

City of Cranston  
Zoning Board of Review  
Application

RECEIVED

DEC 14 2020

BUILDING INSPECTIONS

Application for exception or variation under the zoning ordinance "City of Cranston Zoning Code, December 1994 Edition as amended."

To: Cranston Zoning Board of Review  
35 Sockanosset Crossroad Suite 6  
Cranston, RI 02920

Date: 11/22/2020

THE UNDERSIGNED HEREBY APPLIES TO THE ZONING BOARD OF REVIEW FOR AN EXCEPTION OR A VARIATION IN THE APPLICATION OF THE PROVISIONS OR REGULATIONS OF THE ZONING ORDINANCE AFFECTING THE FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON THE GROUNDS HEREINAFTER SET FORTH.

OWNER: David Celani

ADDRESS: 633 Chestnut Hill Road, Glocester, RI 02814 ZIP CODE: 02814

APPLICANT: New Leaf Compassion Center Inc.

ADDRESS: 197 Taunton Ave. East Providence RI ZIP CODE: 02914

LESSEE: New Leaf Compassion Center Inc.

ADDRESS: 197 Taunton Ave. East Providence RI ZIP CODE: 02914

1. ADDRESS OF PROPERTY: 24 Stafford Court

2. ASSESSOR'S PLAT #: 13 BLOCK #: ASSESSOR'S LOT #: 84 WARD:

3. LOT FRONTAGE: 215 LOT DEPTH: 250 LOT AREA: 80,755

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: M2 N/A 35  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 16 PROPOSED: 16

6. LOT COVERAGE, PRESENT: 27,000 PROPOSED: 27,000

Other than walkway and lighting, all renovations are interior.

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 31

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes

9. GIVE SIZE OF EXISTING BUILDING(S): 27,000 s/f

10. GIVE SIZE OF PROPOSED BUILDING(S): 27,000 s/f

11. WHAT IS THE PRESENT USE? Marijuana manufacturing, and warehouse

12. WHAT IS THE PROPOSED USE? Marijuana Compassion Center

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: N/A

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Exterior will have lighting and walkway from parking lot. Approximately 4,000 s/f of interior will be builtout as the compassion center. Plans attached.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? No

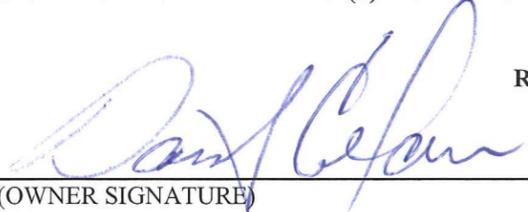
16. WERE YOU REFUSED A PERMIT? No

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.  
Zoning Code Sec. 17.24.040

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Building is properly situated in an M2 zone. Slater Road and Kenney Drive provide wide lightly travelled access to the proposed center. The building is in the Howard Industrial Park and a significant distance from any residential zone or schools.

**SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.**

**RESPECTFULLY SUBMITTED,**

  
\_\_\_\_\_  
(OWNER SIGNATURE)

401-345-2738  
(PHONE NUMBER)

\_\_\_\_\_  
(OWNER SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)

  
\_\_\_\_\_  
(APPLICANT SIGNATURE)

401-241-2740  
(PHONE NUMBER)

  
\_\_\_\_\_  
(LESSEE SIGNATURE)

401-241-2740  
(PHONE NUMBER)

  
\_\_\_\_\_  
(ATTORNEY SIGNATURE)

401-241-2740  
(PHONE NUMBER)

Thomas Mirza, Esq.  
(ATTORNEY NAME-PLEASE PRINT)

197 Taunton Ave. East Providence, RI 02914  
ATTORNEY ADDRESS:

PRE-ZONING APPLICATION MEETING: \_\_\_\_\_  
(PLANNING DEPT. SIGNATURE) (DATE)

**T MIRZA, ESQ.**  
ATTORNEY AT LAW  
197 Taunton Ave.  
East Providence, Rhode Island 02914

P: 401-437-4450  
F: 401-438-1680  
tmirza@pmlawprov.com

City of Cranston  
Cranston Zoning Board of Review  
35 Sockanosset Crossroad  
Suite 6  
Cranston, RI 02902

**December 2, 2020**

RE: New Leaf LLC  
Special Use Permit For a Marijuana Compassion Center  
24 Stafford Court, Cranston RI 02920

Dear Zoning Board of Review:

Enclosed please find an Application for a Special Use Permit pursuant to Cranston Zoning Ordinance §17.24.040 for a medical marijuana compassion center to be located at 24 Stafford Court. We received preliminary approval on Wednesday, November 18<sup>th</sup> from Cranston DPR. In addition to the application itself and the required documentation, the applicant wants to briefly address many of the factors the Board of Review may consider in its review of this special use permit request.

1. New Leaf Compassion Center, Inc., if awarded a license by the Department of Business Regulation (“DBR”) of Rhode Island, plans to locate at 24 Stafford Court, Cranston, RI within an M-2 General Industry zone. Per the Ordinance of the City Council, this location fits all guidelines of both the state and local requirements for a medical marijuana dispensary. As viewable in our area review, all listed restricted locations are outside of the buffer zone of the proposed location.
2. The license will not be associated with any home business.
3. All Medical Marijuana Dispensary sales will occur within the facility and within a limited access area within the dispensary, only allowed to be entered by registered medical marijuana holders in the state of Rhode Island or any other state in the United States of America due to reciprocity laws within Rhode Island’s medical marijuana program.
4. All waste will be stored in secure waste receptacles under control in a secure access zone within the dispensary facility and under secure locking. Waste shall be managed in accordance with the rules of the Rhode Island Department of Health and Rhode Island Department of Business Regulation, and Environmental Management.
5. Security systems will be installed by KM Security and above and beyond the legal requirements of DBR for a medical marijuana facility. The dispensary will be under twenty-four (24) hour surveillance with the entire facility covered, holding security footage for 90+ days. The facility will be broken into four area types: 1) Initial patient

access – Waiting room and patient registration. 2) Limited Access – Only registered patients 3) Restricted access – Employees only. 4) Restricted Access – Secure vault only available to some patients. Access will only be available to patients and employees based on strict access levels, badged access, and Identification and Medical Marijuana card access.

6. Exterior lights will be downcast, shielded, hooded, and will not shine any light on any adjacent lots or public streets.
7. No equipment making any noise will be implemented within the facility beyond standard HVAC. HVAC will include HEPA Charcoal filters and other remediation techniques to ensure the smell of marijuana does not emit from the facility.
8. There will be no storage of any hazardous materials on site.
9. All inspectors including, but not limited to, building inspectors, police, fire (state and local), zoning, city and state officials, and any regulatory agency with jurisdiction will have access for annual inspection and any other necessary inspections.
10. There will be no outside view into the dispensary facility and no product shall be displayed anywhere outside the facility.
11. Hours of operation will be between the approved hours of the town, 10:00 AM – 7:00 PM.
12. The lot area is larger than 6,000 square feet. The building alone is 27,000 square feet.
13. Off street parking will not be necessary as the facility has 50+ parking spots.
14. Signage, as depicted within our submission, shall be consistent with the C-3 zoning district guidelines. There will be no billboards on site.

We look forward to working with the City of Cranston in locating a world class medical marijuana compassion center at 24 Stafford Court.

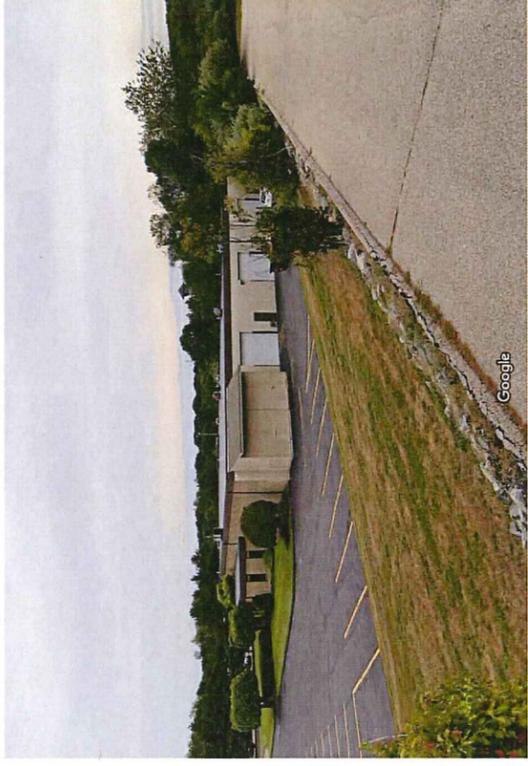
Respectfully,

Tom Mirza, Esq.  
TM/tlm

Enclosures



12  
U.S. EXISTING NORTH ELEVATION  
Scale: 3/16" = 1'-0"



14  
U.S. EXISTING SOUTH - WEST CORNER ELEVATION  
Scale: 3/16" = 1'-0"

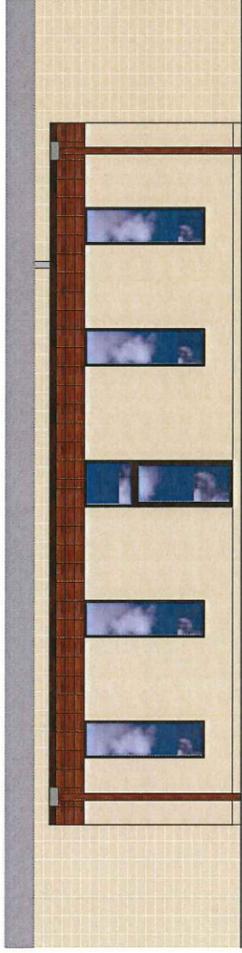


11  
U.S. EXISTING WEST ELEVATION  
Scale: 3/16" = 1'-0"

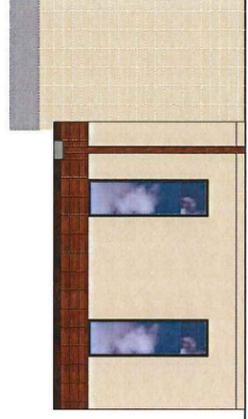


13  
U.S. EXISTING SITE  
Scale: 3/16" = 1'-0"





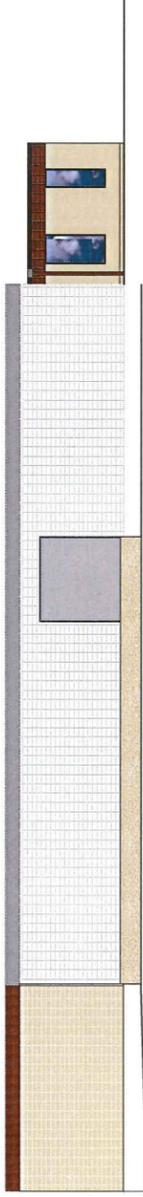
10 PARTIAL NORTH (FRONT) ELEVATION  
Scale: 1/8" = 1'-0"



8 PARTIAL EAST ELEVATION  
Scale: 1/8" = 1'-0"



9 PARTIAL WEST ELEVATION  
Scale: 1/8" = 1'-0"



7 EAST ELEVATION  
Scale: 1/8" = 1'-0"



6 WEST ELEVATION  
Scale: 1/8" = 1'-0"



5 NORTH (FRONT) ELEVATION  
Scale: 1/8" = 1'-0"







RA CATALDO & ASSOCIATES INC.  
CIVIL ENGINEERS  
LAND SURVEYORS

114 SMITHFIELD AVENUE (401) 453-3300  
PAWTUCKET, RI 02860 FAX: (401) 453-4117  
ca@cataldo.org.com

Project:

**NEW LEAF  
COMPASSION  
CENTER INC.**

**24 STAFFORD CT.  
CRANSTON, RI**

Prepared For:

**NEW LEAF, LLC**

**197 TAUNTON AVE.  
EAST PROVIDENCE,  
RHODE ISLAND**



Issue Date: 10/29/2020

Revisions		
No.	Date	Description
1	11/4/20	UPDATE
2	11/5/20	CITY COMMENTS
3	11/13/20	LIGHTING REVISIONS

Project Number: 3192-27

Scale: 1"=20'

Designed By: GAP

Drawn By: GAP Checked By: RWC

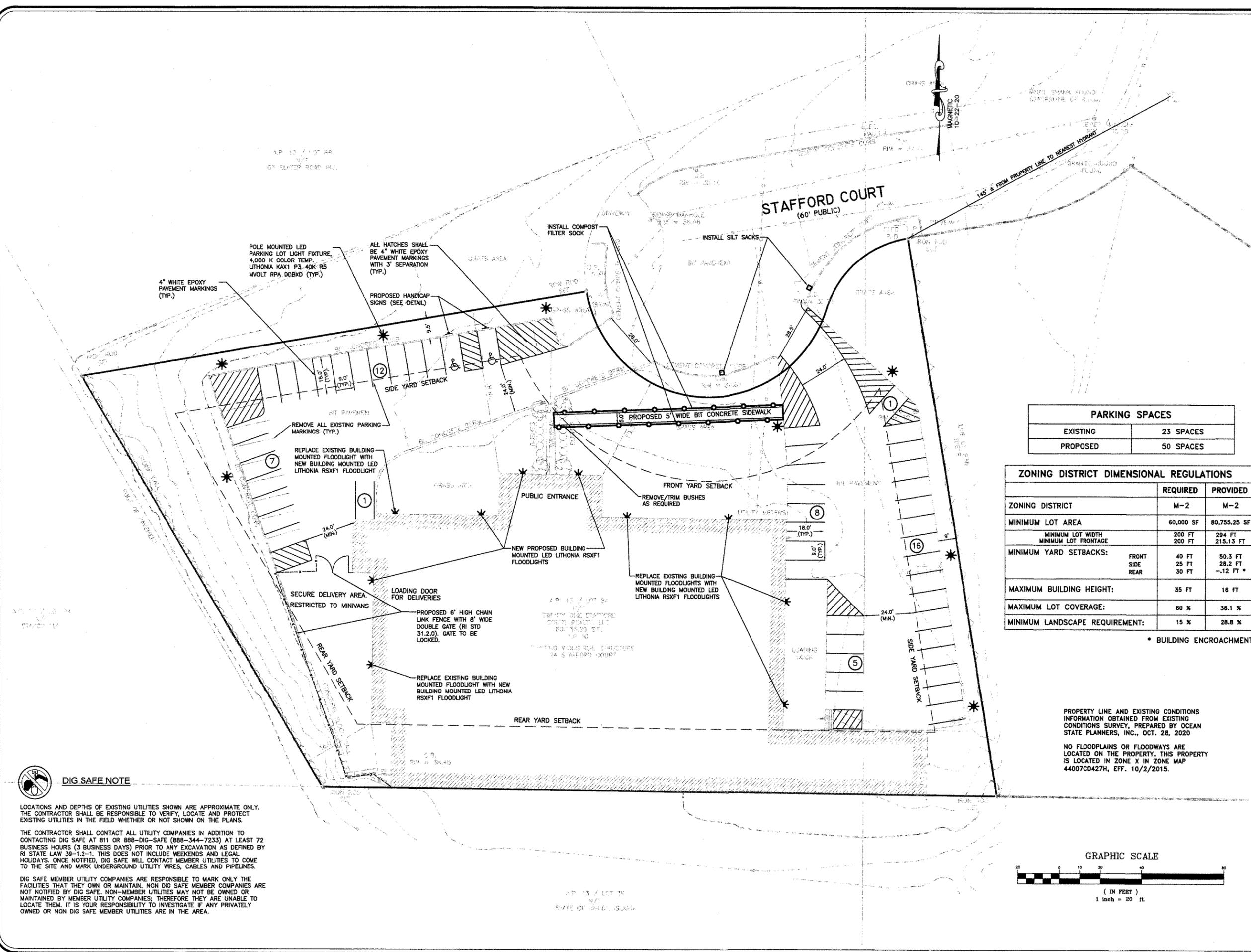
Sheet Title:

**SITE LAYOUT PLAN**

**C-2**

Sheet Number: 2 of 3

**DEVELOPMENT PLAN**



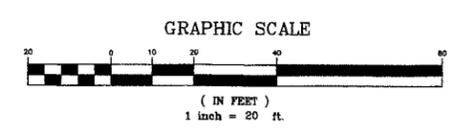
PARKING SPACES	
EXISTING	23 SPACES
PROPOSED	50 SPACES

ZONING DISTRICT DIMENSIONAL REGULATIONS		
	REQUIRED	PROVIDED
ZONING DISTRICT	M-2	M-2
MINIMUM LOT AREA	60,000 SF	80,755.25 SF
MINIMUM LOT WIDTH	200 FT	294 FT
MINIMUM LOT FRONTAGE	200 FT	215.13 FT
MINIMUM YARD SETBACKS:		
FRONT	40 FT	50.3 FT
SIDE	25 FT	28.2 FT
REAR	30 FT	-12 FT *
MAXIMUM BUILDING HEIGHT:	35 FT	16 FT
MAXIMUM LOT COVERAGE:	60 %	36.1 %
MINIMUM LANDSCAPE REQUIREMENT:	15 %	28.8 %

\* BUILDING ENCROACHMENT

PROPERTY LINE AND EXISTING CONDITIONS INFORMATION OBTAINED FROM EXISTING CONDITIONS SURVEY, PREPARED BY OCEAN STATE PLANNERS, INC., OCT. 28, 2020

NO FLOODPLAINS OR FLOODWAYS ARE LOCATED ON THE PROPERTY. THIS PROPERTY IS LOCATED IN ZONE X IN ZONE MAP 44007C0427H, EFF. 10/2/2015.



**DIG SAFE NOTE**

LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY, LOCATE AND PROTECT EXISTING UTILITIES IN THE FIELD WHETHER OR NOT SHOWN ON THE PLANS.

THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES IN ADDITION TO CONTACTING DIG SAFE AT 811 OR 888-DIG-SAFE (888-344-7233) AT LEAST 72 BUSINESS HOURS (3 BUSINESS DAYS) PRIOR TO ANY EXCAVATION AS DEFINED BY RI STATE LAW 39-1.2-1. THIS DOES NOT INCLUDE WEEKENDS AND LEGAL HOLIDAYS. ONCE NOTIFIED, DIG SAFE WILL CONTACT MEMBER UTILITIES TO COME TO THE SITE AND MARK UNDERGROUND UTILITY WIRES, CABLES AND PIPELINES.

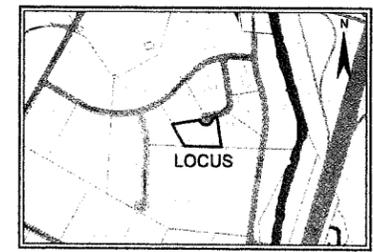
DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. NON-MEMBER UTILITIES MAY NOT BE OWNED OR MAINTAINED BY MEMBER UTILITY COMPANIES; THEREFORE IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.

PA\3192 (MISO)\3192-27 (24 STAFFORD CT CRANSTON)\MEDICAL MARIJUANA COMPASSION CENTER.DWG 11/13/20 14:45

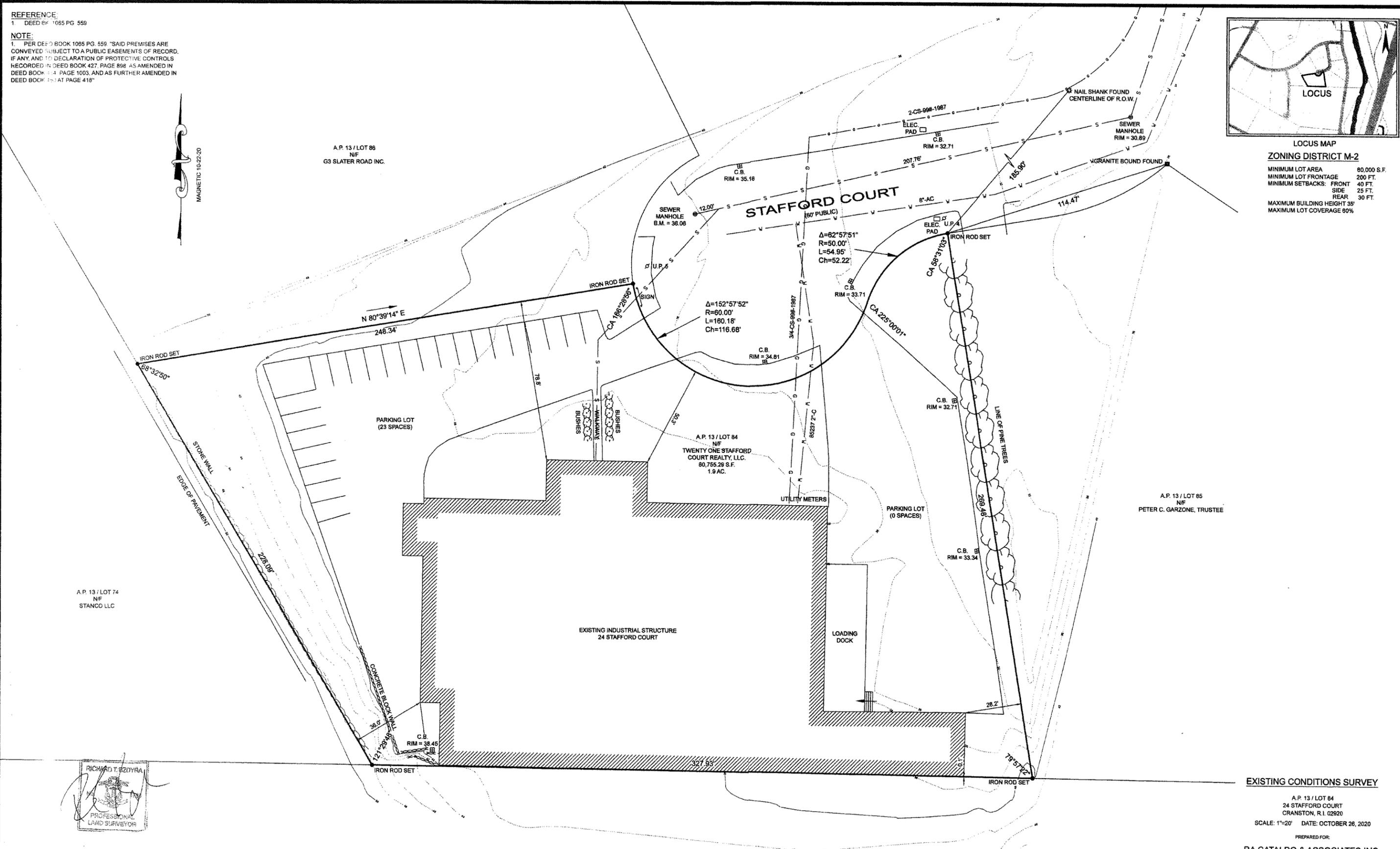


REFERENCE:  
1. DEED BK 1065 PG 559

NOTE:  
1. PER DEED BOOK 1065 PG. 559 "SAID PREMISES ARE CONVEYED SUBJECT TO A PUBLIC EASEMENTS OF RECORD, IF ANY, AND TO DECLARATION OF PROTECTIVE CONTROLS RECORDED IN DEED BOOK 427, PAGE 898 AS AMENDED IN DEED BOOK 314, PAGE 1003, AND AS FURTHER AMENDED IN DEED BOOK 151 AT PAGE 418"



LOCUS MAP  
**ZONING DISTRICT M-2**  
MINIMUM LOT AREA 80,000 S.F.  
MINIMUM LOT FRONTAGE 200 FT.  
MINIMUM SETBACKS: FRONT 40 FT.  
SIDE 25 FT.  
REAR 30 FT.  
MAXIMUM BUILDING HEIGHT 35'  
MAXIMUM LOT COVERAGE 80%



**SURVEY CLASSIFICATION:**  
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:  
TYPE OF SURVEY: LIMITED COASTAL BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: AS 31, ASS 41

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.  
BY: *[Signature]* DATE: 07/28/2020  
RICHARD T. BZOYRA, PLS. LICENSE #1785, CGA # 15-460

A.P. 13 / LOT 39  
N/F  
STATE OF RHODE ISLAND

**EXISTING CONDITIONS SURVEY**  
A.P. 13 / LOT 84  
24 STAFFORD COURT  
CRANSTON, R.I. 02820  
SCALE: 1"=20' DATE: OCTOBER 26, 2020  
PREPARED FOR:  
**RA CATALDO & ASSOCIATES INC.**  
114 SMITHFIELD AVENUE, PAWTUCKET, R.I. 02860  
PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
1255 OAKLAWN AVENUE, CRANSTON, RI 02820  
PHONE: (401) 463-9696 info@osplanners.com  
JOB NO. 9853 / DWG. NO. 9853 - C3 - (AJB)  
GRAPHIC SCALE 1" = 20'  
0 20 40 60