



CITY OF WARWICK

JOSEPH J. SOLOMON, MAYOR

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, October 10, 2018

Time: 6:00 p.m.

Location: City of Warwick
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and Approval of the August 2018 Meeting Minutes.

Review and Approval of the September 2018 Meeting Minutes.

**Public Hearing
Major Land Development
Stonebridge Crossing
Final**

Location: Major Potter Road
Assessor's Plat: 228
Assessor's Lots: 97 & 98
Applicant: M&M Land Company, LLC c/o Kevin Murphy
Zoned: A-40 (Planned District Residential-PDR)
Area: 20.65 Acres
Ward: 9
Engineer: DiPrete Engineering

Project Scope

The Applicant is requesting Final Approval of a Major Land Development Project. The Applicant is proposing to merge (2) two lots totaling 20.65 acres to create (1) one lot for the development of (48) forty-eight dwelling units with waivers for parking within 15' of a residence, no direct access to a major street or highway, and less than required separation between buildings to allow for the development of single level living dwelling units with attached two car garages, in an A-40 Planned District Residential (PDR) Zone.

Public Informational Meeting

**PLANNING DEPARTMENT • WILLIAM DEPASQUALE, JR. AICP, DIRECTOR
3275 POST ROAD • WARWICK, RI 02886 • 401-738-2009**

Major Land Development/Subdivision
Dollar Tree
Master Plan & Zone Change w/ Waivers

Applicant/Owner: Clark, Geer Latham & Associates
Expo Realty (739 Warwick Avenue)
Sordom Development LLC (715 Warwick Avenue)

Location: 369 Atlantic Avenue, 715 Warwick Avenue, and
739 Warwick Avenue

Assessor's Plat: 293, Lot 44, and:
Assessor's Plat: 294, Lots 155, 156, 157, 158, and 159

Zoning District: General Business (GB), Office (O) and Residential A-7

Proposed Zone: General Business, with waivers for less than required parking spaces
and less than required wetland setback.

Land Area: 69,275 square feet

Number of existing lots: 6

Number of proposed lots: 2

Engineer: Bohler Engineering

Ward: 2

Project Scope

The Applicant is requesting Master Plan Approval of a Major Land Development Project/Subdivision and a recommendation to the City Council for a zone change from a combination of General Business, Office and Residential A-7, to all General Business (GB), with waivers. The proposal is to consolidate six (6) existing lots to create two (2) lots, one (1) lot to provide for the development of a 9,985 sf retail building, and one (1) lot for a future General Business use.

The four existing buildings on the site will be razed, including the auto sales use, which will be abandoned.

Public Meeting
Major Land Development
Cumberland Farms
Final

Applicant: TMC CF New England LLC

Property Owners: APM Associates

Location: 135 Lambert Lind Highway, Soule Street

Assessor's Plat: 273

Assessor's Lots: 379, 382, 383, 409, and 410

Zoning: City Council approved PCO-26-16, 12/20/16, changing the zoning
classification from Residential A-7 to General Business, with
restrictions, conditions and stipulations.

Land Area: 1.29 +/- acres
 Number of existing lots: 5
 Number of proposed lots: 1
 Engineer: Civil Design Group, LLC
 Ward: 8

Project Scope

The Applicant is requesting Final Approval of a Major Land Development Project/ Subdivision for the construction of a one story, 4,794 square foot convenience store, and a 22' x 93' canopy with three (3) fueling pumps (six total fueling positions). The Applicant has received City Council approval for a zone change on a portion of the development parcel, PCO-26-16, changing the zoning classification from Residential A-7 to General Business, with waivers for a Special Use Permit for *Use Code 421. Gas station (no repairs), with a convenience store*, and dimensional relief for less than required setback from an abutting residential zone. The Applicant has also received approval for PCO-25-16, signed 12/20/16, ORDER ON THE ABANDONMENT OF A PORTION SOULE STREET, which is located within the proposed development area

Actions by the Administrative Officer

Final Approvals

| Plat | Lot | Plat Title |
|-------------|------------|-----------------------------------|
| 376 | 80 & 553 | Replat of the Horseneck Farm Plat |

Administrative Subdivision

| Plat | Lot | Plat Title |
|-------------|------------|---------------------|
| 290 | 35 & 383 | Temple Avenue Plat |
| 201 | 140 & 212 | Sundown-Sidney Plat |

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 7382006 not less than 48 hours in advance of the hearing date at City Clerk's Office at 738-2006 not less than 48 hours in advance of the hearing date.