



CITY OF WARWICK

POSTED: June 9, 2023

FRANK J. PICOZZI, MAYOR

Meeting Agenda City of Warwick Planning Board

Date: Wednesday, June 14, 2023
Time: 6:00 p.m.
Location: Warwick City Hall Annex
Sawtooth Annex Building-Community Room
65 Centerville Road
Warwick, RI 02886

Call to Order

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

1. May 2023 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

1. Conditional Master Plan- Zoning Recommendation-Priscilla and Chapin Ave

The Applicant is seeking Conditional Master Plan approval with an advisory recommendation to the Zoning Board of Review. 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.

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.

2. **Advisory Recommendation to the Zoning Board**

The Applicant is seeking an advisory recommendation to the Zoning Board of Review (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-61 Hoxsie Ave, Harmony, Anscot, Dean Court**

The purpose of the public informational meeting is to consider a Major Subdivision for Master Plan Approval. The applicant is proposing the development of 22 single-family dwellings, with a new street, at the site of the former Randall Holden Elementary School.

Location: 61 Hoxsie Avenue
Harmony Court
Anscot Court
Dean Court
Assessor's Plat: 320
Assessor's Lots: 243
Applicant: Holden Development, LLC
Zoning: A-7
Land Area: 4.3 acres
Ward: 4
Engineer: Ocean State Planners

C. Actions by the Administrative Officer

1. Administrative Development Plan Review/Approval (507.1a) of Sky City Centre (Plat 278 Lot 142).

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.