City of Warwick
Planning Board Meeting
Minutes
June 8, 2022

Members Present:  
Steve Catalano  
Ashley Cullion  
Cynthia Gerlach  
Michael Penta  
Linda Polselli  
Philip Slocum

Members Absent:  
Benny Bergantino  
Kevin Flynn

Also in Attendance:  
Thomas Kravitz, Planning Director/AO  
Lidia Cruz-Abreu, Assistant AO  
Dan Geagan Principal Planner  
Sean Henry, Principal Planner  
Eric Hindinger, Engineering Project Manager  
David Petrarca, Solicitor

Chair Slocum called the meeting to order at 6:03 p.m.

On the Motion of Ms. Gerlach, seconded Mr. Penta the Board voted unanimously to approve the April 13, 2022 Meeting minutes.

On the motion of Ms. Cullion, seconded by Ms. Polselli the Board voted (3-0-2) to approve the May 11, 2022 Meeting Minutes, Ms. Cullion, Ms. Polselli, Mr. Penta voted in favor, Chair Slocum and Ms. Gerlach voting to abstain.

A. Public Informational Meeting, (Continued from April 13, 2022 Meeting) -175 Post Rd  
Major Land Development, Master Plan Application – 175 Post Road

Upon extensive discussions by the applicants’ counsel, Nicholas Goodier, the applicant requested either a second continuance to August, or a withdrawal of the application without prejudice by the Board until such time as they resolve DEM violations and or comply with DEM compliance directives generally.
Ms. Cullion, made a motion, seconded by Ms. Polselli to deny the application without prejudice thereby allowing the applicant, at their request, to achieve DEM compliance prior to reapplying to the Planning Board. Future application fee will be waived by the Planning Department. All in favor; none opposed.

B. Public Informational Meeting (Continued from May 11, 2022) - 66 Fessenden/87 West Natick

Major Land Development / Subdivision with Zone Change. Master Plan Application.

The applicant is requesting Conditional Master Plan Approval to allow for the development of a single-bay car wash with vacuum spaces to be merged with the abutting Cumberland Farms gas station and convenience store. Two (2) lots proposed to be merged. No access is proposed to Fessenden Street.

Ms. Gerlach, made a motion to adopt the findings and recommendations of the Planning Department and to grant Conditional Master Plan Approval, the motion was seconded by Ms. Polselli, and approved unanimously.

Members Catalano, Cullion, Gerlach, Penta, Polselli, Slocum voting in favor, none opposed.

C. Public Meeting (Continued from May 11, 2022) 66 Fessenden/87 West Natick

Recommendation to Warwick City Council for Zone Change with Special Use Permit and exemptions.

Ms. Cullion made a motion for a favorable recommendation to the Warwick City Council to grant a Zone Change with recommended stipulations and grant required Special Use Permits with waivers to allow for the development of a car wash as presented, seconded by Ms. Polselli. All in favor, none opposed.

Members Catalano, Cullion, Gerlach, Penta, Polselli, Slocum voting in favor, none opposed.

D. Public Informational Meeting – 2119 Post Road

Major Land Development with Zone Change, Master Plan Application – The applicant is requesting Conditional Master Plan Approval with zone change to allow for the construction of a 200-unit, multi-family residential development in City Centre Warwick.

Ms. Gerlach made a motion to adopt the findings and recommendations of the Planning Department and to grant Conditional Master Plan Approval, the motion was seconded by Ms. Polselli and approved unanimously.

Members Catalano, Cullion, Gerlach, Penta, Polselli, Slocum voting in favor, none opposed.
E. Public Meeting – 2119 Post Road
Recommendation to Warwick City Council for Zone Change from Gateway(G) to Intermodal(IM) to allow for the development of 200-unit, multi-family residential development in City Centre Warwick.

Ms. Cullion made a motion for a favorable recommendation to the Warwick City Council to grant a Zone Change from Gateway to Intermodal, for Assessor’s Plat 323 lots 523 and adjacent lot 130, motion seconded by Mr. Penta, approved unanimously.

Members Catalano, Cullion, Gerlach, Penta, Polselli, Slocum voting in favor, none opposed.

F. Notice of Wetlands Alteration, RIDEM Application No. 21-0300
Joseph Court Plat 223 Lots 213, 215, 216

Mr. Penta, seconded by Ms. Polselli, made a motion for forward a recommendation for denial to RIDEM for Application No. 21-0300. All in favor; none opposed.

Members Catalano, Cullion, Gerlach, Penta, Polselli, Slocum voting in favor, none opposed.

Ms. Gerlach, seconded by Mr. Catalano made a motion to adjourn at 7:42 p.m. All in favor; none opposed.