frontage and lot width.

**Public Hearing**  
**Major Subdivision**  
**1049 & 1069 Greenwich Avenue**  
**Preliminary**

Applicant: h.a. Fisher Homes, LLC & Three Branch, LLC  
Location: 1049 & 1069 Greenwich Avenue  
Assessor's Plat: 257  
Assessor's Lots: 4, 14, and 192  
Zoning District: A-7 Residential  
Land Area: 2.5 acres  
Number of existing lots: 3  
Number of proposed lots: 9  
Engineer: DiPrete Engineering  
Ward: 8

**Project Scope**

The Applicants are requesting Preliminary Approval of a Major Subdivision. The Applicants propose to subdivide and reconfigure (3) three lots totaling 2.5 acres, to create (9) nine lots; (1) one 8,567 square foot lot with an existing single-family dwelling, 1049 Greenwich Avenue (to remain),

having less than required front-yard setback, and (8) eight new lots for the development of single-family dwellings on a new street, with a 4' sidewalk on one side only. The subject site is zoned Residential A-7 and the new lots will meet and exceed the dimensional requirements of the A-7 Zoning District.

**Public Informational Meeting**  
**Major Land Development/Subdivision**  
**Master Plan**  
**1200 Quaker Lane**

Applicant:	1200 Quaker Lane
Owner:	NAI Entertainment Holdings, LLC
Location:	1200 Quaker Lane Development, LLC
Assessor's Plat:	215
Assessor's Lot:	002
Zoning District:	General Business (GB)
Land Area:	26.39 +/- acres
Number of existing lots:	1
Number of proposed lots:	2
Engineer:	Solli Engineering, LLC
Ward:	9

**Background**

The Applicant is requesting Master Plan Approval of a Major Land Development Project/Subdivision. The proposal is to subdivide the existing parcel into two (2) lots, one (1) lot to provide for the development of an 8,108sf mixed-use commercial building with associated parking, drive aisles and landscaping, and one (1) lot for the existing cinema and restaurant.

**Public Hearing**  
**Major Land Development**  
**Phase 1/Preliminary Approval**  
**Ortho-RI**

Applicant:	Bellecastle Realty, Inc.
Property Owner:	Bellecastle Realty, Inc.
Location:	Greenwich Avenue
Assessor's Plat:	257
Assessor's Lots:	10 and 13
Approved Zoning District:	PCO-23-18, Office with PDR Overlay. (Modification to Ordinance O-06-23 with modified use zone areas.)
Land Area:	48.7 +/- Acres
Number of existing lots:	Two (2)
Number of proposed lots:	One (1)
Engineer:	Garofalo & Associates, Inc.
Ward:	8

## **Background**

The Applicant is requesting Preliminary Approval/Phase 1 of a Major Land Development Project for the construction of a three story, 100,000 square foot office building on a six acre portion of the subject property. The Applicant intends to construct the facility in two (2) phases. The first phase will consist of a 60,000 SF building. The second phase will include a 40,000 SF expansion to accommodate additional medical office uses. Phase 2 of the proposal is the future construction of a high density residential development consisting of four-4 story buildings with 18 dwelling units per building and three, 4 story buildings having 48 dwelling units per building for a total of 216 dwelling units.

### **Public Informational Meeting** **Major Land Development/Subdivision** **Master Plan/Recommendation for a Zone Change, with Exemptions** **2081 Post Road, 2099 Post Road, 60 Montebello Road**

Applicant/Owner:	PHM Providence, LLC Ronald E. Franklin, Member
Location:	2081 Post Road, 2099 Post Road, 60 Montebello Road
Assessor's Plat:	323
Assessor's Lot(s):	294, 295, 296, 297, 298,310, 322, and 323
Zoning District:	City Centre Warwick, GATEWAY
Proposed Zone:	City Centre Warwick, INTERMODAL, with exemptions for higher than allowed building height (85'), off-site parking, off-site signage, shared parking, and internally illuminated signage.
Land Area:	343,409 square feet
Number of existing lots:	8
Number of proposed lots:	3
Engineer:	DiPrete Engineering
Ward:	3

## **Background**

The Applicant is requesting Master Plan Approval of a Major Land Development Project/Subdivision and a recommendation to the City Council for a zone change from City Centre Warwick Gateway (G) to City Centre Warwick Intermodal (IM), with exemptions. The applicant is proposing a mixed-use development that includes consolidation of eight (8) existing lots to create three (3) lots; one (1) lot to provide for the existing Radisson Hotel; one (1) lot for the existing restaurant and one (1) lot for development of a 140-room hotel with site design amenities promoting a walkable, pedestrian-oriented development. The development is a proposed 6-story hotel building and is proposed to take the place of the former Johnson & Wales office building located in the northwest corner of the site. Both the Radisson Hotel and the restaurant building are proposed to remain under post development conditions.

As part of the project the applicant is requesting a zone change from Gateway to Intermodal, with exemptions for greater than allowed height, off-site parking (for the existing restaurant), shared parking; off-site signage; and internally-illuminated signage.

**Recommendation to the City Council**  
**Request for a Zone Change from City Centre Warwick Gateway (G) to**  
**City Centre Warwick Intermodal (IM), with exemptions.**

<b>Applicant/Owner:</b>	PHM, Providence, LLC
<b>Location:</b>	2081 Post Road, 2099 Post Road, 60 Montebello Road
<b>Assessor's Plat:</b>	323
<b>Assessor's Lots:</b>	294, 295, 296, 297, 298, 319, 322, 323
<b>Zoning District:</b>	Gateway
<b>Proposed Zone:</b>	Intermodal, with exemptions for off-site parking, shared parking, off-site signage, greater than allowed height and internally illuminated signage (limited.)
<b>Land Area:</b>	343,409 square feet
<b>Engineer:</b>	DiPrete Engineering
<b>Ward:</b>	3

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 738-2006 not less than 48 hours in advance of the hearing date at City Clerk's Office at 738-2006 not less than 48 hours in advance of the hearing date.