



POSTED: May 5, 2022

CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

Meeting Agenda City of Warwick Planning Board

Date: Wednesday, May 11, 2022
Time: 6:00 p.m.
Location: Police Department Community Room, 99 Veterans Memorial Drive,
Warwick, RI.

Call to Order

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

A. April 2022 Meeting Minutes

II. **Applications:** For discussion, consideration and/or action (vote) regarding the following petitions. 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 Meeting, Minor Subdivision, Preliminary Approval; 50 Saddlebrook Drive @ Greenbush Road.** The Applicant is proposing to subdivide of a 5.86 acre parcel for the creation of (4) four lots; (1) one lot with an existing single-family dwelling and (3) three new single-family house lots for development in an A-40-Zoning District.

Location: 50 Saddlebrook Drive
Greenbush Road
Assessor's Plat: 216
Assessor's Lots: 20
Applicant: Bruce E. DeLucia and Carol A. DeLucia
Zoning: A-40 Residential
Land Area: 5.86 acres
Ward: 9
Surveyor/Engineer: Waterman Engineering Co.

- B. Public Informational Meeting, Major Land Development with Zone Change, Master Plan Application.** Applicant is requesting Conditional Master Plan Approval to construct a 4,739 square foot car wash with vacuum spaces, proposed development to include a request for shared egress from adjacent lot 8.

Location: 1119 Division Street
Assessor's Plat/Lots: AP 215 - Lot 7
Applicant: 1119 Division Street, LLC
Zoning: General Business (GB)
Land Area: 0.81 acres
Ward: 9
Engineer: Bohler Engineering

- C. Public Meeting, Recommendation to Warwick City Council for Zone Change with Special Use Permit and exemptions;** to allow for the development of a car wash with dimensional exemptions and shared egress from adjacent lot 8.

Location: 1119 Division
Assessor's Plat/ Lots: AP 215– Lot: 7
Applicant: 1119 Division Street, LLC
Zoning: General Business (GB)
Proposed Zoning: General Business with exemptions
Land Area: 0.81 acres
Ward: 9
Engineer: Bohler Engineering

- D. Public Informational Meeting, Major Land Development/Subdivision with Zone Change, Master Plan Application.** The applicant is requesting Conditional Master Plan Approval to allow for the development of a single-bay car wash with vacuum spaces to be merged with the abutting Cumberland Farms gas station and convenience store. No access is proposed to Fessenden Street.

Location: 66 Fessenden Street/87 West Natick Road
Assessor's Plat: 273
Assessor's Lots: 378 & 409
Applicant: EG America
Zoning: General Business (GB)/Residential A7
Proposed Zoning: General Business with exemptions
Land Area: 1.82 acres
Ward: 8
Engineer: Civil Design Group, LLC

- E. **Public Meeting, Recommendation to Warwick City Council for Zone Change with Special Use Permit and exemptions;** to allow for the development of a single-bay car wash with vacuum spaces to be merged with the abutting Cumberland Farms gas station and convenience store. No access is proposed to Fessenden Street.

Location: 66 Fessenden Street/87 West Natick Road
Assessor's Plat: 273
Assessor's Lots: 378 & 409
Applicant: EG America
Zoning: GB/A7
Proposed Zoning: GB with exemptions
Land Area: 1.82 acres
Ward: 8
Engineer: Civil Design Group, LLC

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.