



POSTED: September 8, 2022

CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

Meeting Agenda City of Warwick Planning Board

Date: Wednesday, September 14, 2022

Time: 6:00 p.m.

Location: Warwick City Hall (**NOTE LOCATION CHANGE**)
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Call to Order

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

1. August 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. Public Informational Meeting-Conditional Master Plan

1. Conditional Master Plan Approval-Major Subdivision
139 Gordon Avenue @ Watson Street and Pearl Avenue

Location: 139 Gordon Avenue
Watson Street
Pearl Avenue

Warwick Assessor's Plat: 361

Warwick Assessor's Lots: 746 & Portion of Pearl Avenue Abandonment

Owner/Applicant: Montauk Shores Realty, LLC

Warwick Zoning: A-7-Residential

Area: 16,564 square feet

Ward: 6

Surveyor: Ocean State Planners, Inc.

The Applicant is seeking a Conditional Master Plan Approval of a Major Subdivision. The Applicant proposes to subdivide (1) one lot and a portion of the Pearl Avenue abandonment to create (2) two lots; (1) one 8,932 sq. ft. lot with an existing single-family residential structure (139 Gordon Avenue) with less than required rear-yard setback, and (1) one new 7,614 sq. ft. lot for the development of a single-family dwelling with less than required rear-yard setback; both lots in an A-7 Residential Zoning District.

2. Conditional Zoning Board of Review Recommendation
139 Gordon Avenue @ Watson Street and Pearl Avenue

Location: 139 Gordon Avenue
Watson Street
Pearl Avenue
Warwick Assessor's Plat: 361
Warwick Assessor's Lots: 746 & Portion of Pearl Avenue Abandonment
Owner/Applicant: Montauk Shores Realty, LLC
Warwick Zoning: A-7-Residential
Area: 16,564 square feet
Ward: 6
Surveyor: Ocean State Planners, Inc.

The Applicant is requesting a Conditional Zoning Board of Review Recommendation for the creation of two lots with less than required rear-yard setback in an A-7 Residential Zoning District.

B. Public Informational Meeting-Cond. Master Plan, Zone Change, Street Abandonment

1. Conditional Master Plan-Major Land Development/Subdivision
2562 Post Road and 68 Greene Street

Location: 2562 Post Road
68 Greene Street
Assessor's Plat: 344
Assessor's Lots: 101 & 493
Applicant(s): Kevin Murphy
Existing Zone: Office (IE) Institutional/Educational Overlay
Proposed Zone: Office (PDR) Planned District Residential Overlay
Approx. Land Area: 25,532 +/- square feet
Ward: 3
Engineer(s): Joe Casali Engineering, Inc.

The Applicant is seeking a Conditional Master Plan Approval of a Major Land Development/Subdivision. The Applicant proposes to merge (2) two lots with a portion of Clarke Street to create (1) one 25,532 +/- square foot lot to allow for the development of a (5) five-unit residential multi-family, in an Office-PDR Zoning District.

2. Street Abandonment
Portion Clarke Street

Location: 2562 Post Road
68 Greene Street
Assessor's Plat: 344
Assessor's Lots: 101 & 493
Applicant(s): Kevin Murphy
Existing Zone: Office (IE) Institutional/Educational Overlay
Proposed Zone: Office (PDR) Planned District Residential Overlay
Approx. Land Area: 25,532 +/- square feet
Ward: 3
Surveyor: Ocean State Planners

The Applicant is requesting a Recommendation to the City Council for an abandonment of a portion of Clarke Street to allow for the development of a (5) five-unit residential multi-family in an Office-PDR Zoning District.

3. City Council Zone Change Recommendation
2562 Post Road and 68 Greene Street

Location: 2562 Post Road
68 Greene Street
Assessor's Plat: 344
Assessor's Lots: 101 & 493
Applicant(s): Kevin Murphy
Existing Zone: Office (IE) Institutional/Educational Overlay
Proposed Zone: Office (PDR) Planned District Residential Overlay
Approx. Land Area: 25,532 +/- square feet
Ward: 3
Engineer(s): Joe Casali Engineering, Inc.

The Applicant is requesting a Recommendation to the City Council for a Zone Change from Office, with an Institutional/Educational (IE) Overlay to Office with a Planned District Residential (PDR) Overlay to allow for the development of a (5) five-unit residential multi-family.

C. Public Informational Meeting-Conditional Master Plan

**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

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.

**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.

D. City of Warwick Ordinance Amendment, Appendix A, Zoning Ordinance

Establish and Classify Districts, create administrative procedures for short-term rental use of residential dwelling units, and provide supplementary regulations for the short-term rental of dwelling units.

Location: Citywide
Applicant(s): City of Warwick

IV. 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.