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CITY PLAN COMMISSION

Cranston City Hall
869 Park Avenue, Cranston, RI 02910

NOTICE OF SPECIAL JOINT PUBLIC WORKSHOP OF THE CRANSTON CITY COUNCIL & THE CITY PLAN COMMISSION

Independence Way/Plainfield Pike

Tuesday, August 2, 2022 at 6:30 P.M.

3rd Floor - City Council Chamber, 869 Park Avenue, Cranston RI

AGENDA

- Owner:** JG Holding Company LLC, 406 West Reach Dr., Jamestown, RI 02835
- Applicant:** AR Building Company, 310 Seven Field Blvd., Suite 350 Seven Fields, Pennsylvania 16046 Subject Land: AP 37, Lot 14 off Independence Way – 1890 Plainfield Pike
- Who's invited:** City Council, City Plan Commission, and any interested members of the public
- Proposal Summary:** The purpose of this special joint workshop meeting is to discuss a pre-application proposal for a 180-unit Major Land Development/Multi-Family proposal requiring a special rezone / Comprehensive Plan amendment located at AP 37, Lot 14 off Independence Way/Plainfield Pike. No actions/votes will be taken other than calls to order (City Council / City Plan Commission) and adjournment.
- Future Public Hearings:** As a pre-application meeting, no formal application has been submitted and no dates for future public hearings have been scheduled at this time. This proposal will require a series of public hearings before the Development Plan Review Committee, City Plan Commission, Ordinance Committee, and the City Council prior to approval, the times of which have yet to be determined.

Application materials are available at: <https://www.cranstonri.gov/city-plan-commission8.2.22/>

CRANSTON CITY PLAN COMMISSION AGENDA

Tuesday, August 2nd, 2022 – 6:30PM

(Regular meeting to commence immediately following the adjournment of the Special Joint Workshop)

3rd Floor - City Council Chamber, 869 Park Avenue, Cranston RI

All interested parties are welcome to participate during the public comments portion for docketed items on this agenda. Plans, staff reports, recommendations, and other supplemental materials for this agenda will be posted to the City's website prior to the meeting at:

<https://www.cranstonri.gov/city-plan-commission8.2.22/>

CALL TO ORDER

APPROVAL OF MINUTES

- 7/12/22 Regular City Plan Commission Meeting (vote taken)

SUBDIVISIONS AND MAJOR LAND DEVELOPMENTS

- **“Natick Avenue Solar” ***** **PUBLIC INFORMATIONAL** (vote taken)
MASTER PLAN - Major Land Development
30 Acre / 8MW Solar Farm on 64-acre site
Natick Avenue
AP 22, Lots 108 and 119

*****PREVIOUS MASTER PLAN APPROVAL VACATED AND REMANDED BACK TO THE CITY PLAN COMMISSION FOR FURTHER PROCEEDINGS *****

- **“West Gate Estates (Equestrian Estates II)” PUBLIC HEARING** (vote taken)
PRELIMINARY PLAN – Minor Subdivision with street extension (private)
Four new additional conforming single-family house lots
Zoned A-80
Laten Knight Road, AP 28, Lot 11
- **“1573 Cranston Street Subdivision”** **PUBLIC INFORMATIONAL** (vote taken)
PRELIMINARY PLAN – Minor Subdivision w/o street extension
One additional conforming lot to accommodate either a single or two-family dwelling
Zoned B-1 (single / two-family)
1573 Cranston Street, AP 8, Lot 276
- **“1489 Pippin Orchard Road”** **PUBLIC INFORMATIONAL** (no vote taken)
PRE-APPLICATION – Minor Subdivision
Residential Planned District (RPD Cluster)
Potential for three (3) additional single-family housing units with open space
Zoned A-80
Pippin Orchard Road, AP 21, Lots 31 & 45

EXTENSION OF TIME

(vote taken)

- **Champlain Heights (152 Unit Multi-Family)** – Preliminary Plan one-year extension

ZONING BOARD OF REVIEW - RECOMMENDATIONS

(votes taken for all ZBR items)

- **WILLIAM and OLGA DELOMBA (OWN/APP)** have applied to construct a new detached garage with a home office and recreational room within the required front corner yard setback at 1979 Cranston Street, A.P. 11, lot 638; area 5,409 s.f, zoned A6. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.60.010- Residential Accessory Structure Setbacks.
- **DONNA C. VARONE (OWN) and ANTHONY CARL and MARK HARRINGTON (APP)** have filed an application to create a new under-sized lot from substandard lots previously merged by zoning. The applicants also request relief to leave an existing legal non-conforming two family which encroaches on the front and side corner yard setbacks at 147 Southern Street, A.P. 8, lots 2300-2305; new lot area 4,800 sq.ft; zoned B1. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010- Substandard lots of record.
- **DONNA C. VARONE (OWN) and ANTHONY CARL and MARK HARRINGTON (APP)** have filed an application to create a new substandard lot to construct a new single family dwelling with reduced area at 0 Connecticut Street, A.P. 8, lots 2300-2303; new lot area 4,800 sq.ft; zoned B1. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010- Substandard lots of record.
- **ANTHONY M. CAPRIO (OWN/APP)** has filed an application to separate three sub-standard lots previously merged by zoning leaving an existing legal non-conforming four family house on a substandard lot which encroaches on the front, front corner yard, and side yard setbacks at 1627 Cranston Street, A.P. 8, lot 364, area 6,584 sq.ft. zoned B1. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010- Substandard lots of record.
- **ANTHONY M. CAPRIO (OWN/APP)** has filed an application to separate three sub-standard lots previously merged by zoning and to construct a new two-family house on a substandard lot at 0 Mathewson Street, A.P. 8, lot 362 and 363, area 7,289 sq.ft. zoned B1. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations, 17.88.010- Substandard lots of record.
- **ARMI, LLC (OWN) AND THE GIVING TREE ACADEMY OF RI, INC. (APP)** have filed an application to construct a new 50'x64' building to expand an existing commercial day care use at 1355 Scituate Avenue, A.P. 36, lot 34; 60,984 sq.ft., zoned A80/M2. Applicant seeks relief per section 17.92.010 Variances, Sections 17.20.010 Schedule of Uses; 17.20.120 Schedule of Intensity Regulations.

PLANNING DIRECTOR'S REPORT

(no votes taken)

- Comprehensive Plan Update – Grant / Budget / RFP Process

ADJOURNMENT / NEXT REGULAR MEETING

(vote taken)

- Tuesday, September 6th, 2022 — City Hall Council Chambers, 869 Park Avenue