



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

To: Warwick City Council Members
Warwick Planning Board
Warwick Planning Committee
Mayor Frank Picozzi
Susan Cabeceras
Lydia Cruz-Abreu, Asst. Admin. Off.
Land Trust Members
Wildlife & Conservation Commission

Al DeCorte, Building
Eric Earle, Engineering
Peter McMichael, Fire
Bradford Connor, Police
Betty Ann Rogers, Sewer
Harbor Management
Historic District Commission
Historic Cemetery Commission

Subject: Comprehensive Plan and Zone Changes, including Plat 278, lots 145, 146 & 147

In response to the request for a zone change from General Industrial to Warwick Station Gateway and request for amendment to the Comprehensive Plan's future land use map 12.1, the Warwick Land Trust issues the following statement.

Warwick Land Trust recommends that the Planning Board does not make any zone changes until the remediation site (lots 146 & 147) has been completed, a letter of compliance has been issued, and the environmental land use restrictions have been approved by DEM and made available to the public.

This motion was passed unanimously in the February 25, 2022 meeting, based on new information presented. New information from public records requests and communication with DEM brought to light that **the proposed 240 apartment building on Lot 145 would abut an active remediation site**. Lots 146 (solar farm) and 147 (wetlands) comprise a 36-acre remediation site. This site has not yet met its compliance goals and hasn't received a Letter of Compliance or a no further action (NFA). Furthermore, the soil easement on the solar farm, requires the site to have an environmental land use restriction (ELUR), which has not been released/approved by DEM. In short, this project has not been completed and is still an active remediation site. It is important to know what restrictions (ELUR) will be placed on the land prior to rezoning.

In addition, the Warwick Land Trust would like to rescind the letter dated Dec. 9, 2021, signed by Susan Cabeceras, on behalf of the WLT. The following motions were rescinded based on the above new information.

RECINDED: "Motion that there is a consideration for Lot 147 to be zoned as Open Space when remaining lots in proposal are rezoned Gateway. Additionally, if the City Council finds it suitable, that Lot 147 is deeded to the city."

RECINDED: "motion that the motion put forward by Nathan Cornell would apply to both Zoning Change requests."

Sincerely,

Leslie A. Derrig

Leslie Derrig, Chair
Warwick Land Trust



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



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