



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**City of Warwick
Planning Board Meeting Minutes
May 10, 2023**

Members Present: Benny Bergantino
Steve Catalano
Ashley Cullion
Kevin Flynn
Cynthia Gerlach
Michael Penta
Linda Polselli
Alfred North

Members Absent: Philip Slocum

Also in Attendance: Thomas Kravitz, Director/Administrative Officer
Lidia Cruz-Abreu, Asst. Administrative Officer
Daniel Geagan, Deputy Director
Sean Henry, Principal Planner
Eric Hindinger, Engineering Project Manager
David Petrarca, Solicitor

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

On the motion of Ms. Gerlach, seconded by Ms. Polselli, the Board voted to approve the April 2023 meeting minutes, with Ms. Cullion and Mr. North abstaining.

A. Public Informational Meeting

1. Conditional Master Plan; Knight Street Solar

The Applicant sought 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 proposed 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. The applicant also requested a regulation waiver to provide decommissioning surety at the time of building permit application as opposed to Final Plan.

Ms. Gerlach, seconded by Ms. Cullion, made a motion to adopt the Planning Department's Findings and Recommendations and to grant Conditional Master Plan approval with the waiver to allow decommissioning surety to be provided at time of building permit application. All in favor, none opposed.

2. Advisory Recommendation to the Zoning Board

The Applicant sought 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.

Mr. Catalano, seconded by Mr. Bergantino, made a motion to provide a favorable recommendation to the Zoning Board of Review for the granting of the Special Use Permit. All in favor, none opposed.

B. Public Meeting

1. Preliminary Approval-Capuano-Riverside Avenue Plat

The Applicant sought Preliminary Approval of a Minor Subdivision. The Applicant proposed 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.

Ms. Cullion, seconded by Mr. Penta, made a motion to adopt the Planning Department's Findings and Recommendations and to grant a Preliminary Approval, with Administrative Final. All in favor; none opposed.

C. Public Informational Meeting: Conditional Master Plan; Commonwealth House Assisted Living

1. Proposed Extended Care Facility

The Applicant sought 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 proposed 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.

Mr. Catalano, seconded by Mr. Penta, made a motion to adopt the Planning Department's Findings and Recommendations and to grant Master Plan Approval. All in favor; none opposed.

2. Advisory Recommendation to the Zoning Board

The Applicant sought 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.

Mr. Catalano, seconded by Mr. Bergantino, made a motion to provide a favorable recommendation to the Zoning Board of Review for the granting of the Special Use Permit and the requested dimensional relief. All in favor, none opposed.

D. Public Hearing

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

The Applicant sought approval to develop the parcel with a 4,550sf drive-through carwash. Development of the site to 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.

Mr. Catalano, seconded by Mr. Penta, made a motion to adopt the Planning Department's Findings and Recommendations and to grant combined Preliminary and Final Plan approval. All in favor, none opposed.

E. Public Hearing

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

The Applicant proposed 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 previously granted by the Zoning Board of Review.

Mr. Catalano, seconded by Ms. Cullion and Mr. Bergantino, made a motion to adopt the Planning Department's Findings and Recommendations and to grant combined Preliminary Plan approval. All in favor, none opposed.

Mr. Bergantino, seconded by Mr. Catalano and Mr. Cullion, made a motion to adjourn @ 8:04 pm. All in favor; none opposed.