



CITY OF WARWICK

JOSEPH J. SOLOMON, MAYOR

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, January 8, 2020

Time: 6:00 p.m.

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

Review and Approval of the December 2019 Meeting Minutes

A vote will be taken on the following items.

**Public Meeting
Minor Subdivision
104 Canfield Avenue
Preliminary**

Applicant/Owner: Luna Construction, LLC

Location: 104 Canfield Avenue
Ryan Avenue

Assessor's Plat: 361

Assessor's Lots: 398, 399, 400, 401, 402 & 443

Zoned: A-7 Residential

Area: 22,373 square feet

Ward: 6

Surveyor: Ocean State Planners, Inc.

Project Scope

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant is proposing to subdivide (6) six abutting non-conforming lots to create (2) two lots: (1) one 14,382 square foot lot having existing non-conforming secondary frontage along Ryan Avenue, consisting of an existing non-conforming single-family dwelling, constructed in 1935, having less than required front-yard setback; and (1) one new 7,991 square foot lot for the development of a single-family dwelling, in an A-7 Zoning District.

Public Meeting
Zone Change Recommendation
Arnolds Neck Drive & Midgley Avenue

Applicant: John Dickerson
Location: 17, 21, 25, 35, 37 and 73 Arnold Neck Drive
99 Midgley Avenue
Assessor's Plat: 365
Assessor's Lots: 159-166 and 172
Ward: 7
Zoning District: A-7, A-10 Residential and Waterfront Business
Proposed Zoning: A-7, A-10 Residential and Waterfront Business

The Applicant is requesting a recommendation to the City Council for a zone change on Assessor's Plat 365; Assessor's Lots 159-166 and 172. The Applicant is proposing to extend the existing Waterfront Zoning District to accommodate the existing marina uses which currently exist in the Residential Zone.

Public Hearing
Major Land Development/Subdivision
Dollar Tree - Atlantic Avenue and Warwick Avenue
Preliminary

Applicant/Owner: DT Retail Properties, LLC.
Clark, Geer Latham & Associates
Expo Realty (739 Warwick Avenue)
Sordom Development LLC (715 Warwick Avenue)
Location: 369 Atlantic Avenue, 715 Warwick Avenue, and
739 Warwick Avenue
Assessor's Plat/Lot: AP 293, Lot 44, and AP 294, Lots 155, 156, 157, 158, 159
Zoning District: General Business (GB), with use restrictions and exemptions for
less than required parking spaces and less than required wetland
setback.
Land Area: 69,275 square feet
Engineer: Bohler Engineering
Ward: 2

Project Scope

The Applicant is requesting Preliminary Plan Approval of a Major Land Development Project/Subdivision to consolidate six (6) existing lots into two (2) lots. Proposed Lot 1 will contain the construction of a new 9,986+/- sf retail store with associated parking and drainage improvements. The existing building on proposed lot 2 will remain for future General Business (GB) use with restrictions. The existing auto sales use has been abandoned. In addition, certain uses on Lot 2 are restricted as a condition/stipulation of a zone change and exemptions granted by the City Council.

Administrative Subdivision

Plat	Lot(s)	Plat Title
246	100, 102, & 104	Rappa Plat

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.