



## CITY OF WARWICK

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**JOSEPH J. SOLOMON, MAYOR**

**Meeting Notice  
City of Warwick  
Planning Board**

Date: Wednesday, September 11, 2019  
Time: 6:00 p.m.  
Location: City of Warwick  
Lower Level Conference Room  
3275 Post Road  
Warwick, RI 02886

**Public Meeting  
Minor Subdivision  
Carpenter Street Plat  
Preliminary**

Applicant: MJV Enterprises, LLC  
Location: 64 Carpenter Street  
Assessor's Plat: 347  
Assessor's Lots: 360  
Zoned: A-7 Residential  
Area: 39,412 square feet  
Ward: 7  
Surveyor: Ocean State Planners, Inc.

**Project Scope**

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant is proposing to subdivide (1) one lot, to create (2) two lots; (1) one 20,215 square foot lot with an existing single-family dwelling; and (1) one new 19,197 square foot lot for the development of a single-family dwelling, both lots meeting and exceeding the requirements of the A-7 Residential District.

**Public Hearing**  
**Major Land Development**  
**578 Greenwich Ave**  
**Preliminary**

Location: 578 Greenwich Ave  
Assessor's Plat: 270  
Assessor's Lot: 001  
Owner: 578 LLC  
Applicant: Carpionato Group, LLC  
Zoned: General Business (GB)  
Number of lots: One (1)  
Area: 61,160 sf  
Ward: 8  
Engineer: VHB

**Project Scope**

The Applicant is requesting Preliminary Approval of a Major Land Development Project/Subdivision to construct a new 2,200sf fast food restaurant and a new 1,500 sf bank building on the parcel; both buildings include drive-thru lanes, in a General Business Zoning District. Access and egress to the new development will be provided by one full movement curb cut on Naples Avenue and a right in/ right out only access along Greenwich Avenue (Route 5) in accordance with Rhode Island Department of Transportation (RIDOT) PAP No. 190311.

**Public Informational Meeting**  
**Major Subdivision**  
**Goddard View Plat**  
**Master Plan**

Applicant: Four Twenty Corporation  
Location: 4520 Post Road  
Assessor's Plat: 220  
Assessor's Lot: 233  
Zoned: Office  
Area: 14,596 square feet  
Ward: 9  
Surveyor: Alpha Associates, LTD

**Project Scope**

The Applicant is requesting Master Plan Approval of a Major Subdivision. The Applicant is proposing to subdivide (1) one 14,596 square foot lot with an existing single-family dwelling, to create (2) two lots; (1) one 7,596 square foot lot with less than required frontage and lot width, and a single-family residential dwelling with less than required front-yard setback, and (1) one new 7,000 square foot lot with less than required frontage and lot width for the development of a single-family dwelling, in an Office Zoning District.

**Public Informational Hearing**  
**Major Subdivision**  
**RePlat of Map No. 2 Buttonwoods Beach Assoc. Grounds Lots 9, 12 & 13**  
**Master Plan**

Location: 58 Andrew Comstock Road  
Warwick Assessor's Plat: 373  
Warwick Assessor's Lots: 14  
Applicant: Jennifer Pratt  
Zoned: A-15-Residential  
Area: 14,708 square feet  
Ward: 6  
Surveyor: Ocean State Planners, Inc.

**Project Scope**

The Applicant is requesting Master Plan Approval of a Major Subdivision. The Applicant proposes to subdivide (1) one 30,000 square foot Assessor's Lot, which constitute (3) three record lots, to create (2) two Assessor's Lots; (1) one 18,000 square foot lot with a pre-existing, non-conforming single-family dwelling having less than required front-yard setback, the Applicant is proposing the new property line 11.9' from the existing structure, 20' required, therefore requiring Zoning Board of Review Approval; and (1) one new 12,000 square foot lot for the development of a single-family dwelling meeting the requirements of *Section 405.3 (C) Subdivision of Merged Lots* of the *City of Warwick Zoning Ordinance*, in an A-15 Residential Zoning District.

**Public Informational Hearing**  
**Major Land Development**  
**Cadora Two-Family**  
**Master Plan**

Applicant: Zarrella Development  
Location: 165 Cadora Avenue  
Assessor's Plat: 270  
Assessor's Lot: 81  
Existing Zoning: A-7 Residential  
Proposed Zoning: A-7 Planned District Residential-Limited (PDR-L)  
Area: 10,400 square feet  
Ward: 8  
Surveyor: Peter V. Cipolla, Jr.

**Project Scope**

The Applicant is requesting Master Plan Approval of a Major Land Development Project. The Applicant is proposing to raze the existing single-family dwelling to allow for the development of (2) two-residential dwelling units on a 10,400 square foot parcel, with less than required land area.

The Applicant is also requesting a recommendation to the City Council for a Zone Change from A-7 Residential to A-7 Planned District Residential-Limited (PDR-L), with an exemption from the City of Warwick Zoning Ordinance for less than required land area.

**Recommendation to the City Council**  
**Request for a Zone Change from A-7 Residential to**  
**A-7 Planned District Residential-Limited, with exemptions**

Applicant: Zarrella Development  
Location: 165 Cadora Avenue  
Assessor's Plat: 270  
Assessor's Lot: 81  
Existing Zoning: A-7 Residential  
Proposed Zoning: A-7 Planned District Residential-Limited (PDR-L)  
Area: 10,400 square feet  
Ward: 8  
Surveyor: Peter V. Cipolla, Jr.

**Project Scope**

The Applicant is also requesting a recommendation to the City Council for a Zone Change from A-7 Residential to A-7 Planned District Residential-Limited (PDR-L), with an exemption from the City of Warwick Zoning Ordinance for less than required land area.

**Public Informational Meeting**  
**Major Land Development/Zone Change Recommendation**  
**Library Lane Condominiums**  
**Master Plan**

Applicant: Sundown Corporation  
Location: 628 Sandy Lane  
Assessor's Plat: 350  
Assessor's Lot: 585  
Zoned: A-10 Residential  
Proposed Zone: A-10 Planned District Residential (PDR)  
Area: 1.19 acres  
Ward: 6  
Engineer: Alpha Associates, LTD

**Project Scope**

The Applicant is requesting Master Plan Approval of a Major Land Development Project. The Applicant is proposing an (8) eight-unit residential condominium complex/multi-family development on a 1.19 acre lot, with less than required frontage and lot width, front-yard and side-yard setbacks, and proposed units that have less than required setbacks between buildings, and parking within 10' of a building.

The Applicant is also requesting a recommendation to the City Council for a Zone Change from A-10 Residential to A-10 Planned District Residential (PDR), with the following exemptions from the City's Zoning Ordinance:

- Section 308.2A, Design Standards: Rear of unit to side of unit 40' required, 30' provided
- Section 308.2A, Design Standards: Side of unit to side of unit 30' required, 15' provided
- Section 308.2E, Design Standards: Parking space to residential building 15' required, 10' provided
- Section 308.3, Development Standards: Frontage/Lot Width 137.12' provided, 200' required
- Section 308.3, Development Standards: Minimum front-yard setback 35' provided, 40' required
- Section 308.3, Development Standards: Minimum side-yard setback 25' provided, 30' required

**Recommendation to the City Council**  
**Request for a Zone Change from A-10 Residential to**  
**A-10 Planned District Residential, with exemptions**

Applicant:	Sundown Corporation
Location:	628 Sandy Lane
Assessor's Plat:	350
Assessor's Lot:	585
Zoned:	A-10 Residential
Proposed Zone:	A-10 Planned District Residential (PDR)
Area:	1.19 acres
Ward:	6
Engineer:	Alpha Associates, LTD

The Applicant is requesting a recommendation to the City Council for a Zone Change from A-10 Residential to A-10 Planned District Residential (PDR), with the following exemptions from the City Council:

- Section 308.2A, Design Standards: Rear of unit to side of unit 40' required, 30' provided
- Section 308.2A, Design Standards: Side of unit to side of unit 30' required, 15' provided
- Section 308.2E, Design Standards: Parking space to residential building 15' required, 10' provided
- Section 308.3, Development Standards: Frontage/Lot Width 137.12' provided, 200' required
- Section 308.3, Development Standards: Minimum front-yard setback 35' provided, 40' required
- Section 308.3, Development Standards: Minimum side-yard setback 25' provided, 30'

**Public Informational Meeting**  
**Major Subdivision w/street extension, new street**  
**Sherwood Plat**  
**Master Plan**

Applicant: h.a. Fisher Homes  
Owner: City of Warwick-Christopher Rhodes School  
Location: Sherwood Avenue  
Assessor's Plat: 288  
Assessor's Lot: 424  
Zoned: A-7 Residential  
Area: 9.58 acres  
Ward: 2  
Surveyor: DiPrete Engineering

**Project Scope**

The Applicant is requesting a Major Subdivision, with a new street and street extension (Sherwood Avenue) for Master Plan Approval. The Applicant is proposing to subdivide (1) one lot to create (30) thirty new lots for the development of single-family dwellings along the extension of Sherwood Avenue and a new street, in an A-7 Residential Zoning District. The Applicant is requesting waivers from the *City of Warwick Development Review Regulations*, specifically, *Section D.2.2, Sidewalks*, waiver from installation of sidewalks, consistent with the existing portion of Sherwood Avenue.

**Public Informational Meeting**  
**Major Land Development/Subdivision**  
**2574 West Shore Road/Benny's Plaza Redevelopment**  
**Master Plan**

Location: 2574 West Shore Road  
Assessor's Plat: 362  
Assessor's Lot: 35, 560, 594, 595,  
Owners: CGRI West Shore LLC, 2680 West Shore Road LLC (Lot 595)  
Applicant: Carpionato Group. LLC  
Current Zone: General Business (GB), Residential A-10 and A-40  
Proposed Zone: General Business (GB) and Open Space (OS), with waivers  
Number of lots: Four (4)  
Number of proposed lots: Two (2)  
Area: 26.56 +/- acres  
Ward: 6  
Engineer: DiPrete Engineering

## **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 on a portion of the parcel. The Applicant is proposing to combine four (4) existing lots to create two (2) lot to provide for the redevelopment of the site. The redevelopment includes the reuse of the existing retail building, the construction of a 6,500sf addition to the existing retail building, and the construction, of two (2) new, free-standing retail buildings, totaling 8,600sf, on the parcel located at 2574 West Shore Road.

## **Recommendation to the City Council**

### **Request for a Zone Change from General Business, A-10, and A-40 to General Business and Open Space**

Location:	2574 West Shore Road
Assessor's Plat:	362
Assessor's Lot:	35, 560, 594, 595
Owners:	CGRI West Shore LLC, 2680 West Shore Road LLC (Lot 595)
Applicant:	Carpionato Group. LLC
Current Zone:	General Business (GB), Residential A-10 and A-40
Proposed Zone:	General Business (GB) and Open Space (OS), with waivers
Number of lots:	Four (4)
Number of proposed lots:	Two (2)
Area:	26.56 +/- acres
Ward:	6
Engineer:	DiPrete Engineering

## **Project Scope**

As part of the redevelopment of the parcel located at 2574 West Shore Road, the Applicant is seeking a zone change on a portion of the parcel, from Residential A-10, A-40 and General Business, to Open Space (OS). This will result in the parcel being zoned a combination of General Business and Open Space. The subject area is part of a sensitive water resource and provides an important natural habitat for both waterfowl and fish. The rezoning of this area of the parcel will help to ensure this resource is preserved and protected for future generations.

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.