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CITY PLAN COMMISSION

Cranston City Hall
869 Park Avenue, Cranston, RI 02910

AGENDA

Tuesday, February 7th, 2023 – 6:30PM

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/plan-commission-2.7.23/>

CALL TO ORDER

RECOGNITION OF SERVICE - CITY PLAN COMMISSION MEMBERS

(no votes taken)

- Ann Marie Maccarone – 2018-2022
- James Donahue – 2020-2022
- Frank Ritz – 2021-2022

APPROVAL OF MINUTES

(vote taken)

- 1/3/23 City Plan Commission Meeting

ZONING BOARD OF REVIEW – RECOMMENDATIONS

(votes taken for all items)

- **GARFIELD AVE FOODS, LLC. (OWN) and LAMAR CENTRAL OUTDOOR, LLC (APP)** have applied to the Board to convert an existing over-sized billboard sign to a digital LED billboard display of same size at 110 Garfield Avenue, A.P. 7, lots 2561-62, 2593-97, and 3768, area 29,091 s.f. zoned M2. Applicants seek relief per Section 17.92.010- Variances; Table 17.72.010 (7)- Signs.
This item was continued to the 2/7/23 meeting at the request of the applicant.
- **BASSIL ELKHOURY and LORI YEREMIAN (OWN/APP)** have filed an application to legalize second dwelling unit in an existing single-family dwelling at 5 Beckwith Street, A.P. 3, lot 65; total area 5,000 s.f.; zoned M2. Applicant seeks relief per 17.92.010- Variances; Section 17.20.030- Schedule of Uses.
- **CRANSTON PUBLIC SCHOOLS (OWN/APP)** has applied to the Board to construct a new elementary school building exceeding the allowable height at 50 Gladstone Street, A.P. 7, lot

2357; area 7.96 ac; zoned B1. Applicant seeks relief per 17.92.010-Variance, Section 17.20.120 Schedule of Intensity Regulations. Application filed 1/6/2023. No Attorney.

- **CHRISTY, LLC and MARLEY ROSE, LLC (OWN) and CHRISTY, LLC** have filed an application for permission to install an electronic message board and to allow all signage to exceed the allowable areas at 1350 Oaklawn Avenue, A.P. 15, lot 47; area 124,581 s.f, zoned C4. Applicant seeks relief per 17.92.010-Variance, Section 17.72.010 (5) Signs. Regulations.
- **THE CITY OF CRANSTON (OWN/APP)** has applied to The Board to sub-divide a parcel of land with an existing vacant school building into four substandard lots to allow future development of a new single-family dwelling to be built on a 5,640 s.f lot at 41 Heath Avenue, A.P. 4, lot 300, A.K.A. Parcels A, B, C, and D; area 5,640 s.f. zoned A6. Applicant seeks relief per 17.92.010-Variance, Section 17.20.120 Schedule of Intensity Regulations.
- **COLBEA ENTERPRISES LLC (OWN/APP)** has filed an application to construct a new fuel station minimart and drive-in use with increased curb opening sizes, reduced driveway to property line separation, landscape buffer, and signage requirements at 2050 Plainfield Pike, A.P. 36, lot 116 & 117, area 1.36 ac. zoned C5. Applicant seeks relief per 17.92.010-Variance, Sections 17.48.010 Construction Standards, 17.72.010 (6).
- **FORCE REALTY LLC (OWN) and ANTLER ALE WORKS LLC (APP)** has applied to the Board to request permission to operate a brewery at 72 Rolfe Square, A.P. 5, lots 604 & 1835, area 10,350 s.f. zoned C3. Applicant seeks relief per 17.92.010-Variance, Section 17.20.030 Schedule of Uses. Application filed 1/10/2023. Robert D. Murray, Esq.
- **PAUL DAVID CARTER (OWN/APP)** has filed an application to request permission to construct an addition on an existing garage extending into the required front yard setbacks at 62 Eden Crest Drive, A.P. 10, lot 1148, area 10,153 s.f., zoned A8. Applicant seeks relief per 17.92.010-Variance, Section 17.20.120 Schedule of Intensity Regulations.

CITY PLAN COMMISSION – City Plan Commission Policy Guide

(vote taken)

- Final draft discussion (*continued from the 1/3/23 regular meeting*)

PERFORMANCE GUARANTEES

- **“Whiting Street Minor Subdivision”** – Bond release request (vote taken)

SUBDIVISION AND LAND DEVELOPMENTS

- **“Sanders School” PUBLIC INFORMATIONAL MEETING** (vote taken)
PRELIMINARY PLAN – Minor Subdivision
Demolish the existing Sanders School and subdivide the property into four (4) undersized lots
Zoned A-6
AP 4, Lot 300
41 Heath Avenue, First Avenue, Second Avenue
- **“Gladstone School” PUBLIC HEARING** (vote taken)
MASTER PLAN / PRELIMINARY PLAN - Major Land Development
Gladstone Elementary School 115,000 +/- sq.ft reconstruction on the existing 7.82 acre site
Zoned B-1
AP 7-4, Lot 2357
50 Gladstone Street
- **“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 *****

PLANNING DIRECTOR'S REPORT

(no votes taken)

- Capital Budget and Improvement Program FY23-28
- Special Joint Site Walk
- Hazard Mitigation Plan

UPCOMING MEETINGS / ADJOURNMENT

(vote taken)

- Saturday, February 18th, 2023 – Special Joint Site Walk – 1390 Cranston Street (AP 8, Lot 2739)
- Tuesday, February 28th, 2023 – Special Meeting for Capital Budget and Improvement Program – City Hall Council Chambers, 869 Park Avenue
- Tuesday, March 7th, 2023 – Regular City Plan Commission Meeting – City Hall Council Chambers, 869 Park Avenue