



## CITY OF WARWICK

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**FRANK J. PICOZZI, MAYOR**

**City of Warwick  
Planning Board Meeting  
Minutes  
November 9, 2022**

**Members Present:** Benny Bergantino  
Steve Catalano  
Ashley Cullion  
Kevin Flynn  
Cynthia Gerlach  
Linda Polselli  
Philip Slocum

**Members Absent:** Michael Penta

**Also in Attendance:** Thomas Kravitz, Director/Administrative Officer  
Lidia Cruz-Abreu, Assist. Administrative Officer  
Daniel Geagan, Deputy Director  
Dean Pimental, Senior Planner  
Eric Hindinger, Engineering Project Manager  
David Petrarca, Solicitor

Chair Slocum called the meeting to order at 6:01 p.m.

On the motion of Ms. Cullion, seconded Ms. Polselli, the Board voted unanimously to approve the October 2022 Meeting minutes.

**A. Public Hearing**

1. Preliminary Approval-Major Land Development Project  
2907 Post Road

The Applicant sought Preliminary Approval for the demolition of an existing commercial Office building to allow for the development of an (8) unit multi-family residential development; with less than required land area, frontage, lot width, side-yard setbacks, and parking within 15' of a residential structure, in an Office (O) and A-7 Planned District Residential (PDR) Zoning District.

Mr. Flynn, seconded by Mr. Bergantino, made a motion to adopt the Planning Department's Findings and Recommendations and to grant Preliminary Approval. All in favor, none opposed.

*Note: For the following two Agenda Item, B1 and B2, regarding 1689 Post Road, Ms. Gerlach recused.*

**B. Public Informational Meeting**

**1. Conditional Master Plan-Major Land Development with Subdivision  
1689 Post Road**

The Applicant sought Conditional Master Plan Approval of a Major Land Development/Subdivision, proposing to construct a 23,800+/-sf building for additional mini-storage and mini-warehouse space. Primary ingress/egress to be through the controlled light, which will be upgraded and improved as part of the project. One (1) new lot for future development is proposed to be created on the southeasterly side of the subject property with shared access to be through the private drive/controlled light.

Mr. Flynn, seconded by Ms. Polselli, made a motion to adopt the Planning Department's Findings and Recommendations and to grant Conditional Master Plan approval. All in favor, none opposed.

**2. Zoning Board of Review Recommendation  
1689 Post Road**

The Applicant requested a Recommendation to the Zoning Board of Review for a Special Use Permit to allow the construction of a 23,800sf building for mini-storage/mini-warehouse space.

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

**C. Zoning Ordinance Amendments: Recommendations to the City Council**

**1. An Ordinance Amending the Zoning Ordinances of the City of Warwick (601.7) to Permit Not More than Four Yard Sales at a Residence in Each Calendar Year.**

Mr. Flynn, seconded by Ms. Polselli, made a motion to forward a favorable recommendation to the City Council for the Zoning Ordinances of the City of Warwick (601.7) to Permit Not More than Four Yard Sales at a Residence in Each Calendar Year. All in favor, none opposed.

**2. An Ordinance Amending the Zoning Ordinances of the City of Warwick to Permit Retail Sale of Marijuana and Marijuana Related Products.**

Mr. Flynn, seconded by Ms. Polselli, made a motion to forward a favorable recommendation to the City Council for the Ordinance Amending the Zoning Ordinances of the City of Warwick to Permit Retail Sale of Marijuana and Marijuana Related Products. All in favor; none opposed.

Ms. Gerlach, seconded by Ms. Polselli, made a motion to adjourn @ 7:40 pm. All in favor; none opposed.