



CITY OF WARWICK

JOSEPH J. SOLOMON, MAYOR

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, July 8, 2020

Time: 6:00 p.m.

Location: Via Zoom Virtual Meeting **(SEE INSTRUCTIONS AT END OF DOCUMENT)**

<https://zoom.us/j/96485568891>

or

Via Phone

833 548 0282 (Toll Free) or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

or 833 548 0276 (Toll Free)

Webinar ID: 96485568891

Review and Approval of the February 2020 Meeting Minutes.

Review and Approval of the June 2020 Meeting Minutes.

A vote will be taken on the following items.

**Public Meeting
Minor Subdivision
Overbrook Plat**

Reinstatement of Preliminary Approval

Location: 32 Overbrook Avenue
Assessor's Plat: 331
Assessor's Lots: 118
Applicant: Cecilio Gonzalez
Zoned: A-7 (Residential)
Area: 16,840 square feet
Ward: 4
Surveyor: MJF Engineering Associates

The applicant is requesting an extension of the Preliminary Approval for the Overbrook Avenue subdivision to subdivide (1) one 16,840 square foot to create (1) two conforming lots, (1) one lot having an existing dwelling and (1) one new lot for development in a Residential A-7 zoning district, approved by the Planning Board on March 27, 2008 and extended on April 8, 2009, the project approval fell within in the purview of the Tolling of Expirations until its closure in 2018.

Public Meeting
Major Land Development/Subdivision Project
Ortho RI at the Crossings
Request for Time Extension of Master Plan Phase II

Location: 801 Greenwich Avenue
Assessor's Plat: 257
Assessor's Lot: 10
Owners: Offices at the Crossings, LLC.
Applicant: Bellcastle Realty, Inc.
Current Zone: Office (O) with Planned District Residential Overlay
Number of lots: One (1)
Area: 6 Acres
Ward: 8
Engineer: DiPrete Engineering

Pursuant to Article 8.7 of the City's Development Review Regulations and RIGL §45-23-40(g)(1), the Applicant is seeking a one year extension of the vesting of Master Plan, Phase II Approval originally granted on August 10, 2018 by the Planning Board. In addition to the 100,000 sf medical office building approved under Phase I of the project, Phase II includes the future construction of 216 dwelling units, in seven (7), four story buildings. This yields a density of 12 units per acre, which is identical to the density previously approved for the site. The project also includes a 5,500 sf club house and pool as accessory uses to the residential component.

Public Meeting
Major Land Development/Subdivision Project
446, 480, & 482 Post Road/Retail Gas Facility
Request for Time Extension of Master Plan Approval

Location: 446, 480, 482 Post Road
Assessor's Plat: 293
Assessor's Lot: 04, 07 and 08
Owners: Post War, LLC.
Applicant: One Energy, c/o Ayoub Engineering, Inc.
Current Zone: General Business (GB)
Number of lots: Three (3)
Number of proposed lots: One (1)
Area: 31,265 SF
Ward: 2
Engineer: DiPrete Engineering

Pursuant to Article 8.7 of the City’s Development Review Regulations and RIGL §45-23-43(e), applicant is seeking an extension for a Master Plan approval originally granted on March 14, 2018 by the Planning Board. The proposed development consists of merging three (3) lots totaling 31,265sf to create one (1) lot to provide for the reconstruction of a retail gas facility, with a 4,000 sf convenience store and a 96’x 26’ canopy over four (4) dispensers.

Bond Reduction

Payton Plat

Total Bond Amount:	\$15,226.00
<u>Amount to be released:</u>	<u>\$15,226.00</u>
Total remaining:	NONE

Pre-Application Meeting
Major Land Development
175 Post Road

Location:	175 Post Road
Assessor’s Plat:	291
Assessor’s Lot:	45 & 74
Owners:	Lee Beausoleil & Artak Avagyan
Applicant:	Lee Beausoleil & Artak Avagyan
Current Zone:	Light Industrial (LI)
Proposed Zone:	Same
Number of lots:	Two (2)
Number of proposed lots:	Unknown
Area:	15.67 +/- acres
Ward:	1
Engineer:	DiPrete Engineering

Project Scope

The Applicant is proposing the construction of a multi-building storage facility with accessory office building on approximately 15.67 Acres of land. The proposed development has frontage on Post Road and Venturi Avenue. The site abuts the Pawtuxet River to the north and east. A stream crosses the southeastern portion of the property and wetlands have been delineated on the northern portion of the site.

A Pre-Application meeting with the Planning Board was requested by the Applicant to obtain advice as the required steps in the approval process, the pertinent local plans, ordinances, regulations, rules and procedures, and standards which may bear upon the proposed development project in accordance with Section 7.3 of the City’s Development Review Regulations and RIGL §45-23-35.

Public Hearing
Minor Subdivision w/Street Extension
Zircon Street
Preliminary

Applicant/Owner: Salvatore J. Petrilli
Location: 10 Zircon Street
97 Drum Rock Avenue
Assessor's Plat: 244
Assessor's Lots: 8 & 241
Zoned: A-10 Residential
Area: 5 acres
Ward: 9
Surveyor: D'Amico Engineering Technology, Inc.

Project Scope

The Applicant is proposing to subdivide (2) two lots to create (5) five lots; (1) one 3.379 acre lot with an existing single-family dwelling; (1) 14,428 square foot lot with a pre-existing, non-conforming single-family dwelling having less than required front-yard setback; and (3) three new lots for the development of single-family dwellings meeting and exceed the requirements of the A-10 Zoning District.

Public Hearing
Major Land Development Project
Library Lane Condos
Preliminary

Applicant: Sundown Corporation
Location: 628 Sandy Lane
Assessor's Plat: 350
Assessor's Lot: 585
Zoning: A-10 Planned District Residential (PDR)
Area: 1.19 acres
Ward: 6
Surveyor: Alpha Associates, LTD

Project Scope

The Applicant is proposing an (8) eight-unit condominium complex on a 1.19 acre parcel, with less than required frontage, front-yard, and side-yard setbacks, and less than required setbacks between buildings and to parking.

Public Hearing
Major Subdivision
Christopher Rhodes School
Preliminary

Applicant: h.a. Fisher Homes
Owner: City of Warwick-Christopher Rhodes School
Location: Sherwood Avenue
Assessor's Plat: 288
Assessor's Lot: 424
Zoned: A-7 Residential
Area: 9.58 acres
Ward: 2
Surveyor: DiPrete Engineering

Project Scope

The Applicant is proposing to subdivide (1) one lot to create (30) thirty new lots for the development of single-family dwellings along the extension of Sherwood Avenue and a new street, in an A-7 Residential Zoning District. The Applicant is requesting waivers from the *City of Warwick Development Review Regulations, Section D.2.2, Sidewalks*. The Applicant is requesting a waiver from installation of sidewalks, consistent with the existing portion of Sherwood Avenue.

Public Hearing
Major Land Development
Cadora-Multi
Preliminary

Applicant: Zarrella Development
Location: 165 Cadora Avenue
Assessor's Plat: 270
Assessor's Lot: 81
Existing Zoning: A-7 Residential
Proposed Zoning: A-7 Planned District Residential-Limited (PDR-L)
Area: 10,400 square feet
Ward: 8
Surveyor: Peter V. Cipolla, Jr.

Project Scope

The Applicant is proposing (2) two-residential dwelling units, on a lot with less than required land area, lot consisting of 10,400 square feet.

Public Hearing
Major Subdivision
Winnisquam Plat
Master Plan

Location: 21 Silent Drive
Major Potter Road
Winnisquam Road
Warwick Assessor's Plat: 223
Warwick Assessor's Lots: 152 & 174
Applicant: AJC Development
Owner: Vincent & Jillian Gebhart
Peter J. Lewis Trustee
Zoned: A-15-Residential
Total Land Area: 33,907 square feet
Ward: 9
Surveyor: Alpha Associates, LTD

Project Scope

The Applicant proposes to subdivide (2) lots, merged by use, to create (2) two lots; (1) one 19,796 square foot lot, with an existing single-family dwelling, and (1) one new 14,111 square foot lot for the development of a single-family, on a lot with less than required land area, in an A-15 Residential Zoning District.

Actions by the Administrative Officer

For informational purposes only:

Administrative Subdivision

<u>Plat</u>	<u>Lot(s)</u>	<u>Plat Title</u>
285	122. 123. 126. & 128	United Distribution System Plat
364	208 & 209	Marold Long Street Plat
220	28, 29, 31, 33, 200 & Portion Beverly ROW	Lusi-Spencer Plat
236	15 & 137	Costello Plat
382	131 & 137	Delory Sea Breeze RePlat
216	20 & Portion of 12	DeLucia Plat

Final/AO Approval

Plat	Lot(s)	Plat Title
263	5 & 101	Rossi Plat
293 & 294	44, 155-159	Dollar Tree Plat

If you need assistance in connecting to the aforementioned Zoom Meeting please call 401-921-9681 prior to 5:00 pm on the day of the scheduled meeting.

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

Instructions to Access the Meeting

Members of the Public

The public can join this Zoom meeting electronically by computer, smartphone or tablet using the instructions below. If you do not have a smartphone or other electronic device capable of joining the Zoom meeting room, you may also join via telephone only. (Telephone only method is NOT recommended)

Testing Computer & Audio Equipment

Attendees are encouraged to test their internet connection and audio capabilities in advance of the meeting. Please use the following link for detailed information from Zoom on how to test your equipment: <https://support.zoom.us/hc/en-us/articles/115002262083>

Joining the Zoom Meeting via Computer, Tablet or Smartphone

- **Click on this link to join the meeting:** <https://zoom.us/j/96485568891>
- When prompted you will be asked to join via computer audio, or telephone. Use of computer audio is recommended, however you can also use your telephone for audio.
- When you enter the meeting room, your phone will be muted.
- You will be able to view site plans, see members, and listen to discussion in the Zoom meeting

Speaking During the Public Portion of the Meeting

The Chairman of the Board will formally Open the Public Portion of the Meeting. If you would like to speak during the public portion of the meeting, use the **'raise your hand'** feature of the Zoom platform to inform the host. Speakers will be recognized individually, in the order in which they presented. Once recognized you will be asked to unmute yourself and state/spell your name and address, at this time you can share your comments via audio.

Accessing the Meeting by Telephone Only:

- If you do not have access to a device capable of accessing the internet-based Zoom meeting, you may use your telephone to join the meeting.

- **Dial one of the following phone numbers to join the meeting:**

833 548 0282 (Toll Free) or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free) or

833 548 0276 (Toll Free)

Webinar ID: 96485568891

- If prompted to enter a Webinar ID, use your phone to dial the following ID No. **96485568891**
NO PASSWORD NECESSARY

- When you join the meeting, your phone will be muted.

- During the Public portion of the meeting, if you would like to speak, regarding an application, dial *9 to 'raise your hand,' and inform the host. Speakers will be recognized individually, in the order in which they presented. Once recognized you will be asked to unmute yourself by dialing *6 to and will be asked to state/spell your name and address, at this time you can share your comments via audio.

Basic Troubleshooting when Speaking:

If you have been recognized to speak, but cannot be heard in the Zoom meeting use the following steps to troubleshoot your computer audio, or telephone connection.

- Ensure your microphone or telephone is unmuted. For **users joining the meeting in the virtual meeting room you will find your 'mute' control in the lower left hand corner** of the Zoom meeting screen. For **telephone only users, dial *6**

- If you still cannot be heard and have joined by computer audio, you may need to switch to a telephone to improve the audio connection. Click on the 'drop-down' menu located beside the 'mute' control on the screen to change your audio connection to telephone. Use the information that pops-up on the Zoom screen to join the meeting using a telephone. You will need to enter a meeting ID after calling the phone number, and a participant ID.

- If you are still unable to be heard, you may need to disconnect from the Zoom meeting and rejoin.

❖ **In the event of an emergency, please call 401-921-9681 for assistance.**