



POSTED: January 5, 2023

CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

Meeting Agenda City of Warwick Planning Board

Date: Wednesday, January 11, 2023
Time: 6:00 p.m.
Location: Warwick Veterans Middle School Auditorium
2401 West Shore Road **(NOTE LOCATION CHANGE)**
Warwick, RI 02886

Call to Order

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

1. December 2022 Meeting Minutes

2. **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 from the December 14th Meeting of the Planning Board)

1. Master Plan-Major Land Development Williamsburg Drive/Jefferson Boulevard

Location: Williamsburg Drive/Jefferson Boulevard
Assessor's Plat: 268
Assessor's Lots: 305
Applicant(s): Carlos Gutierrez
Existing Zone: General Industrial (GI)
Approx. Land Area: 9.6+/- acres
Ward: 3
Engineer(s): Crossman Engineering, Inc.

The Applicant is seeking a Master Plan Approval of a Major Land Development. The Applicant is proposing to construct a Pet Lodge/Kennel and Veterinary Hospital on the property. The pet lodge includes an office and administration building with both an indoor building and an outdoor recreational area and a separate building for the Veterinary Hospital. A full access driveway is proposed off Williamsburg Drive and an egress driveway (right turn only) is proposed for Jefferson Boulevard.

PLANNING DEPARTMENT • THOMAS KRAVITZ, DIRECTOR
3275 POST ROAD • WARWICK, RI 02886 • 401-738-2009

B. Public Hearing

1. Preliminary Plan-Minor Subdivision-Mossup-Spencer Ave. Plat

Location: 291 Spencer Avenue
Division Street
Assessor's Plat: 219
Assessor's Lots: 2
Applicant: RGE Properties, LLC
Zoning: A-15 Residential
Land Area: 37,429 square Feet 10.67 +/- acres
Ward: 9
Surveyor: Alpha Associates, LTD

The Applicant is seeking Preliminary Approval of a Minor Subdivision. The Applicant is proposing to subdivide (1) one 37,429 square foot lot to create (2) two lots; (1) one 19,941 square foot conforming lot with an existing single-family dwelling and a pre-existing, non-conforming garage, having less than required setbacks; and (1) one new 17,988 square foot lot for the development of a single-family dwelling; in an A-15 Residential Zoning District.

C. Public Informational 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 purpose of the public hearing is to consider, and the Planning Board may vote, on a Major Land Development for a Master Plan Approval. The applicant is requesting 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.

III. 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.