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Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
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POSTED: May 7, 2018

Meeting Agenda
City of Warwick
Planning Board

Date: Wednesday, May 9, 2018

Time: 6:00 p.m.

Location: City Hall Council Chambers
City of Warwick
3275 Post Road
Warwick, RI 02886

Review and Approval of the March 2018 Meeting Minutes.

Review and Approval of the April 2018 Meeting Minutes.

Public Meeting
Minor Subdivision
2853 West Shore Road
Preliminary

Applicant: David Freitas
Location: 2853 West Shore Road
Assessor's Plat: 348
Assessor's Lots: 744
Zoning District: A-7 Residential
Land Area: 19,055 square feet
Number of existing lots: 1
Number of proposed lots: 2
Engineer: Ocean State Planners, Inc.
Ward: 7

Project Scope

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant is proposing to subdivide (1) one 19,055 square foot lot to create (2) two lots; (1) one 12,050 square foot lot with an existing, legal-established, two-family dwelling, constructed in 1900, 2853 West Shore Road (to remain) with a pre-existing non-conforming garage, having less than required front-yard setback; and (1) one new 7,005 square foot lot for the development of a single family dwelling, in an A-7 Residential District.

Public Meeting
Major Land Development
1555 Warwick Avenue/Car Wash
Final Approval

Owner:	Russell M. Yates, Jr.
Applicants:	Personal Touch Carwash, and Russell M. Yates, Jr.
Location:	1555 Warwick Avenue
Assessor's Plat:	312
Assessor's Lots:	309, 310, 315, 390, and 391
Zoning District:	General Business (GB), abuts a Residential A-7 zone
Zoning Board Approved:	Petition #10449
Land Area:	174,651sf
Number of existing lots:	5
Number of proposed lots:	2
Engineer:	Crossman Engineering
Ward:	2

Background

The Applicant is requesting Final Approval of a Major Land Development Project/Subdivision for the merger of five (5) existing lots, to create two (2) lots, one (1) for the development of a 5,770 square foot carwash, having received a Special Use Permit for Use Code 420. Carwash in a General Business (GB) zone, and dimensional relief for Section 300, Table 2B, for less-than-required buffer to an abutting residential zone, and the existing condition of less-than-required frontage; Section 504 for the existing condition of less-than-required wetlands setback; Section 304.6 for less- than-required public street access due to frontage dimension; Table 1, Special Use Regulations, for less-than-required frontage for the proposed carwash use; and Section 800 for signage to be located on an abutting lot, and one (1) lot for future development.

Public Informational Meeting
Major Subdivision
1049 & 1069 Greenwich Avenue
Master Plan

Applicant:	h.a. Fisher Homes, LLC & Three Branch, LLC
Location:	1049 & 1069 Greenwich Avenue
Assessor's Plat:	257
Assessor's Lots:	4, 14, and 192
Zoning District:	A-7 Residential
Land Area:	2.5 acres
Number of existing lots:	3
Number of proposed lots:	9
Engineer:	DiPrete Engineering
Ward:	8

Project Scope

The Applicants are requesting Master Plan Approval of a Major Subdivision. The Applicants propose to subdivide and reconfigure (3) three lots totaling 2.5 acres, to create (9) nine lots; (1) one 8,567 square foot lot with an existing single-family dwelling, 1049 Greenwich Avenue (to remain), having less than required front-yard setback, and (8) eight new lots for the development of single-family dwellings on a new street, with a 4' sidewalk on one side only. The subject site is zoned Residential A-7 and the new lot will meet and exceed the dimensional requirements of the A-7 zoning District.

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 738-2006 not less than 48 hours in advance of the hearing date.