



Posted: March 7, 2024

CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

Meeting Agenda City of Warwick Planning Board

Date: March 13, 2024

Time: 6:00 p.m.

Location: Warwick City Hall Annex
Sawtooth Annex Building-Community Room
65 Centerville Road
Warwick, RI 02886

Call to Order

I. Meeting Minutes: Discussion and/or Action and/or Vote

1. February 2024 Meeting Minutes

II. 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 – Continued

1. Master Plan Approval Major Land Development/Subdivision with Zone Change, Street Abandonment and Comprehensive Plan Amendment – SHM Wharf Road

The Applicant is proposing to construct a 15,000 square feet boat workshop on the westerly side of Wharf Road. The applicant is also seeking an advisory recommendation to the Warwick City Council for a zone change (A7/A40 Residential to Waterfront Business “WB”); an advisory recommendation to the City Council for the abandonment of Flora Street (undeveloped paper street); and an advisory recommendation to the City Council to amend the City of Warwick Comprehensive Plan to change the designation on the Future Land Use Map (12.1) for the rezoned lots from residential to commercial. The Applicant also is seeking a merger of lots.

Location: #115, #125, #136, #138 Wharf Road
Assessor's Plat: 359
Assessor's Lots: 389, 391, 392, 393, 394, 395, 396, 549 (to be merged)
292-303, 305, 306, 388, 555, 556 (to be merged), 547
Applicant: Safe Harbor Greenwich Bay, LLC

PLANNING DEPARTMENT • THOMAS KRAVITZ, DIRECTOR
3275 POST ROAD • WARWICK, RI 02886 • 401-738-2009

Lots to be rezoned to WB: 294-303, 305, 306, 394-396, 547, 555
Proposed Number of lots: Three (3)
Area: 10.2+/- acres
Ward: 5
Engineer: Waterman Engineering

2. Advisory Recommendation to the City Council: Zone Change

The Applicant is requesting a favorable recommendation to the Warwick City Council for a zone change. Proposed Lots to be rezoned include Assessor's Plat 359 Assessor's Lots 294-303, 305, 306, 394-396, 547, 555

3. Advisory Recommendation to the City Council: Street Abandonment – Flora Street

The Applicant is requesting a favorable recommendation to the Warwick City Council for the abandonment of Flora Street (unimproved).

4. Advisory Recommendation to the City Council: Comprehensive Plan Amendment

The Applicant is requesting a favorable recommendation to the Warwick City Council to change the subject property on Map 12.1 (Future Land Use Map) from Residential-Low and Residential-Medium to Commercial.

B. Advisory Recommendation to Warwick City Council: Ordinance Amendment (PCO-18-17)

1. Amendment to PCO-18-17 (May 21, 2017); an Ordinance that amended the zoning for the subject parcel from residential A-15 to General Business with restrictions, conditions and stipulations.

Location: 1009 Centerville Road
Assessor's Plat: 241
Assessor's Lots: 10
Applicant: 1009 Centerville, LLC
Zoning: General Business (GB)
Land Area: .65 acres
Ward: 8
Surveyor: Bohler

The Applicant is before the Board seeking a favorable recommendation to the City Council to amend PCO-18-17 to: strike Condition 4 prohibiting a drive-through (condition 4): to authorize off-site parking on the adjacent lot; to amend side yard setback relief consistent with the revised site plan included with the proposal.

C. Public Hearing

1. Preliminary Plan Approval-Major Subdivision Randall Holden

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

The applicant is seeking Preliminary Plan Approval for the development of 22 single-family dwellings, with a new street, at the site of the former Randall Holden Elementary School.

D. City Council Recommendation

1. Street Abandonment (Portion) Cypress Street

Location: Cypress Street (Portion)
Assessor's Plat: 284
Assessor's Lots: 17 & 18
Applicant: 115 Maple Street, LLC
Zoning: General Industrial (GI)
Land Area: 2,174 square feet
Ward: 2
Surveyor: Ocean State Planners, Inc.

The Applicant is before the Board seeking a favorable recommendation to the City Council for the abandonment of a portion of an unimproved street, known as Cypress Street.

E. City Council Recommendation

1. Request for defeasible easement along Dover Road (portion)

Location: Dover Road (portion)
Assessor's Plat: 283,
Assessor's Lots: 159 & 168
Applicant: 115 Maple Street, LLC
Zoning: General Industrial (GI)
Ward: 2
Surveyor: Ocean State Planners, Inc.

The Applicant had a survey of his property completed and became aware that a small portion of his commercial/industrial structure was located within the City's Right-of-Way.

III. Land Development Regulation-Review and discuss draft subdivision and land development regulations

IV. Comprehensive Plan Update Discussion – discuss update process and needs for the City of Warwick Comprehensive Plan Update. Discussion to be led by consultant (Weston and Sampson).

V. 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.