



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

Meeting Agenda City of Warwick Planning Board

Date: January 10, 2024
 Time: 6:00 p.m.
 Location: Warwick City Hall Annex
 Sawtooth Annex Building-Community Room
 65 Centerville Road
 Warwick, RI 02886

Call to Order

I. Meeting Minutes: Discussion and/or Action and/or Vote:

1. December 2023 Meeting Minutes

II. 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 Hearing

1. Preliminary Plan-Priscilla and Chapin Ave

Location: 42 Priscilla Avenue
 Chapin Avenue
 Assessor's Plat: 380
 Assessor's Lots: 262 & 264
 Applicant: Bernard and Bernice Johnston
 Zoning: A-7 Residential
 Land Area: 11,833 Approximately
 Ward: 5
 Surveyor: David D. Gardner & Associates, Inc.

The Applicant is seeking Preliminary Plan approval of a Major Subdivision. The Applicant proposes to reconfigure three record lots, two operationally merged abutting non-conforming lots, to create two stand-alone lots; (1) one new 7,637 square foot lot with less than required frontage and lot width (Priscilla Avenue) with an existing single-family dwelling have less than required front-yard and side-yard setbacks; and (1) one new 4,196 square foot lot, with less than required land area (Chapin Avenue) for the development of a single-family dwelling with less than front-yard and rear-yard setbacks, in an A-7 Zoning District.

B. Public Informational Meeting

1. Master Plan Approval-Major Land Development 211 Commonwealth/College Hill

Location: 211 Commonwealth Avenue/College Hill Road
Assessor's Plat: 260
Assessor's Lots: 38 & 39
Applicant: Alan-Brian Realty Co. and Worldwide Real Estate Inc.
Existing Zoning: A-15 Residential
Proposed Zoning: A-15 Planned District Residential-Limited (PDR-L)
Land Area: 1.87-/+ acres
Ward: 8
Engineer: VHB

The Applicant is seeking Master Plan Approval of a Major Land Development Project/Subdivision and a recommendation to the City Council for a Zone Change to PDR-L Overlay to allow for the development of a ten-unit residential complex on a 1.87 acre parcel, in the A-15 Planned District Residential-Limited Overlay (PDR-L), with the following waivers:

- Less than required minimum side-yard setback
- Less than required separation between buildings
- Parking within 15-feet of a residential building

2. Advisory Recommendation to the City Council: Zone Change

The Applicant is requesting a favorable recommendation to the Warwick City Council for a zone change to PDR-L Overlay to allow for the development of ten-unit residential complex on a 1.87 acre parcel, in the A-15 Planned District Residential-Limited Overlay (PDR-L), with waivers for the following, less than required minimum side-yard setback, less than required separation between buildings, parking within 15-feet of a residential building.

III. Review and discuss draft subdivision and land development regulations

IV. 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.