



# MEETING MINUTES

## Town of West Warwick Planning Board

**Meeting Date:** Monday, July 2, 2018

**Time:** 6:00 p.m.

**Location:** West Warwick Town Hall  
Town Council Chambers  
1170 Main Street  
West Warwick, RI 02893

**Members Present:** Joseph DiMartino, Chair  
Felix Appolonia, Vice Chair  
Anthony Petrarca  
Wayne Miller

**Members Absent:** Joe Gardosik

**Alternate Members Present:**  
Jessica Rubery  
Joshua Barrette

**Planning Staff:** Mark Carruolo, Town Planner  
Elaine Mansour, CDBG Manager

**Legal Counsel:** Albert DiFiore, Esquire

### Item 1 Approval of Minutes

Review and approval of May 7, 2018 meeting minutes.

Motion to approve the May 07, 2018 minutes by Mr. Petrarca, seconded by Mr. Appolonia. All in favor.

### Item 2 Amendment to the Town's Zoning Map

Applicant: Margaret A. Guisti  
Assessor's Plat: 10  
Lot(s): 201  
Zoning District: Business (B)  
Map Amendment: Zoning map amendment to rezone Assessor's Lot 201 on Assessor's Plat 10 from Business B to Residential R-8.

## **Planning Department Findings**

Upon conferring with the Planning Board’s Legal Counsel, the Planning Office finds the proposed zoning map change to be in compliance with the Town’s Comprehensive Plan including Chapter 1 Section 1 Purpose, the Land Use Element, the Housing Element and the Implementation Section. The Planning Office also finds the proposed zoning amendment to be generally consistent with the following purposes of the Town’s Zoning Ordinance as presented in Section 2 “General Purposes”:

- 2.1 Promote the public health, safety and general welfare.
- 2.2 Provides for a range of uses and intensities of use appropriate to the character of the Town and reflecting current and expected future needs.
- 2.3 Provides for orderly growth and development, which recognizes:
  - 2.3.1 The goals and patterns of land use contained in the comprehensive plan of the Town;
  - 2.3.6 The need to shape and Balance urban and rural development
- 2.8 Promoting a balance of housing choices for all income levels and groups, assure the health safety and welfare of all citizens and their rights to affordable, accessible, safe and sanitary housing.
- 2.12 Promote implementation of the Comprehensive Plan of the Town of West Warwick adopted pursuant to the General Laws.

The Planning Office recommendation is for a favorable recommendation to the West Warwick Town Council for the requested zoning map amendment.

### **Discussion**

Attorney John Brunero representing. Mr. DiFiore read the exhibits into the record. Mr. Brunero stated he represented the owner 29 years ago and he is back again. The owner has not been able to rent out the space and is looking to change it back to a residential use. There is plenty of parking in the front and rear of the building, there will be no changes to the exterior and the owner is currently working with the Fire Department re: fire code requirements, etc.

Motion to forward a favorable recommendation to the Town Council by Mr. Appolonia, seconded by Mr. Miller.

### **Planning Board Vote**

Joseph DiMartino	Yes
Felix Appolonia	Yes
Anthony Petrarca	Yes
Wayne Miller	Yes
Joshua Barrette (Alt.)	Yes
Jessica Rubery (Alt.)	Yes

All in favor.

**Item 3**  
**Public Comment**

None.

Motion to adjourn at 6:08 pm by Mr. Appolonia, seconded by Mr. Petrarca. All in favor.