



**CITY OF WARWICK**

**POSTED: September 6, 2023**

**FRANK J. PICOZZI, MAYOR**

**Meeting Agenda  
City of Warwick  
Planning Board**

Date: Wednesday, September 13, 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. August 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 Informational Meeting**

1. Major Land Development with dimensional relief

The Applicant is requesting Conditional Master Plan approval and a recommendation to the Zoning Board of Review (ZBR) for dimensional variances (height, rear and side-yard setback). The Applicant is proposing to construct a 124-room hotel with associated parking and infrastructure in a General Business (GB) Zoning District.

Location: 2267 Post Road  
Assessor's Plat: 323  
Assessor's Lots: 503  
Applicant(s): Gold Coast Properties RI 2, LLC  
Existing Zone: General Business (GB)  
Land Area: 2.15 acres +/-  
Ward: 3  
Surveyor(s): DiPrete Engineering

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

2. Advisory Recommendation to the Warwick Zoning Board of Review

The Applicant is seeking a favorable recommendation to the Warwick Zoning Board of Review for dimensional variances for greater-than-allowed building height, and less-than- required side and rear-yard setbacks (Section 302, Table 2B. Dimensional Regulations).

**III. 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.