



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

City of Warwick
Planning Board Meeting Minutes
September 13, 2023

Members Present: Steven Catalano
Ashley Cullion
Kevin Flynn, Vice-Chair
Cynthia Gerlach
Michael Penta
Linda Polselli
Philip Slocum, Chair

Members Absent: Benny Bergantino
Alfred North

Also in Attendance: Thomas Kravitz, Director/Administrative Officer
Dan Geagan, Deputy Director
Eric Hindinger, Engineering Program Manager
David Petrarca, Solicitor

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

On the motion of Mr. Flynn seconded by Mr. Penta, the Board voted to approve the August 9th meeting minutes. Members in Favor: Cullion, Flynn, Gerlach, Penta, Polselli, Slocum. None opposed. Mr. Catalano Abstained (6-0-1).

On the motion of Mr. Catalano, seconded by Ms. Polselli, the Planning Board voted unanimously (7-0-0) to open the public portion of the Meeting.

A. Public Informational Meeting: Master Plan

1. Major Land Development with dimensional relief: 2267 Post Road

The Applicant sought Conditional Master Plan approval and a recommendation to the Zoning Board of Review (ZBR) for a dimensional variance (height) for a proposal to construct a 124-room hotel with associated parking and infrastructure in a General Business (GB) Zoning District.

On the motion of Mr. Flynn, seconded by Ms. Polselli, the Planning Board voted unanimously to adopt the Planning Department's Findings and Conditions and to grant Conditional Master Plan approval. Members in Favor: Catalano, Cullion, Flynn, Gerlach, Penta, Polselli, Slocum. None opposed. None Abstained (7-0-0).

2. Advisory Recommendation to the Zoning Board of Review: Dimensional Relief

The Applicant sought an advisory recommendation to the Warwick Zoning Board of Review for a dimensional variance for greater than allowed building height (50').

On the motion of Mr. Catalano, seconded by Mr. Penta, the Planning Board voted unanimously to forward a favorable recommendation to the Warwick Zoning Board of Review for the requested dimensional variance. Members in Favor: Catalano, Cullion, Flynn, Gerlach, Penta, Polselli, Slocum. None opposed. None Abstained (7-0-0).

III. Adjournment

Ms. Polselli, seconded by Ms. Cullion made a motion to adjourn the meeting at 6:13pm, approved unanimously (7-0-0).