



POSTED: July 6, 2022

CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

Meeting Agenda City of Warwick Planning Board

Date: Wednesday, July 13, 2022

Time: 6:00 p.m.

Location: Police Department Community Room
99 Veterans Memorial Drive
Warwick, RI.

Call to Order

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

A. June 2022 Meeting Minutes

II. **Applications:** For discussion, consideration and/or action (vote) regarding the following petitions. 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**
Major Subdivision, Division-Valley Brook Plat, Preliminary Plan

Location: 635 Division Street
Valley Brook Drive

Warwick Assessor's Plat: 217

Warwick Assessor's Lots: 8

East Greenwich Assessor's Plat: 83-9

East Greenwich Assessor's Lot: 368

Applicant: Alpha Real Estate Lending, LLC

Warwick Zoning: A-40-Residential

East Greenwich Zoning: Farming F-1

Area: 16.4 acres

Ward: 9

Surveyor: Ocean State Planners, Inc.

The Applicant is seeking a Preliminary Approval of a Major Subdivision. The Applicant proposes to subdivide (1) one 16.4 +/- acre lot to create (2) two lots; (1) one new 6.8 +/- acre lot with an existing single-family dwelling fronting along Division; and (1) one new 8.6 +/- acre lot fronting along Valley Brook Drive; in an A-40 Residential Zoning District.

The Applicant received Master Plan Approval at the May 2021 Planning Board Meeting and Zoning Board of Review, Petition NO. 10717 for less than required frontage.

B. Public Informational Meeting.

Major Land Development/Subdivision with Zone Change/Waivers. Master Plan Application.

The applicant is requesting Master Plan Approval with zone change and waivers to allow for the development of a 5,040sf, mixed use building. Proposed tenants to include a bank with drive-through and a retail tenant space. Six (6) lots proposed to be merged into one (1) lot for development and one (1) lot to remain as permanent buffer. Primary access to be from a new curb cut on Post Road with an upgraded signal at the Post and Airport Road intersection.

Location:	1795 Post Road
Assessor's Plat/Lots:	322
Assessor's Lots:	167, 168, 169, 170, 182, and 183
Applicant:	DNC Holdings LLC/State of Rhode Island (DOT)
Zoning:	Gateway/A7
Land Area:	0.97 acres
Ward:	3
Engineer:	DiPrete Engineering

C. Public Meeting.

Recommendation to Warwick City Council for Zone Change with exemptions

To allow for the development of a 5,040sf mixed use building. Lots proposed to be subdivided with approximately 7,795sf lot to be protected as permanent buffer.

Location:	1795 Post Road
Assessor's Plat/Lots:	322
Assessor's Lots:	167, 168, 169, 170, 182, and 183
Applicant:	DNC Holdings LLC/State of Rhode Island (DOT)
Existing Zoning:	Gateway: Lot 170; Residential (A7) Lots 167, 168, 169, 182, 183
Proposed Zoning:	Gateway and Residential A7
Land Area:	0.97 acres
Ward:	3

**D. Street Abandonment Advisory Recommendation
Portion of Texas Avenue**

Applicant: JMR Properties, LLC.
Location: Abutting:
327 Jefferson Boulevard
36 Vermont Avenue
Assessors Plat: 282; Assessor's Lots: 40, 41, & 44
Ward: 3
Surveyor: Ocean State Planners

Project Scope

The Applicant is requesting an abandonment of a portion of Texas Avenue between 327 Jefferson Boulevard and 36 Vermont Avenue.

E. Comprehensive Plan Implementation regarding zone map changes to Open Space: The comprehensive plan had considered a number of areas that were appropriate to amend their current zoning designation to open space. See list attached hereto naming proposed properties to be affected, as listed by plat number and lot number, along with current and proposed future zone designation. The Board had approved this item back in January but staff identified additional parcels to consider.

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.