



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

Meeting Agenda City of Warwick Planning Board

Date: Wednesday, March 10, 2021

Time: 6:00 p.m.

Location: Via Zoom Virtual Meeting
<https://zoom.us/j/96485568891>
or
Via Phone
(All Toll Free) 833 548 0282 or 877 853 5247 or 888 788 0099 or
833 548 0276
Webinar ID: 96485568891

Call to Order

Discussion and/or Action and/or Vote concerning the February 2021 Meeting Minutes

Discussion and/or Action and/or Vote:

Continuation of February 10, 2021

Public Hearing Major Land Development Project 1160 Post Road/Pond Plaza Preliminary

Applicant: Cenicor, LLC
Owners: PRW Holdings, LLC
Location: 1160 Post Road
Assessor's Plat: 298
Assessor's Lot: 18
Zoning District: General Business (GB) abutting Residential A-7
Area: 4.19 +/- acres
Ward: 3
Engineer: DiPrete Engineering

Project Scope

The Applicant is requesting Preliminary Plan approval of a Major Land Development Project. The project includes the redevelopment of an existing building (a portion of which will remain), construction of a three (3) story addition for self-storage, and reconfiguration of the existing parking area. The proposed building footprint is 46,038 sf. The 33,388 sf rear portion of the facility will be utilized for self-storage. The front 12,650 sf portion of the existing building will be renovated for retail uses.

The development site is currently occupied by Pond Plaza, a building which houses various commercial uses including a pizza restaurant, hair salon, nail salon, daycare, and laundromat. The site shares a parking lot and driveways with a commercial building to the northeast which is currently used as a restaurant. Sand Pond is located to the southwest of the proposed development with residential properties located to the northeast and southeast.

Primary access and egress to the site will be provided by one full movement curb cut and two limited access driveways on West Shore Road. The Applicant is proposing the installation of a traffic signal at the full service access point.

New Business

Public Hearing
Major Subdivision w/Street Extension
Zircon Street
Combined Master Plan-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 Application is a Major Change to a previously approved (July 2020) Minor Subdivision with a street extension. The Applicant is requesting a combined Master Plan-Preliminary Approval of a Major Subdivision with a street extension (Zircon Street Extension). The Applicant is proposing to subdivide (2) two lots to create (6) six lots; (1) one 32,186 square foot lot with an existing single-family dwelling; (1) one 13,873 square foot lot with a pre-existing, non-conforming single-family dwelling having less than required front-yard setback; (1) one 2.59 acre parcel for Open Space Land Dedication to the City of Warwick; and (3) three new lots for the development of single-family dwellings. The Applicant is requesting a deviation from the City of Warwick *Development Review Regulations, Design Standards, specifically, D.2.1, Streets, section D, Extension of Street, Alternate Width, section H, Right of Way Travel Width*, reduction of width, and *D.2.2 Sidewalks*, grass sidewalk, in an A-10 Zoning District

Annual Election of Officers

Discussion and/or Action and/or Vote concerning election of Planning Board Chair, Vice-Chair and Secretary

Actions by the Administrative Officer:

Final Approvals

Plat	Lot(s)	Plat Title
350	585	Library Lane Condominiums

Administrative Subdivision

Plat	Lot(s)	Plat Title
373	170, 172, & 174	Carbone Plat
295	512 & 513	Replat of Mellen Plat
333	97 & 98	Valelli Plat

Adjournment

If you need assistance in connecting to the aforementioned Zoom Meeting please call 401-921-9681 prior to 4:00 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.