



## CITY OF WARWICK

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**FRANK J. PICOZZI, MAYOR**

**City of Warwick  
Planning Board Meeting  
Minutes  
September 14, 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 6:08 p.m.

On the motion of Mr. Flynn, seconded Ms. Polselli the Board voted unanimously to approve the August 2022 Meeting minutes, with Ms. Gerlach abstaining.

**A. Public Informational Meeting-Conditional Master Plan**

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

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

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

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

The Applicant requested 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.

Ms. Gerlach, seconded by Ms. Polselli, made a motion to forward a favorable recommendation to the Zoning Board of Review. All in favor; none opposed.

**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

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

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

2. Street Abandonment  
Portion Clarke Street

The Applicant requested 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.

Ms. Gerlach, seconded by Mr. Penta, made a motion to forward a favorable recommendation to the City Council for the abandonment of a portion of Clarke Street. All in favor; none opposed.

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

The Applicant requested 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.

Ms. Gerlach, seconded by Ms. Polselli, made a motion to forward a favorable recommendation to the City Council. All in favor; none opposed.

**C. Public Informational Meeting-Conditional Master Plan**

**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

The Applicant's Attorney presented the project to the Board members and heard testimony from the Public.

Recommendation and voted continued to the following month's meeting.

Ms. Gerlach, seconded by Mr. Penta, made a motion to close the Public Hearing. All in favor; none opposed.

**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.

The Planning Director presented a draft of the Short-Term Rental Ordinance Amendment for recommendation to the City Council.

Mr. Flynn, seconded by Ms. Polselli, made a favorable recommendation to the City Council noting that the Ordinance shall be confirmed as consistent with the State's Accessory Dwelling Unit Legislation. All in favor; none opposed.

Ms. Cullion, seconded by Mr. Bergantino made a motion to adjourn at 7:02 p.m. All in favor; none opposed.