



POSTED: November 2, 2023

CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

Meeting Agenda City of Warwick Planning Board

Date: November 8, 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

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

1. October 2023 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. Public Hearing

1. Major Land Development/Subdivision-Phase 1 Preliminary Plan Approval
Centerville Road Carwash

The Applicant proposes to reconfigure (5) five lots to create (2) two lots, (1) one 2.712 +/- acre parcel and (1) one 2.748 +/- acre lot to allow for the development of a multi-tenant commercial development; which will include a drive-thru coffee shop (no inside seating), a car wash and two additional retail uses. Preliminary Phase 1 approval is for the car-wash, drive-thru coffee shop, and private access road off of Centerville Road only.

Location:	171, 181, 203 & 221 Centerville Road Calef Street
Assessor's Plat:	246
Assessor's Lots:	246, 247, 250, 251, & 257
Applicant(s):	203 Centerville Road, LLC Centerville Associates
Zoning:	General Business
Approx. Land Area:	5.46 +/- acres
Ward:	8
Engineer(s):	Garofalo & Associates, Inc. Crossman Engineering

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

B. Public Hearing

1. Major Land Development Phase 2 Preliminary Plan Approval - 401 Storage

The Applicant is proposing to combine remaining phases to construct a 9,500sf commercial building with six (6) tenant spaces; construct two (2) 24,000sf contractor unit buildings (23 units in each), and construct one (1) 6,900sf mini-self-storage building. The Applicant has received a Special Use Permit (SUP) from the Zoning Board of Review and dimensional variances for less than required parking and landscaping. Phase I of the project consisted of six (6) self-storage buildings with a total of 152,900 sq. ft. of building area and a 1,600 sq. ft. office building.

Location: 2826 Post Road
Assessor’s Plat: 267
Assessor’s Lots: 217
Applicant: Malibu Investments
Zoning District: General Business (GB)
Area: 10.8+/- acres (4.48 acres current proposal)
Ward: 7
Engineer: Casali Engineering

C. Public Informational Meeting

1. Master Plan Approval Major Land Development/Subdivision with Zone Change, Street Abandonment and Comprehensive Plan Amendment – SHM Wharf Road

The Applicant is proposing to construct a 15,000 square foot boat workshop on the westerly side of Wharf Road. The applicant is also seeking an advisory recommendation to the Warwick City Council for a zone change (A7/A40 Residential to Waterfront Business “WB”); an advisory recommendation to the City Council for the abandonment of Flora Street (undeveloped paper street); and an advisory recommendation to the City Council to amend the City of Warwick Comprehensive Plan to change the designation on the Future Land Use Map (12.1) for the rezoned lots from residential to commercial. The Applicant also is seeking a merger of lots.

Location: #115, #125, #136, #138 Wharf Road
Assessor’s Plat: 359
Assessor’s Lots: 389, 391, 392, 393, 394, 395, 396, 549 (to be merged)
292-303, 305, 306, 388, 555, 556 (to be merged), 547
Applicant: Safe Harbor Greenwich Bay, LLC
Lots to be rezoned to WB: 294-303, 305, 306, 394-396, 547, 555
Proposed Number of lots: Three (3)
Area: 10.2+/- acres
Ward: 5
Engineer: Waterman Engineering

2. Advisory Recommendation to the City Council: Zone Change

The Applicant is requesting a favorable recommendation to the Warwick City Council for a zone change. Proposed Lots to be rezoned include Assessor’s Plat 359 Assessor’s Lots 294-303, 305, 306, 394-396, 547, 555

3. Advisory Recommendation to the City Council: Street Abandonment – Flora Street

The Applicant is requesting a favorable recommendation to the Warwick City Council for the abandonment of Flora Street (unimproved).

4. Advisory Recommendation to the City Council: Comprehensive Plan Amendment

The Applicant is requesting a favorable recommendation to the Warwick City Council to change the designation of the subject property on Map 12.1 (Future Land Use Map) from Residential-Low and Residential-Medium to Commercial.

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.