

City of Cranston

City Plan Commission

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Mayor

Jason Pezzullo
Planning Director



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Chair

Frederick Vincent
Vice-Chair

Robert Strom
Ken Mason

Robert Coupe
Kathleen Lanphear
Anne Marie
Maccarone

Joseph Morales
Robert DiStefano

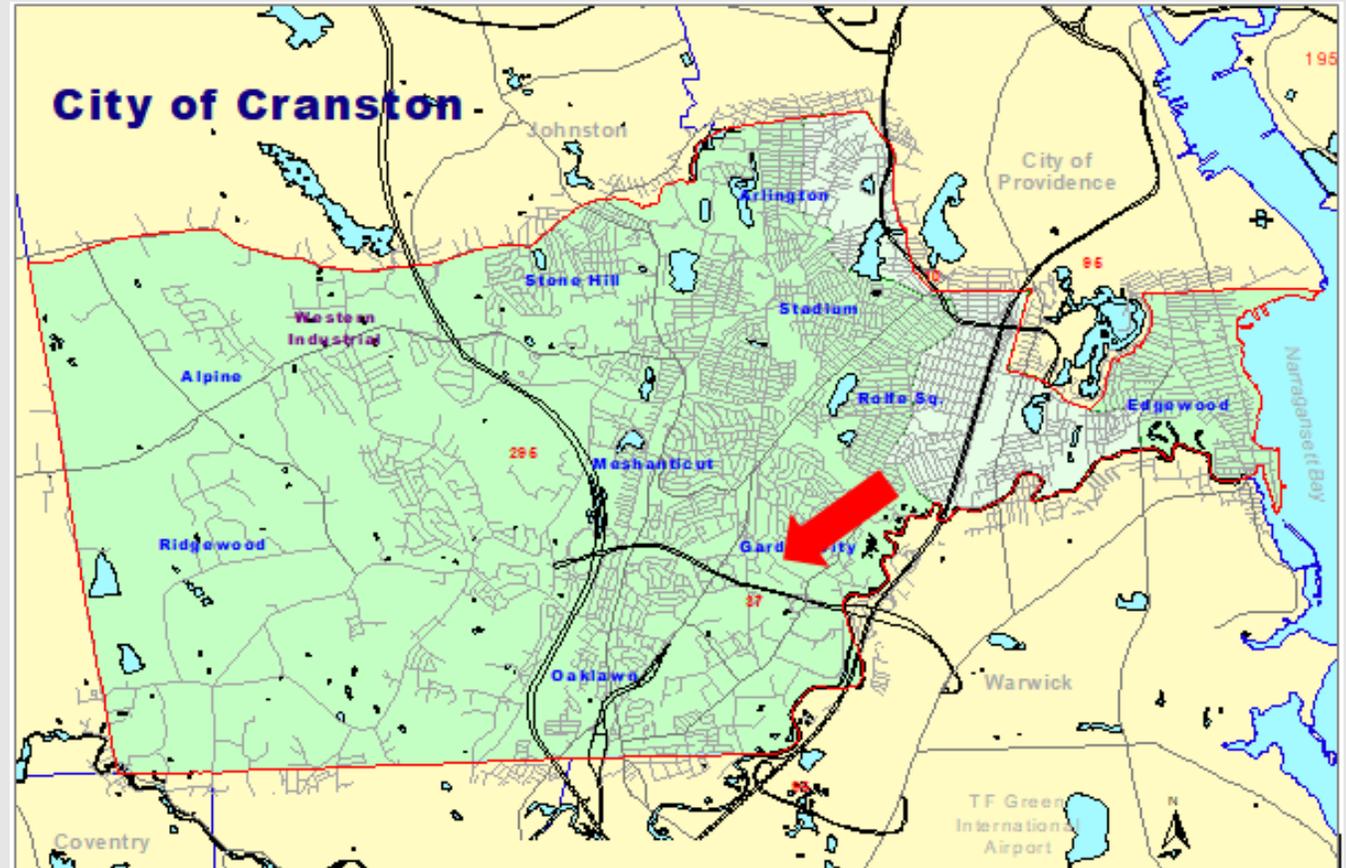
Aug 4, 2020

Marcia B. Smith & Marvin M. Smith (OWNER), WINES AND MORE of RI, INC (APPLICANT)

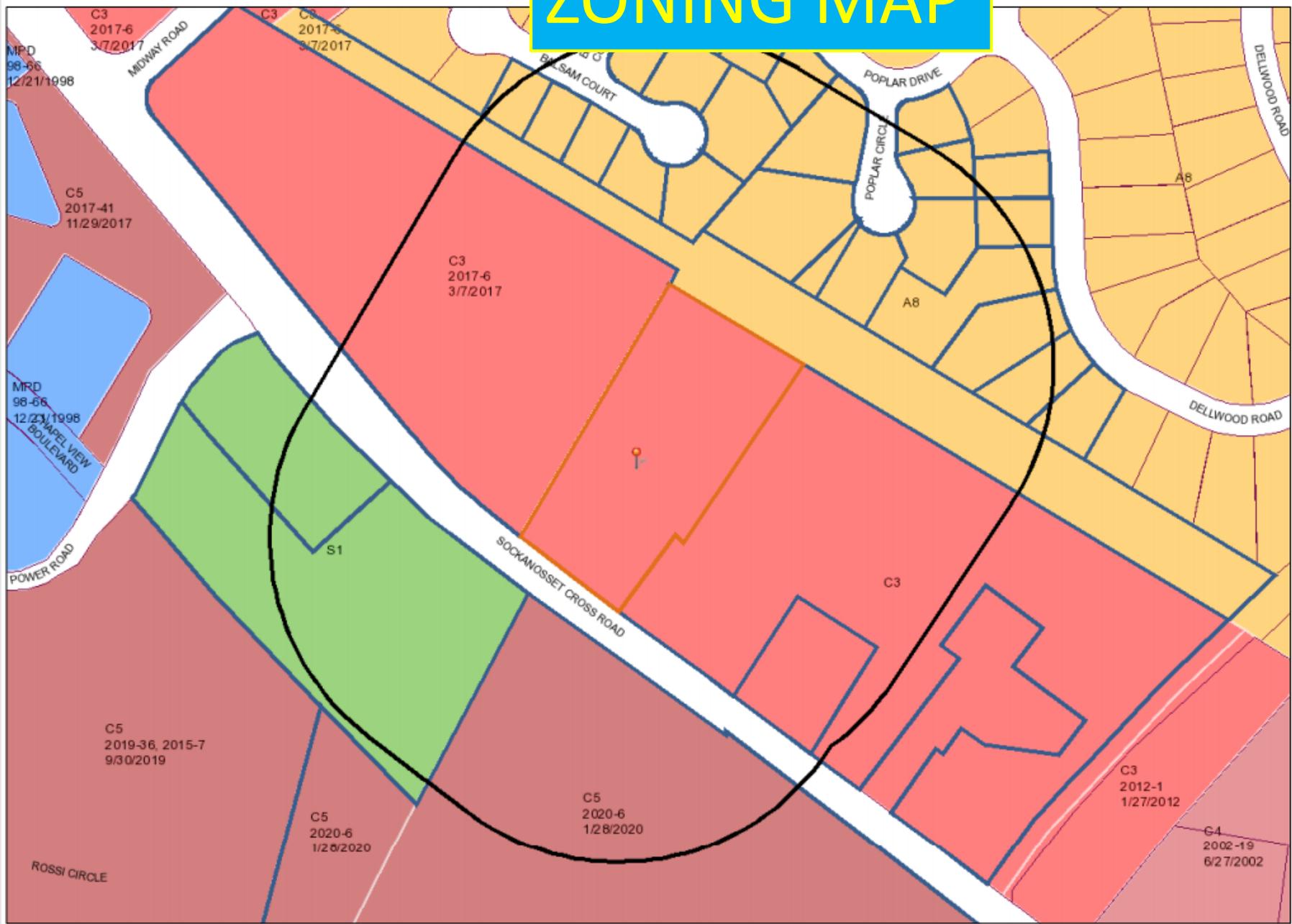
125 Sockanosset Crossroads , AP 10, Lot 1489. Zone: C-3

Variance Requests:

1. To allow an animated sign to replace the changeable copy portion of an existing free standing sign where LED/digital/animated signs are not allowed in any zone.



ZONING MAP



- UserSelectedParcels
- vParcels_Buffer
- ParcelsInBufferOutput
- Parcels
- Streets Names
- Zoning Dimensions
- Historic Overlay District
- Zoning**
- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- EI
- MPD
- S1
- Other
- Street Names

This map/data/geo spatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.



AERIAL VIEW



3-D AERIAL VIEW

125 Sockanosset
Cross Road

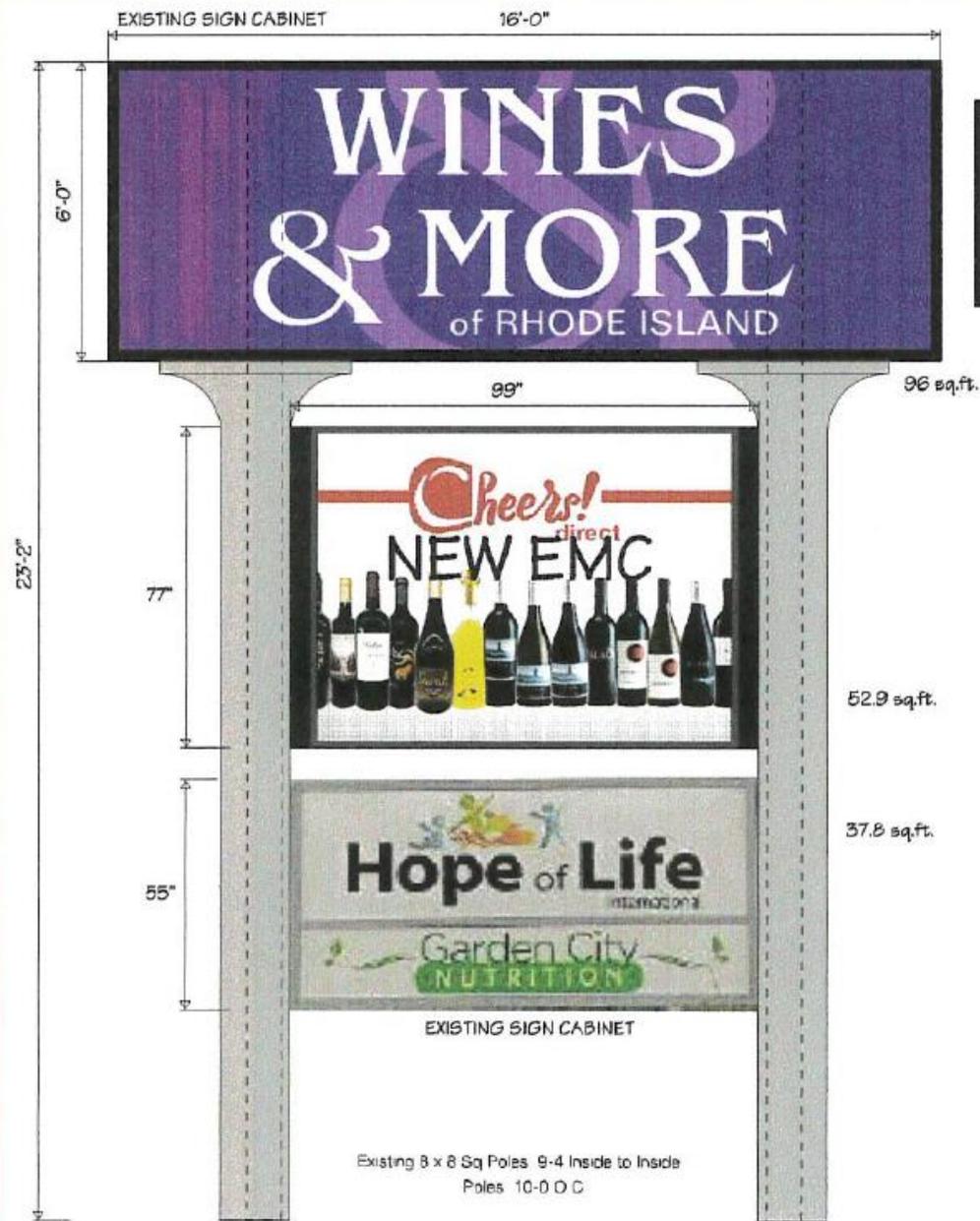
Wines & More of RI
Delivery

USCIS Application
Support Center

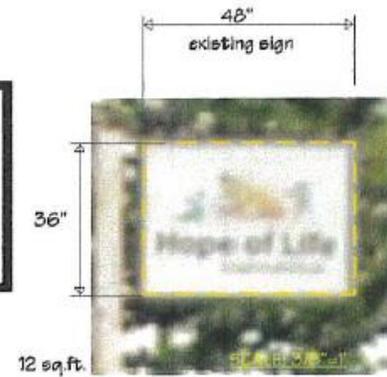


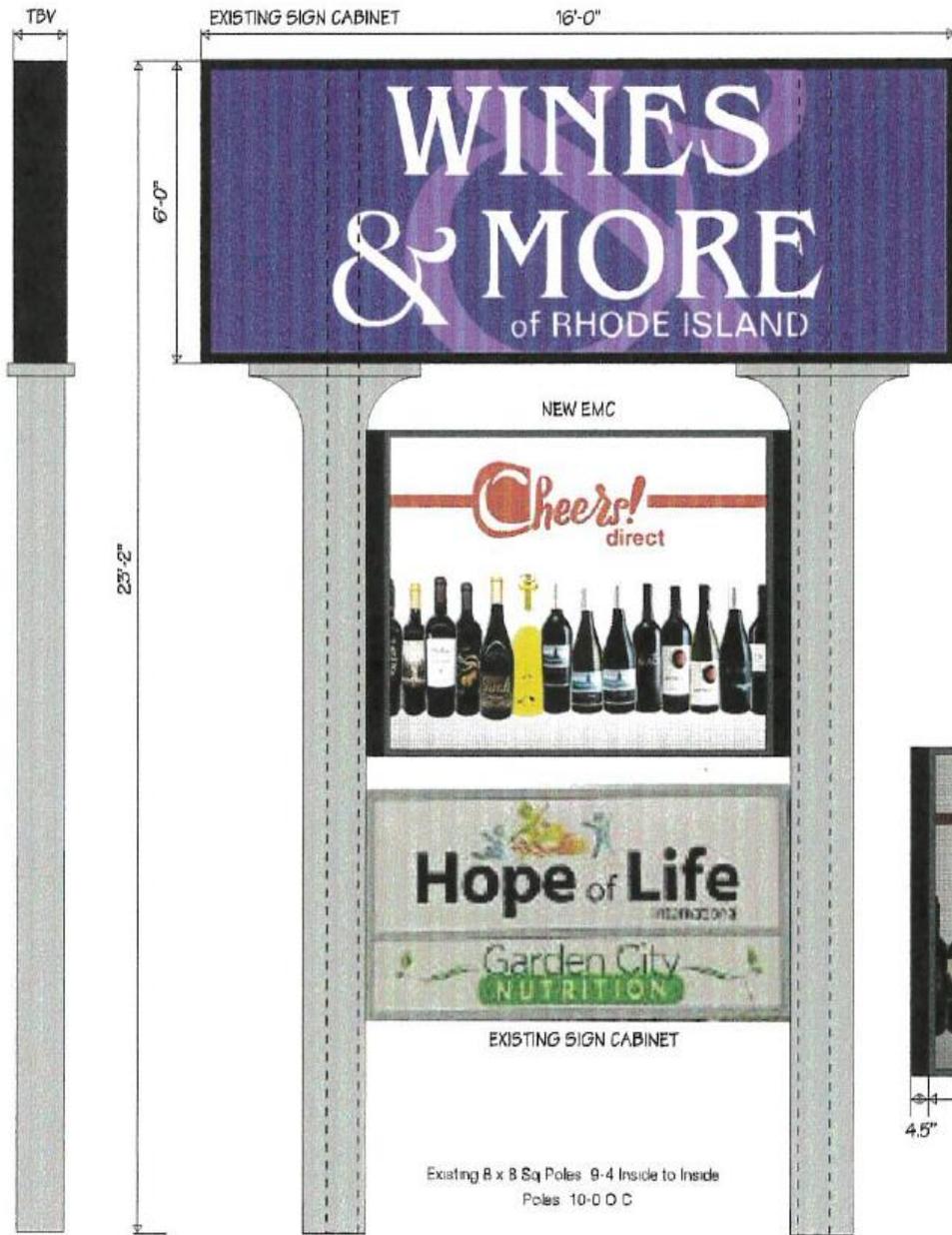
STREET VIEW





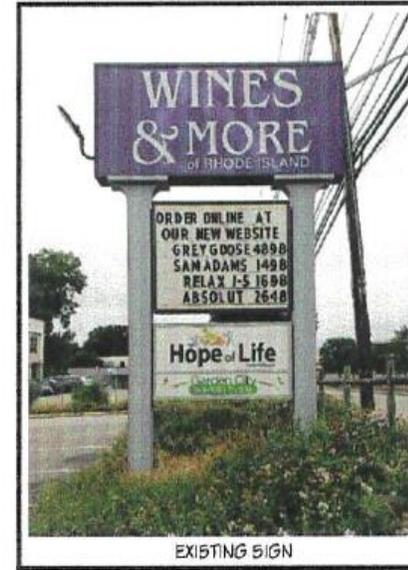
PYLON SIGNAGE:	BUILDING SIGNAGE:
WINES & MORE: 96 sq.ft.	WINES & MORE: 144.5 sq.ft.
EMC: 52.9 sq.ft.	GARDEN CITY: 25 sq.ft.
HOPE OF LIFE: 37.8 sq.ft.	HOPE OF LIFE: 12 sq.ft.
TOTAL: 186.7 sq.ft.	TOTAL: 181.5 sq.ft.



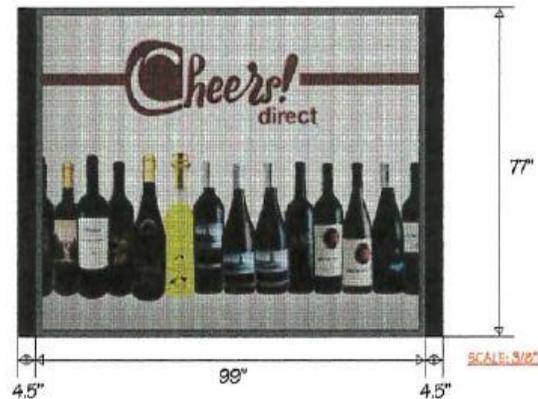


Existing 8 x 8 Sq Poles 8-4 Inside to Inside
Poles 10-0 O C

SCALE: 3/8"=1'



EXISTING SIGN



- (Qty: 2) New 8'-3" x W6'-5"H, 10mm, full color, face vent EMCs secured to existing 8" x 8" square steel poles in field with 2" x 2" x 3/16" steel angle runners
- 2" x 2" x 3/16" x 5"L steel angle clips mechanically fastened to 8" steel poles in field as required
- Existing reader board to be replaced
* exact same size as existing
- Primary electrical connection by others

Staff Analysis

- The proposal does not increase the height or area of existing signage on the site, which the ZBR granted relief for in 2009.
- There are at least 3 other examples of animated signs on Sockanosset Crossroad alone, so relief would not be out of character with the area.
- Regarding animation and timing of images on the message board, the applicant clarified that *“the petitioner is requesting that a variance be granted to permit the digital sign to change every twenty (20) seconds to delineate products and items for sale at the establishment.”*
- Regarding brightness of the sign, the applicant has corresponded that *“the electronic message centers have automatic dimming capabilities and Watchfire Electronic message centers are equipped with a photocell that detects ambient light and adjusts brightness levels accordingly.”*
- Staff holds that if the City chooses to allow changeable copy signs, that allowing them to be upgraded to animated signs (with restrictions) would be reasonable.
- Relief, if granted, would not undermine the intent of zoning or the Comprehensive Plan.

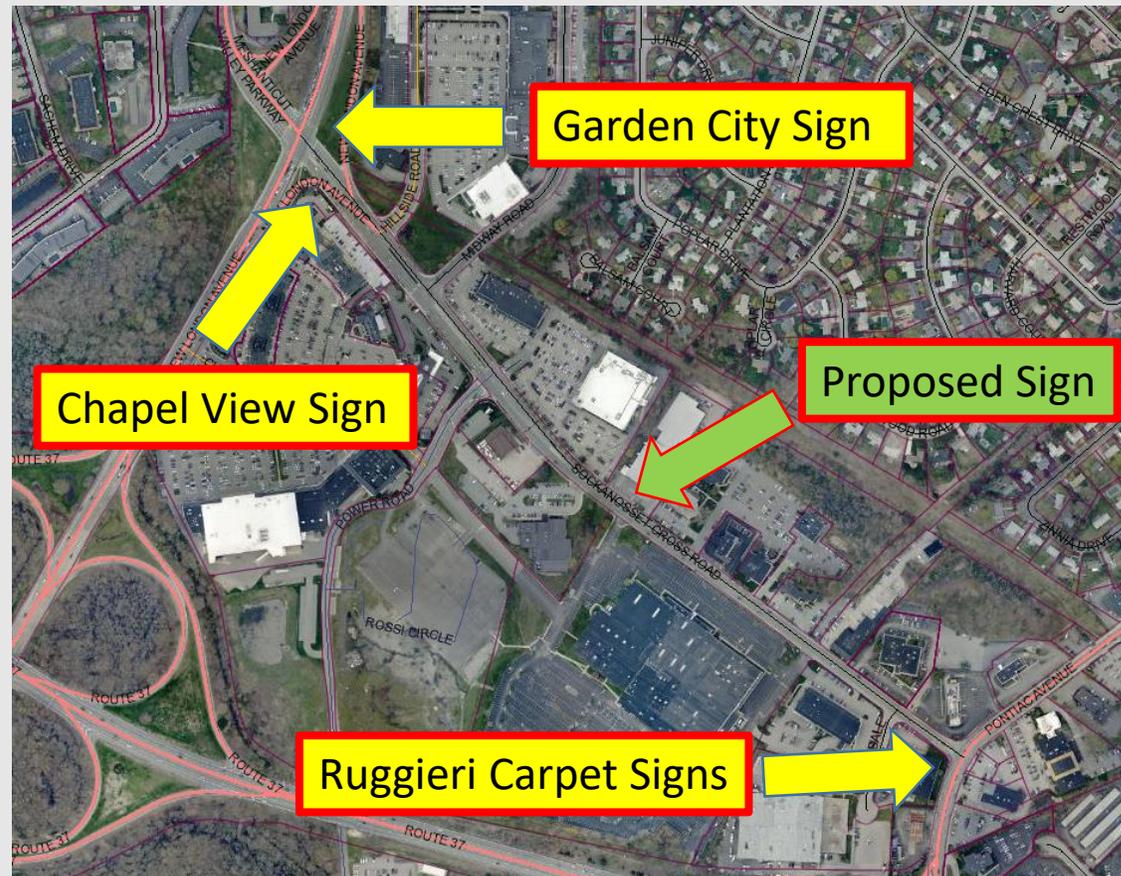
New Information Since July Mtg (1/3)

Staff holds that the sign would not be a traffic safety issue.

- The National Highway Traffic Safety Administration asserts that driving “hazards” are conditions that causes a 2 second or more distraction.
- Reputable Federal Highway Administration study found “glances greater than 1 second were rare events”
- Traffic hazards, such as texting, are studied, identified, and addressed. Staff could not find reputable evidence to prove animated signs are hazards.

New Information Since July Mtg (2/3)

- Staff holds that the sign would not be out of character with the area, as it is located in the arguable “commercial center” of Cranston, with three animated signs already approved within a ¼ mile radius.



New Information Since July Mtg (3/3)

- The 2009 variance application DID include the building signage. The Plan Commission recommended approval conditioned to a reduction in area and height which were NOT incorporated into the decision.
- The finding on consistency with the Comp Plan is a subjective determination based on limited language addressing signage. The application does not undermine the intent of the Comp Plan, is consistent with the FLU uses, and arguably “improve(s) the attractiveness and quality of the business(es),” consistent with language on p.34.

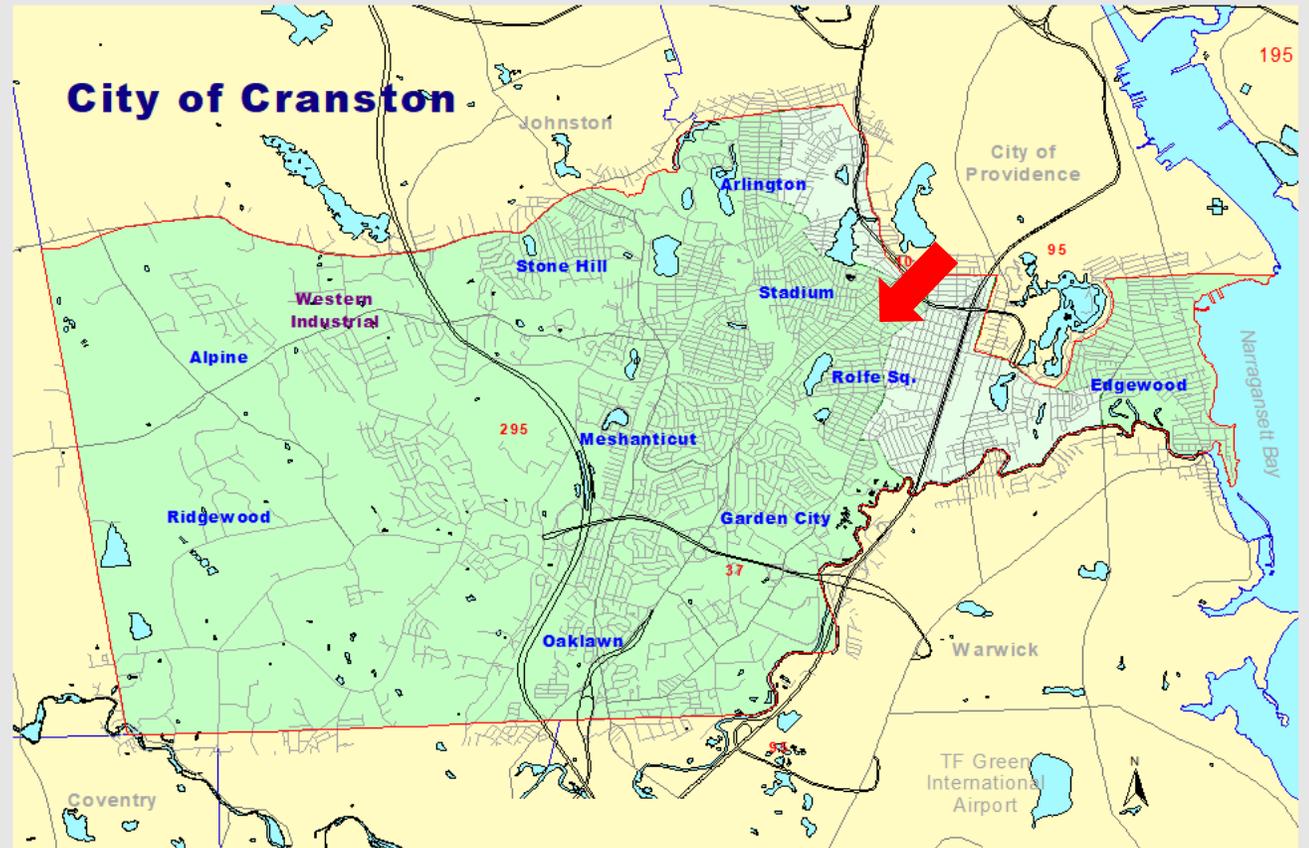
Recommendation

Due to the findings that the proposal is consistent with the Comprehensive Plan and the character of the commercial area, and due to the assertion that businesses should be allowed to have animated signs instead of changeable copy signs (with restrictions), the Planning Department recommends that the Plan Commission forward a **positive recommendation** on this application to the Zoning Board of review, with restrictions to the sign's luminescence, animation, and frame change timing.

Albert Baccari and Virginia A. Baccari (OWNER/APP)

880 Park Avenue, AP 9, Lot 169. Zone: C-3

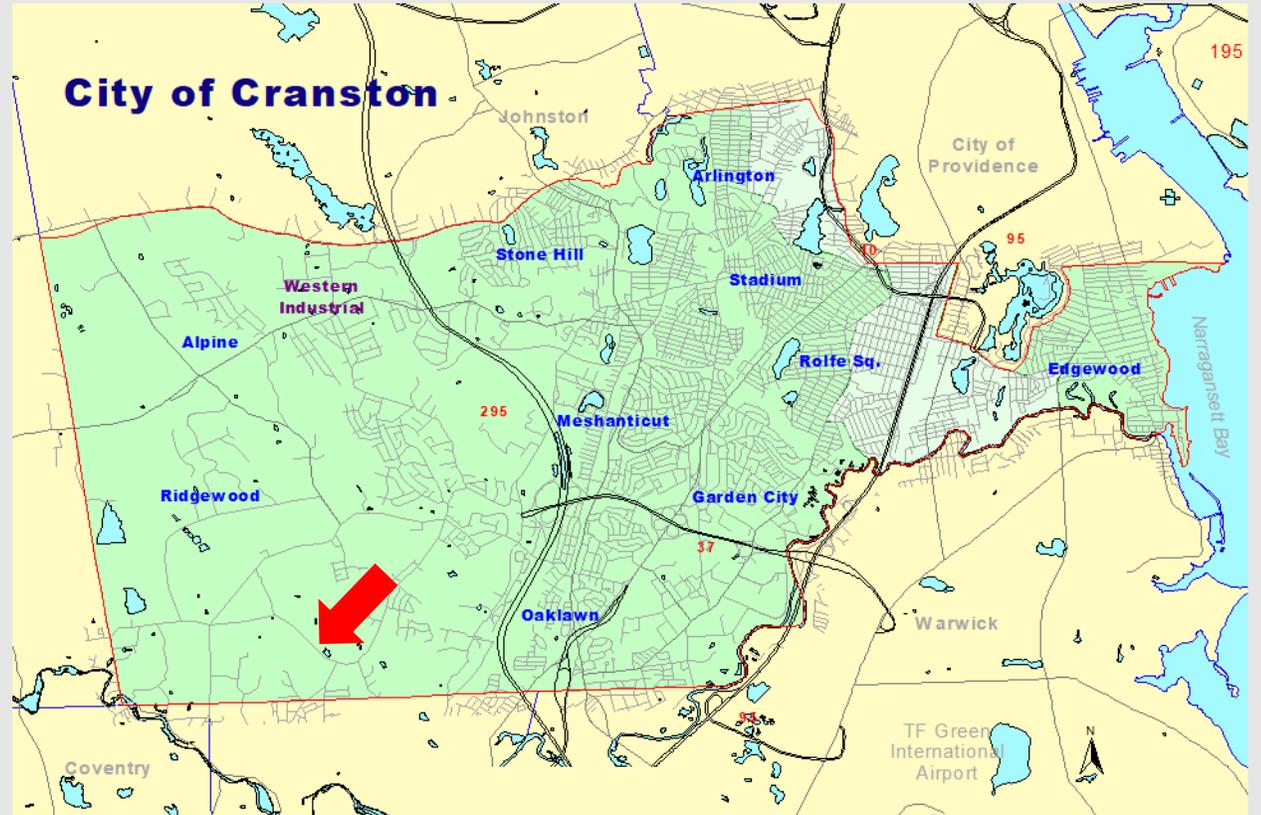
THE APPLICANT HAS REQUESTED A SECOND CONTINUANCE TO THE SEPTEMBER 6th MEETING TO HAVE TIME TO ADDRESS CITY CONCERNS.



Lombardi Family, LLC (OWNER/APP)

45 Burlingame Road, AP 24, Lot 1. Zone: A-80

**THE APPLICANT HAS REQUESTED A
CONTINUANCE TO THE OCTOBER 6th
MEETING.**



Application Checklists – Why?

- Haven't been updated in 20+ years
- Increase transparency & clarify expectations in the review process
 - What is a complete application?
- Improve consistency with the Subdivision Regulations
- Reduce paper & waste, improve electronic file keeping

Application Checklists

- Minor Subdv. – Preliminary Plan
- Minor Subdv. – Final Plan

- Major Subdv. & MLD – Master Plan
- Major Subdv. & MLD – Preliminary Plan
- Major Subdv. & MLD – Final Plan

Application Checklists

- Changes made since last month
 - Providence Water supply board changed to Water Supply board
 - Line added to check the Natural Heritage Survey for endangered plants/animals
 - Line added to add areas of proposed tree removal
 - Redundant items removed or compiled
 - Miscellaneous clerical and grammatical corrections

Application Checklists

- Items of interest
 - “Has proof of registration for the Land Surveyor and Engineer from a State Board of Registration been provided?” [Minor Sub required app docs (g)]
 - “Conformance with the Scituate Reservoir Watershed Management Plan” [Minor Sub permits/approvals (f)]

Recommendation

Staff recommends that the Plan Commission, with amendments as discussed, **vote to accept the checklists as official Plan Commission policy** for applicable submissions.

Administrative Officers to the Plan Commission shall retain the ability to make minor adjustments to the checklists as needed.