



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**City of Warwick
Planning Board Meeting Minutes
June 14, 2023**

Members Present: Benny Bergantino
Steve Catalano
Ashley Cullion
Kevin Flynn
Cynthia Gerlach
Michael Penta
Linda Polselli
Alfred North

Members Absent: Philip Slocum

Also in Attendance: Thomas Kravitz, Director/Administrative Officer
Lidia Cruz-Abreu, Asst. Administrative Officer
Daniel Geagan, Deputy Director
Eric Hindinger, Engineering Project Manager
David Petrarca, Solicitor

Vice-Chair Flynn called the meeting to order at 6:01 p.m.

On the motion of Ms. Gerlach, seconded by Mr. Penta, the Board voted unanimously to approve the May 2023 meeting minutes.

A. Public Informational Meeting

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

The Applicant sought Conditional Master Plan approval and an advisory recommendation to the Zoning Board of Review. The Applicant proposed 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.

Mr. Penta, seconded by Ms. Polselli, made a motion to adopt the Planning Department's Findings and Recommendations and to grant Conditional Master Plan approval. All in favor, none opposed.

2. Advisory Recommendation to the Zoning Board

The Applicant sought 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.

Mr. Penta, seconded by Ms. Polselli, made a motion to provide a favorable recommendation to the Zoning Board of Review for the granting of the dimensional variances. All in favor, none opposed.

B. Public Informational Meeting:

1. Master Plan Approval-61 Hoxsie Ave, Harmony, Anscot, Dean Court

The Applicant sought Master Plan Approval for a Major Subdivision with new street. The applicant proposed the development of 22 single-family dwellings, with a new street, at the site of the former Randall Holden Elementary School.

Ms. Cullion, seconded by Mr. Bergantino, made a motion to adopt the Planning Department's Findings and Recommendations and to grant Master Plan Approval with 5 additional conditions of approval including 1. Calculation of a Recreational Fee, 2. The project shall include rodent elimination plan, 3. Model Home elevations shall be provided for Preliminary Plan application, 4. The applicant shall include dust control to the maximum extent practical during demolition and 5. A traffic analysis shall be provided as part of Preliminary Plan application. All in favor; none opposed.

Mr. Bergantino, seconded by Mr. Catalano and Mr. Cullion, made a motion to adjourn @ 7:20pm. All in favor; none opposed.