



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**City of Warwick
Planning Board Meeting
Minutes
July 13, 2022**

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

Members Absent: Steve Catalano

Also in Attendance: Thomas Kravitz, Planning Director/AO
Lidia Cruz-Abreu, Assistant AO
Dan Geagan Principal Planner
Eric Hindinger, Engineering Project Manager
David Petrarca, Solicitor

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

Review of minutes postponed to the August Regularly Scheduled Meeting.

A. Major Subdivision, Division-Valley Brook Plat, Preliminary Plan

The Applicant is seeking a Preliminary Approval of a Major Subdivision. The Applicant proposes to subdivide (1) one 16.4 +/- acre lot to create (2) two lots; (1) one new 6.8 +/- acre lot with an existing single-family dwelling fronting along Division; and (1) one new 8.6 +/- acre lot fronting along Valley Brook Drive; in an A-40 Residential Zoning District.

Ms. Cullion, seconded by Mr. Flynn, made a motion to adopt the Planning Department Finding's and Recommendation's and to grant Preliminary Approval, as presented. (Members Bergantino, Cullion, Flynn, Gerlach, Penta, Polselli, Slocum voting in favor, none opposed).

B. Public Informational Meeting. 1795 Post Road (A.P. 322 Lots 167-170, 182, 183)

Major Land Development/Subdivision with Zone Change/Waivers. Master Plan Application.

The applicant is requesting Master Plan Approval with zone change and waivers to allow for the development of a 5,040sf, mixed use building. Proposed tenants to include a bank with drive-through and a retail tenant space. Six (6) lots proposed to be merged into one (1) lot for development and one (1) lot to remain as permanent buffer. Primary access to be from a new curb cut on Post Road with an upgraded signal at the Post and Airport Road intersection.

Mr. Flynn made a motion to adopt the findings and recommendations of the Planning Department, and to grant Conditional Master Plan approval with the added following conditions: a. that the applicant analyze the project with an option of closing the Guilford Avenue curb cut and as egress only, b. update the plan set to provide permanent landscape buffer from Pell to Guildford on the westerly property boundary beginning at a point marked by the utility pole as noted on the plan set as discussed, c. that the applicant provide a clarification of the relationship between RIAC and RIDOT regarding property ownership, the motion was seconded by Ms. Polselli and approved unanimously (Members Bergantino, Cullion, Flynn, Gerlach, Penta, Polselli, and Slocum voting in favor, none opposed).

C. Public Meeting. 1795 Post Road (A.P. 322 Lots 167-170, 182, 183)

Recommendation to Warwick City Council for Zone Change with exemptions

To allow for the development of a 5,040sf mixed use building. Lots proposed to be subdivided (merged) with approximately 7,795sf lot to be protected as permanent buffer.

Ms. Gerlach made a motion for a favorable recommendation to the Warwick City Council to grant the Zone Change as requested with exemptions/waivers to allow for the development of the proposed mixed-use development, the motion was seconded by Mr. Penta and approved unanimously (Members Bergantino, Cullion, Flynn, Gerlach, Penta, Polselli, and Slocum voting in favor, none opposed).

Mr. Flynn provided additional guidance for the City Council; recommending that the Council consider restricting the second tenant space to a use that is a low-trip generator.

D. Street Abandonment Advisory Recommendation
Portion of Texas Avenue

The Applicant is requesting an abandonment of a portion of Texas Avenue between 327 Jefferson Boulevard and 36 Vermont Avenue.

Ms. Cullion, seconded by Mr. Penta, made a motion to forward a favorable recommendation to the City Council for the requested road abandonment/portion as presented. (Members Bergantino, Cullion, Flynn, Gerlach, Penta, Polselli, Slocum voting in favor, none opposed).

- E. Comprehensive Plan Implementation regarding zone map changes to Open Space: The comprehensive plan had considered a number of areas that were appropriate to amend their current zoning designation to open space.

Mr. Flynn, seconded by Ms. Polselli, made a motion to forward a favorable recommendation to the City Council for the requested Open Space Zone Change. (Members Bergantino, Cullion, Flynn, Gerlach, Penta, Polselli, Slocum voting in favor, none opposed).

Ms. Cullion, seconded by Ms. Gerlach made a motion to adjourn at 7:34p.m. All in favor; none opposed.