



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

**City of Warwick
Planning Board Meeting Minutes
March 13, 2024**

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

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 Mr. North, seconded by Mr. Penta, the Board voted to approve the February 14, 2024 meeting minutes. Members in Favor: Bergantino, Cullion, Flynn, Gerlach, North, Penta, Polselli, Slocum. None opposed. (8-0-0) Mr. Catalano abstained.

On the motion of Ms. Cullion, seconded by Ms. Polselli, the Planning Board voted unanimously to open the public portion of the Meeting.

Public Informational Meeting – Continued

Master Plan Approval Major Land Development/Subdivision with Zone Change, Street Abandonment and Comprehensive Plan Amendment – SHM Wharf Road

Note: Mr. Catalano recused.

The Applicant is proposing to construct a 15,000 square feet boat workshop on the westerly side of Wharf Road. The applicant is also seeking 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. The Applicant also is seeking a merger of lots.

Ward 5 Councilman Ladouceur submitted a memorandum to the Board with a list of proposed project conditions. A Land Trust representative submitted a memorandum to the Board as part of the record. Mr. Brandon Main of 81 Wharf Road submitted photographs of localized flooding as an Exhibit Marked 1-41, a-z, AA-JJ).

On the motion of Mr. Flynn, seconded by Ms. Polselli the Planning Board voted to continue the meeting to the April 10, 2024 meeting of the Planning Board, same time and place with direction for staff to draft a decision for denial of the project. This motion for continuance applied to all four agenda items (Master Plan, Advisory recommendation to Council for zone change, street abandonment and Comprehensive Plan Amendment). Members in Favor: Bergantino, Cullion, Flynn, Gerlach, North, Penta, Polselli, Slocum. None opposed, none abstained (8-0-0).

Advisory Recommendation to Warwick City Council: Ordinance Amendment (PCO-18-17)
Amendment to PCO-18-17 (May 21, 2017); an Ordinance that amended the zoning for the subject parcel from residential A-15 to General Business with restrictions, conditions and stipulations.

Note: Ms. Gerlach recused.

The Applicant sought a favorable recommendation to the City Council to amend PCO-18-17 to: strike Condition 4 prohibiting a drive-through (condition 4): to authorize off-site parking on the adjacent lot; to amend side yard setback relief consistent with the revised site plan included with the proposal.

On the motion of Mr. Bergantino, seconded by Ms. Cullion, the Board voted to forward a favorable recommendation to the Warwick City Council as requested. Members in Favor: Bergantino, Catalano, Cullion, Flynn, North, Penta, Polselli, Slocum. None opposed. (8-0-0)

Public Hearing

Preliminary Plan Approval-Major Subdivision Randall Holden

The applicant sought Preliminary Plan Approval for the development of 22 single-family dwellings, with a new street, at the site of the former Randall Holden Elementary School.

Mr. Flynn made a motion to grant Preliminary Plan approval and to amend the draft decision letter as follows: stipulation 4 “as-built” shall be changed to a “sketch”; proposed conditions 5-7 shall be removed; an additional condition to be added that the Recreation Fee for the project shall be due upon issuance of 50% of the certificates of occupancy for the project. The motion was seconded by Mr. Penta and approved unanimously. Members in Favor: Bergantino, Catalano, Cullion, Flynn, Gerlach, North, Penta, Polselli, Slocum. None opposed. (9-0-0)

City Council Recommendation

Street Abandonment (Portion) Cypress Street

The Applicant is before the Board seeking a favorable recommendation to the City Council for the abandonment of a portion of an unimproved street, known as Cypress Street.

On the motion of Mr. Flynn, seconded by Ms. Polselli, the Board voted to forward a favorable recommendation to the Warwick City Council as requested. Members in Favor: Bergantino, Catalano, Cullion, Flynn, Gerlach, North, Penta, Polselli, Slocum. None opposed. (9-0-0)

City Council Recommendation

Request for defeasible easement along Dover Road (portion)

On the motion of Mr. Catalano, seconded by Mr. North, the Board voted to forward a favorable recommendation to the Warwick City Council as requested. Members in Favor: Bergantino, Catalano, Cullion, Flynn, Gerlach, North, Penta, Polselli, Slocum. None opposed. (9-0-0)

Land Development Regulation Discussion

Review and Discussion of draft subdivision and land development regulation updates.

Discussion only, no vote was taken.

Comprehensive Plan Update Discussion

Discussion only, no vote was taken.

Adjournment

On the motion of Ms. Cullion, seconded by Mr. Bergantino, the meeting was adjourned at 9:25p.m.