



POSTED: May 3, 2023

## CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

### Meeting Agenda City of Warwick Planning Board

Date: Wednesday, May 10, 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. April 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. Public Informational Meeting (Continued from April 12, 2023)**

1. **Conditional Master Plan; Knight Street Solar**

The Applicant is seeking Conditional Master Plan approval with an advisory recommendation to the Zoning Board of Review for a Special Use Permit to allow for a solar development on a contaminated site. The Applicant is proposing to construct a 998.5 kilowatt Direct Current solar development on approximately 3.9 acres of the 16.3 acre the property. One driveway is proposed to extend from the existing curb cut on Knight Street to an access driveway onto the western portion of the site. Landscaping is proposed to buffer the view of the solar array from neighboring properties.

Location:	Knight Street
Assessor's Plat:	275
Assessor's Lots:	38 & 52
Applicant:	VCP, LLC
Zoning:	Light Industrial/Historic (LI-H)
Land Area:	16.3 acres
Engineer:	WSP
Ward:	8

---

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

**2. Advisory Recommendation to the Zoning Board**

The Applicant is seeking an advisory recommendation to the Zoning Board of Review for a Special Use Permit to allow a solar development on approximately 3.9 acres of the 16.3 acre the property. Landscaping is proposed to buffer the view of the solar array from neighboring properties.

**B. Public Meeting**

**1. Preliminary Approval-Capuano-Riverside Avenue Plat**

The Applicant is seeking a Preliminary Approval of a Minor Subdivision. The Applicant is proposing to subdivide (3) three record lots; (2) two assessor's lots totaling 15,000 square feet to create (1) one new 8,000 square foot lot with an existing single-family dwelling, and (1) one new 7,000 square foot lot for the development of a single-family dwelling; both lots meeting and exceeding the requirements of the A-7 Residential Zoning District.

Location:	397 Tidewater Drive Riverside Avenue
Assessor's Plat:	355
Assessor's Lots:	129 & 130
Applicant:	Michael Capuano
Zoning:	A-7 Residential
Land Area:	15,000 Square Feet
Surveyor:	Alpha Associates, LTD
Ward:	5

**C. Conditional Master Plan; Commonwealth House Assisted Living –**

**1. Proposed Extended Care Facility**

The Applicant is seeking Conditional Master Plan approval with an advisory recommendation to the Zoning Board of Review for a Special Use Permit to allow Use Code 705 (Extended care, convalescent, rest, or nursing home), and for certain dimensional relief. The Applicant is proposing to replace the existing single-family home located at 643 Commonwealth Avenue with an 8,000 square foot 14-bed extended care facility, which would be an expansion of the existing 10-bed extended care facility located on the adjacent parcel, being 655 Commonwealth Avenue, also currently operated by the applicants.

Location:	643 & 655 Commonwealth Avenue
Assessor's Plat:	247
Assessor's Lots:	45, 50 & 105
Applicant:	Willoughby, Graham and Amanda & Commonwealth, LLC
Zoning:	Residential A-40
Land Area:	1.93 acres
Ward:	8

## 2. Advisory Recommendation to the Zoning Board

The Applicant is seeking an advisory recommendation to the Zoning Board of Review for a Special Use Permit to allow Use Code 705 (Extended care, convalescent, rest, or nursing home), and for dimensional relief from Section 301 Table 2A: exception from rear-yard setback for the A-40 residential district, and from Table 2B footnote #2 requiring a 40' buffer from residential zones for commercial uses and buildings.

### D. Public Hearing

#### 1. Combined Preliminary and Final Approval; Major Land Development with Zone Change; 1119 Division Street

The Applicant is seeking develop the parcel with a 4,550sf drive-through carwash. Development of the site will include parking improvements, landscaping, stormwater treatment and utilities. The project includes a parking area with vacuum equipment for customer use. The site improvements include one new access curb cut at Division Street to the south, as well as two cross-access curb cuts to the abutting parcel (lot 8) located at 1149 Division Street.

Location:	1119 Division Street
Assessor's Plat:	215
Assessor's Lots:	7 (primary), 8 (egress)
Applicant:	1119 Division Site, LLC
Zoning:	General Business (GB) with exceptions
Land Area:	38,226 sf
Engineer:	Bohler
Ward:	9

### E. Public Hearing

#### 1. Preliminary Plan Approval; Major Land Development with dimensional variances; 0 Jefferson Park Road

The Applicant is proposing to construct a 120,000 square-foot, self-storage facility, exterior parking improvements, associated utilities and landscape improvements. Proposed development to have ingress/egress from Jefferson Park Road. Dimensional Variances have been granted by the Zoning Board of Review

Location:	0 Jefferson Park Road
Assessor's Plat:	285
Assessor's Lots:	299
Applicant:	Trunk Space, LLC
Zoning:	General Industrial (GI)
Land Area:	1.28ac
Engineer:	BL Companies
Ward:	2

### **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.