



POSTED: March 2, 2023

CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

Meeting Agenda City of Warwick Planning Board

Date: Wednesday, March 8, 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. February 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. CONTINUANCE-Public Informational Meeting

1. Conditional Master Plan-Major Subdivision-Zoning Board of Review Recommendation; 33 Talcott Avenue & 112 Vohlander Street

The Applicant is seeking a Conditional Master Plan Approval for a Major Subdivision and a recommendation to the Zoning Board of Review. The Applicant is requesting to subdivide (1) one parcel consisting of (3) three abutting non-conforming record lots, to create (2) two standalone parcels; (1) one 7,000 square foot lot with a pre-existing, non-conforming single-family dwelling having less than required side-yard and front-yard setbacks; and (1) one 5,000 square foot lot with less than required land area, frontage, and lot width, and a pre-existing, non-conforming, single-family dwelling and garage with less than required front, side, and rear-yard setbacks, in an A-7 Residential Zoning District.

Location: 33 Talcott Avenue
112 Vohlander Street
Assessor's Plat: 333
Assessor's Lots: 82 & 83
Applicant: Barbara Berard
Saba Khouri
Zoning: A-7 Residential
Land Area: 12,000 square feet
Ward: 4
Surveyor: NRC Associates

B. Zoning Board of Review Recommendation

The Applicant is seeking a Zoning Board of Review Recommendation for (1) one 7,000 square foot lot with a pre-existing, non-conforming single-family dwelling having less than required side-yard and front-yard setbacks; and (1) one 5,000 square foot lot with less than required land area, frontage, and lot width, and a pre-existing, non-conforming, single-family dwelling and garage with less than required front, side, and rear-yard setbacks, in an A-7 Residential Zoning District.

C. Public Hearing

1. Combined Preliminary-Final Approval-Major Subdivision

The Applicant is seeking a combined Preliminary-Final Approval of a Major Subdivision. The Applicant proposes to create (2) two lot; (1) one new 12,693 square foot lot with a single-family dwelling; and (1) one new 24,304 square foot lot for the development of a single-family dwelling in an A-40 Residential Zoning District.

Location: 1126 Buttonwoods Avenue
Clarence Court
Isabel Court
Warwick Assessor's Plat: 374
Warwick Assessor's Lots: 11 & 12
Applicant: Stephanie Simmering
David J. Splaine, Jr. & Deborah J. Nelson
Warwick Zoning: A-40-Residential
Area: 36,997 square feet
Ward: 6
Surveyor: Ocean State Planners, Inc.

D. Bond Reduction

1. Landscape Bond Reduction: Library Lane

Library Lane Condos
Skyward Surety Bond No. 0761693
Full Release \$10,000.00

E. City Council Recommendation

1. Mawney Ave-Tax Title Lot Recommendation

Assessor's Plat 332; Assessor's Lot 509-City Tax Title to Grant Court Development, Inc.

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.