



CITY OF WARWICK

POSTED: October 5, 2023

FRANK J. PICOZZI, MAYOR

**Meeting Agenda
City of Warwick
Planning Board**

Date: October 11, 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. September 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-Preliminary Approval-281 Centerville Road

The Applicant is requesting a Major Land Development Project for Preliminary Plan Approval; to merger (4) four lots to allow for a 21-unit, two bedroom, townhouse-style condominium complex on a 3.94 +/- acre parcel, with less than required front-yard and side-yard setbacks and parking within 10' of a building and within the front-yard setback, in an A-7 Planned District Residential (PDR) Zoning District.

Location: 255 Centerville Road
265 Centerville Road
281 Centerville Road
@ Orchard Avenue Intersection
Assessor's Plat: 246
Assessor's Lots: 240, 243, 260, & 261
Applicant: 281 Associates, LLC

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

Zoning: A-7 Planned District Residential (PDR)
Area: 3.95 +/- acres
Ward: 9
Engineer: S.F.M. Engineering Associates
Surveyor: Flynn Surveys Inc.

III. Director's Report

1. One Metro Project Update: Plat 278 Lot 145. Update on Project Status.

IV. Discussion and/or potential action and/or vote on proposed Zoning Ordinance Amendments to maintain consistency with changes to the Zoning Enabling Act (R.I. Gen. Laws § 45-24-27 *et seq.*) and the Land Development and Subdivision Review Act (R.I. Gen. Laws § 45-23-25 *et seq.*) effective January 1, 2024, including an Advisory Opinion to the City Council on said Amendments.

V. 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.