



Posted: May 2, 2024

CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

Meeting Agenda City of Warwick Planning Board

Date: May 8, 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. April 10, 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. City Council Recommendation

1. Street Abandonments (Portion) Strawberry Field Road, Fieldview Drive, Murray Street, Bunker Street

Location: Strawberry Field Road, Fieldview Drive, Murray Street,
Bunker Street (Portion)
Assessor's Plat: 344
Assessor's Lots: Various
Applicant: RI Airport Corporation
Zoning: A-7 (Residential)
Ward: 3
Surveyor: SGC Engineering, LLC

The Applicant is before the Board seeking a favorable recommendation to the City Council for the abandonment of the above-referenced streets to allow for the development of the proposed South Cargo Facility.

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

B. Public Hearing;

1. Preliminary Plan Approval: Commonwealth House Assisted Living – Proposed Extended Care Facility

The Applicant is seeking Preliminary Plan approval to replace the existing single-family home located at 643 Commonwealth Avenue with an 8,600 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

C. Public Hearing

1. Preliminary Plan Approval: Major Land Development/Subdivision

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

D. Public Hearing

1. Preliminary Plan Approval: Phased Major Land Development: 1689 Post Road

The Applicant is proposing to construct a 24,510 square-foot building for additional mini-storage/mini-warehouse space on the northeast corner of the property. Primary ingress/egress to be through the improved signalized entrance from Post Road.

Location: 1689 Post Road
Assessor's Plat: 322
Assessor's Lots: 209
Applicant: U-Haul Company of Rhode Island
Zoning: General Business (GB)
Land Area: 19.51 acres
Engineer: DiPrete Engineering
Ward: 3

E. Public Hearing

1. Preliminary Plan Approval: Phased Major Land Development

The Applicant is proposing to construct two (2) new commercial buildings in addition to the existing Firestone building. One building will contain two (2) tenants, a fast-food use with a drive-thru and a retail use. The second building will contain a fast-food use with a drive-thru. Access to the site will use the improved signalized entrance from Post Road for the main development. The Applicant has received dimensional relief from the Zoning Board of Review for less than required parking.

Location: 1689 Post
Assessor's Plat: 322
Assessor's Lots: 353
Applicant: Crossroads Capital Fund IV, LLC
Zoning: General Business (GB)
Land Area: 2.44 acres
Engineer: DiPrete Engineering
Ward: 3

F. Public Hearing

1. Preliminary Plan Approval: Major Land Development with subdivision (merger) and zone change. 1795 Post Road

The Applicant is proposing to construct a single, 5,040sf (+/-), mixed-use building with tenant spaces for a bank with drive-through and additional tenant space for retail/office tenant. Primary access is proposed from an upgraded signal at the Post Road and Airport Road intersection with an additional access point on Guilford Avenue.

Location: 1795 Post
Assessor's Plat: 322
Assessor's Lots: 167-169, 182, 183
Applicant: Premier Land Development
Zoning: Gateway/A7
Land Area: 0.97 acres
Engineer: DiPrete Engineering
Ward: 3

III. Public Hearing: 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.