



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**City of Warwick
Planning Board Meeting
Minutes
May 11, 2022**

Members Present: Benny Bergantino
Steve Catalano
Ashley Cullion
Kevin Flynn
Linda Polselli

Members Absent: Cynthia Gerlach
Michael Penta
Philip Slocum

Also in Attendance: Thomas Kravitz, Planning Director/AO
Lidia Cruz-Abreu, Assistant AO
Dan Geagan Principal Planner
David Petrarca, Solicitor

Vice-Chair Flynn called the meeting to order at 6:01 p.m.

A vote on the April 13, 2022 meeting minutes was held until the June 8, 2022 Meeting.

A. Public Meeting, Minor Subdivision, Preliminary Approval; 50 Saddlebrook Drive.

The Applicant proposed 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.

Ms. Cullion, seconded by Ms. Polselli, made a motion grant the Preliminary Approval with Final Approval through the Administrative Officer. All in favor; none opposed.

**B. Public Informational Meeting -Major Land Development Project with Zone Change;
Master Plan Application-1119 Division Road-1119 Division Street, LLC**

Ms. Cullion made a motion to open the Public Informational Meeting, seconded by Ms. Polselli, all in favor, none opposed.

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.

Mr. Catalano made a motion to grant the Master Plan Approval, adopting the findings and recommendations made by the Planning Department, the motion was seconded by Ms. Cullion.

All in favor, none opposed.

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

Ms. Cullion made a motion for a favorable recommendation to the Warwick City Council to grant a Zone Change with Special Use Permit and waivers to allow for the development of a car wash as presented, seconded by Ms. Polselli. All in favor, none opposed.

D./E. Public Informational Meeting–Major Land Development/Subdivision with Zone Change–Master Plan Application; and Recommendation to Warwick City Council for Zone Change with Special Use Permit and exemptions.

Ms. Cullion made a motion to open the public meeting, seconded by Mr. Bergantino, all in favor, none opposed.

Attorney K. Joseph Shekarchi, representing the applicant requested that the petition be continued to the June 8, 2002 meeting of the Planning Board. Director Kravitz asked Attorney Shekarchi if he would agree to a staying of the time period for Master Plan Review (R.I. Gen. Laws § 45-23-36). Attorney Shekarchi agreed.

Mr. Catalano made a motion to continue both the Master Plan application and recommendation to the Warwick City Council to the June 8, 2022 Planning Board Meeting at 6pm in the Warwick Police Community Room, and, with the stated agreement of the applicant, to stay the required Master Plan review period by 30-days, the motion was seconded by Mr. Bergantino. All in favor, none opposed.

Adjournment

The Meeting adjourned at 6:52 pm.