



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**City of Warwick
Planning Board Meeting Minutes
November 8, 2023**

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

Members Absent: Alfred North
Linda Polselli

Also in Attendance: Thomas Kravitz, Director/Administrative Officer
Lidia Cruz-Abreu, Assistant 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.

Meeting Minutes

On the motion of Ms. Cullion, seconded by Mr. Penta, the Board voted to approve the October 11th meeting minutes. Members in Favor: Bergantino, Catalano, Cullion, Flynn, Gerlach, Penta, Slocum. None opposed. (7-0-0)

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

Applications

Public Hearing: Preliminary Plan

Major Land Development/Subdivision Phase 1 – 171, 181, 203, 221 Centerville Road/Calef Street (Plat 246 Lots 246, 247, 250, 251, 257).

The Applicant sought approval to reconfigure (5) five lots to create (2) two lots, (1) one 2.712 +/- acre parcel and (1) one 2.748 +/- 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. Preliminary Phase 1 approval is for the car-wash, drive-thru coffee shop, and private access road off of Centerville Road only.

Mr. Flynn made a motion to adopt the Planning Department's Findings and Conditions; with added conditions to include a positive advisory for egress onto Diamond Hill Road for Plat 244 Lot 1; to

confirm that hours of operation be limited to 7am to 8pm; and to grant Preliminary Plan approval with Phase 1 Final Approval to be through the Administrative Officer, the motion was seconded by Mr. Penta and approved unanimously. Members in Favor: Bergantino, Catalano, Cullion, Flynn, Gerlach, Penta, Slocum. None opposed. None Abstained (7-0-0).

Public Hearing: Preliminary Plan

Major Land Development Phase 2 – 2826 Post Road (Plat 267 Lot 217)

The Applicant sought approval to combine remaining phases to construct a 9,500sf commercial building with six (6) tenant spaces; construct two (2) 24,000sf contractor unit buildings (23 units in each), and construct one (1) 6,900sf mini-self-storage building. The Applicant received a Special Use Permit (SUP) from the Zoning Board of Review and dimensional variances for less than required parking and landscaping.

On the motion of Ms. Cullion, seconded by Ms. Gerlach, the Planning Board voted unanimously to adopt the Planning Department’s Findings and Conditions and to grant Preliminary Plan approval with Final Approval to be through the Administrative Officer. Members in Favor: Bergantino, Catalano, Cullion, Flynn, Gerlach, Penta, Slocum. None opposed. None Abstained (7-0-0).

Public Informational Meeting: Master Plan

Major Land Development/Subdivision with Advisory recommendations to the City Council for a Zone Change, Street Abandonment (Flora) and Comprehensive Plan Amendment.

115, 125, 136, 138 Wharf Road (Plat 359 Lots 389, 391, 392, 393, 394, 395, 396, 549, 292-303, 305, 306, 388, 555, 556, 547)

The Applicant sought Master Plan approval to construct a 15,000 square feet boat workshop on the westerly side of Wharf Road. The applicant also sought an advisory recommendation to the Warwick City Council for a zone change (A7/A40 Residential to Waterfront Business “WB”); an advisory recommendation to the City Council for the abandonment of Flora Street (undeveloped paper street); and an advisory recommendation to the City Council to amend the City of Warwick Comprehensive Plan to change the designation on the Future Land Use Map (12.1) for the rezoned lots from residential to commercial.

Note: *Mr. Catalano recused and left the meeting.*

On the motion of Mr. Penta, seconded by Mr. Bergantino, the Planning Board voted unanimously to continue the meeting to the December 13, 2023 meeting at 6pm in the City Hall Annex Community Room located at 65 Centerville Road Warwick, RI. Members in favor: Bergantino, Cullion, Flynn, Gerlach, Penta, Slocum. None opposed, none abstained (6-0-0).

Adjournment

Mr. Flynn, seconded by Mr. Bergantino made a motion to adjourn the meeting at 8:13pm, approved unanimously (6-0-0).