



POSTED: October 5, 2022

CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

Meeting Agenda City of Warwick Planning Board

Date: Wednesday, October 12, 2022

Time: 6:00 p.m.

Location: Warwick City Hall Annex (**NOTE LOCATION CHANGE**)
Sawtooth Annex Building-Community Room (1st Floor)
65 Centerville Road (**ENTRANCE-ACCESS CENTERVILLE ROAD**)
Warwick, RI 02886

Call to Order

1. **Meeting Minutes:** Discussion and/or Action and/or Vote:

1. September 2022 Meeting Minutes

2. **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. CONTINUANCE: Public Informational Meeting (Note: Public Hearing Closed)

1. Conditional Master Plan-Major Land Development/Subdivision
171, 181, 203 & 221 Centerville Road & Calef Street

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

Existing Zone: Office

Proposed Zone: General Business

Approx. Land Area: 5.50 acres

Ward: 8

Engineer(s): Garofalo & Associates, Inc.
Crossman Engineering

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

The Applicant is seeking a Conditional Master Plan Approval of a Major Land Development/Subdivision. The Applicant proposes to merge (5) five lots to create (1) one 5.50 +/- 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 in a General Business (GB) Zoning District. Public Hearing is closed. Petition continued from to September 12, 2022 meeting of the Planning Board for drafting of a decision for a vote on Conditional Master Plan Approval.

2. City Council Zone Change Recommendation
171, 181, 203 & 221 Centerville Road & Calef Street

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
Existing Zone:	Office
Proposed Zone:	General Business
Approx. Land Area:	5.50 acres
Ward:	8
Engineer(s):	Garofalo & Associates, Inc. Crossman Engineering

The Applicant is requesting a Recommendation to the City Council for a Zone Change from Office, to General Business 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.

B. Public Informational Meeting

1. Conditional Master Plan - Major Land Development with Variances

Location:	0 Jefferson Park Road
Assessor's Plat:	285
Assessor's Lots:	299
Applicant(s):	Trunk Space, LLC
Existing Zone:	General Industrial (GI)
Approx. Land Area:	1.28 acres
Ward:	2
Engineer(s):	BL Companies

The Applicant is seeking a Conditional Master Plan approval of a Major Land Development with variances. The proposal is to construct a 122,000 square-foot, self-storage building with less-than-required parking and less-than-required-loading spaces/area. Proposed development to have ingress/egress from Jefferson Park Road.

2. Advisory Recommendation to the Zoning Board of Review for dimensional variances.

The applicant is seeking a recommendation from the Planning Board to the Zoning Board for dimensional variances.

Location:	0 Jefferson Park Road
Assessor's Plat:	285
Assessor's Lot:	299
Applicant(s):	Trunk Space, LLC
Zoning District:	General Industrial (GI)
Approx. Land Area:	1.28 acres
Ward:	2
Surveyor:	BL Companies

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.