



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**City of Warwick
Planning Board Meeting
Minutes
October 12, 2022**

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

Members Absent: None

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

Chair Slocum called the meeting to order at 6:02 p.m.

On the motion of Ms. Gerlach, seconded Mr. Bergantino, the Board voted unanimously to approve the September 2022 Meeting minutes.

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

The Applicant sought a Conditional Master Plan Approval of a Major Land Development/Subdivision. The Applicant proposed 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.

Mr. Flynn, seconded by Mr. Penta, 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. City Council Zone Change Recommendation

The Applicant sought 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.

Ms. Cullion, seconded by Ms. Polselli, made a motion to forward a favorable recommendation for the Zone change to the Warwick City Council. All in favor, none opposed.

B. Public Informational Meeting

1. Conditional Master Plan - Major Land Development with Variances
0 Jefferson Park Road (A.P. 286 Lot 299)

The Applicant sought 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.

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

2. Advisory Recommendation to the Zoning Board of Review for dimensional variances.
0 Jefferson Park Road (A.P. 286 Lot 299)

The Applicant sought a recommendation from the Planning Board to the Zoning Board for dimensional variances.

Mr. Catalano, seconded by Mr. Penta, made a motion to forward a favorable recommendation to the Zoning Board of Review for the requested dimensional variances. All in favor; none opposed.

The meeting adjourned at 6:22 p.m.