



CITY OF WARWICK

JOSEPH J. SOLOMON, MAYOR

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, March 13, 2019
Time: 6:00 p.m.
Location: City of Warwick
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and Approval of the February 2019 Meeting Minutes.

**Public Hearing
Major Subdivision
Vineyard Plat
Combined Master Plan/Preliminary**

Applicant: Giovanni Giarrusso Revocable Trust, Giovanni Giarrusso, Trustee
Location: 298 Sandy Lane
Vineyard Road
Assessor's Plat: 351
Assessor's Lot: 10
Zoned: A-7 Residential
Area: 43,298 square feet
Ward: 5
Engineer: Joe Casali Engineering, Inc.

Project Scope

The Applicant is proposing to subdivide (1) one lot to create (3) three lots; (1) one 17,574 square foot lot with an existing single-family dwelling and a pre-existing, non-conforming detached garage, constructed in 1910, having less than required side-yard setback; (1) one new 10,147 square foot lot for the development of a single-family dwelling, and (1) one new 7,158 square foot lot for the development of a single-family dwelling; the new lots are proposed on a new street extension (Vineyard Road Extension) and the Applicant is requesting waivers from the *City of Warwick Development Review Regulations*, specifically; *Section D. 2.1 k. Dead-End Streets and Cul-de-Sacs*, the Applicant is requesting less than required minimum outside turn radius.

Section D.2.2, Sidewalks, the Applicant is requesting a waiver from installation of sidewalks, consistent with the existing portion of Vineyard Road. Section D. 2.2 C Landscape Strip, the Applicant is requesting a waiver from the Landscape Strip. Section D.2.3 Landscaping, Trees, & Appurtenances, the Applicant is proposing a Fee in Lieu of Landscaping.

Public Hearing
Major Land Development
Warwick Industrial Drive
Preliminary

Owner/Applicant:	OSCR Holdings, Inc.
Location:	Warwick Industrial Drive
Assessor's Plat:	325
Assessor's Lot:	23
Zoning District:	Light Industrial (LI)
Land Area:	4.65 acres
Number lots:	One (1)
Engineer:	Northeast Engineers & Consultants, Inc.
Ward:	3

Background

The Applicant is requesting Preliminary Approval of a Major Land Development Project for the construction of a 23,000 square foot building on a vacant parcel for proposed industrial use.

The proposed development is sited on one (1) Assessor's lot, with an area of approximately 4.65 acres. The site is located on Warwick Industrial Drive and is zoned Light Industrial (LI).

Public Hearing
Major Land Development/Subdivision
701 East Avenue/Solar Park
Preliminary

Applicant:	Smart Energy Holdings, LLC
Property Owner:	Kevin Rossi
Location:	701 East Avenue
Assessor's Plat:	263
Assessor's Lots:	05 and 101
Approved Zone:	PCO-11-18, approved zoning ordinance amendment for Light Industrial (LI), with waivers for <u>Use Code 608. Electric Power Plant</u> (for solar generation of power), and dimensional waivers from <u>Warwick Zoning Ordinance, Dimensional Table, Footnote (3)</u> , for less-than-required setback for an industrial use from an abutting Residential District, and <u>Section 505.1 Minimum landscaped buffer</u> .

(B) for less-than-required landscape buffer along a property line that abuts a residential district; and (C) for fencing/screening not located on the abutting residential district property line.

Land Area: 8.45+/-acres
Number of existing lots: 2
Number of proposed lots: 1
Engineer: Boyer Associates
Ward: 8

Background

The Applicant is requesting Preliminary Approval of a Major Land Development Project/ Subdivision for the development of a 900 kilowatt solar park for the generation of electric power, with a total of approximately 880 photovoltaic modules (solar panels) - 440 solar panels to be constructed in Phase 1, and 440 photovoltaic modules (solar panels) in Phase 2. In addition, there will be associated site improvements and electrical utility connections. The Applicant has received City Council PCO-11-18, approval of a modification to modify the existing zoning on the site to allow for Use Code 608. Electric Power Plant, for solar generation of electric power use only and dimension waivers from the Warwick Zoning Ordinance, Dimensional Table, Footnote (3), for less-than-required setback for an industrial use from an abutting Residential District, and Section 505.1(B) less-than-required minimum landscape buffer along a property line that abuts a residential district, and Section 505.1(C) for fencing/screening not located on the abutting residential property line.

The proposed development is sited on two (2) Assessor's Lots, with a combined area of approximately 8.45+/- acres. The Applicant is proposing to merge the two (2) existing lots, to create one (1) lot for development. The total solar park build-out will occupy approximately 2 acres of the 8.45+/- acres site. The site abuts land owned by the State of Rhode Island to the East (West Bay Bike Path), is bounded by the Pawtuxet River to the North and West, and abuts a Residential zone to the South. The project site is currently undeveloped, with topography that slopes toward the Pawtuxet River. The parcel is within a Light Industrial (LI) zone.

Access to the development will be provided via a paved driveway on East Avenue. The site will be accessed for routine maintenance and in case of emergency.

Public Hearing **Major Land Development** **Metro Center Boulevard** **Combined Master Plan and Preliminary**

Applicant/Owner: OneMetro, LLC
Location: 1 Metro Center Boulevard
Assessor's Plat: 278
Assessor's Lot: 148
Zoning District: General Industrial (GI)

Land Area: 8.5 +/- acres
Engineer: DiPrete Engineering
Ward: 3

Background

The Applicant is requesting combined Master Plan and Preliminary Approval of a Major Land Development Project for the construction of a 3 story, 75,000sf office building with associated parking and landscaping on an unimproved lot.

The site is approximately 8.5 acres and is zoned General Industrial (GI). The surrounding uses are primarily commercial and office uses.

Actions by the Administrative Officer

Final Approval

Plat	Lot	Project Title
257	10	Ortho-RI

Administrative Subdivision

Plat	Lot	Plat Title
302	155 & 161	Replat of Section of Spring Green View
280	1 & 7	Access Road Plat
376	437, 438, & 509-512	Gravino Plat
202	8 & 9	Harter Plat

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 7382006 not less than 48 hours in advance of the hearing date at City Clerk's Office at 738-2006 not less than 48 hours in advance of the hearing date.