

DRAFT MINUTES

March 8, 2021

Chairman Smith called the City Plan Commission Meeting to order at 6:35 p.m. via Zoom. He announced that neither the Ordinance Recommendation nor the Natick Avenue Solar matter would be heard.

The following Commission members were in attendance: Chairman Smith, Robert Strom, Kathleen Lanphear, Joseph Morales, Ann Marie Maccarone and Robert Coupe.

The following Planning Department members were in attendance: Jason M. Pezzullo, Planning Director, Douglas McLean, Principal Planner, Joshua Berry, Senior Planner, J. Resnick, Clerk.

Also attending: Steve Marsella, Assistant City Solicitor

2021-2026 CAPITAL BUDGET AND IMPROVEMENT PROGRAM (CIP)

Mr. Strom, Finance Director, noted that he and the administration will be meeting with each department director to review their Capital Budget requests.

Mr. Ed Collins, School Department, stated that a 147-million-dollar bond was passed by the voters this past November, 14 million of which will be used to cover the rest of the schools in case of emergency, has been received. He stated that 9.5 million will be used at Park View Middle School for several project upgrades there. Approximately 7 million dollars will be used at Cranston High School West for building upgrades such as the building entry and HVAC and Fire Protection and that the projects will overlap. He informed the Commission that the State reimbursement for the new Eden Park school was 69.9% of the cost. He stated that this reimbursement is sought when the project is completed.

In Mr. Mason's absence, Mr. Pezzullo gave an overview of the requests from the various Public Works Departments. He stated that the Highway Division is requesting the replacement of three 6-wheel dump trucks, one 10-wheel dump truck and one pickup truck for the foreman. He stated that these vehicles would be replacing existing vehicles that are in excess of fifteen years old. All trucks will be outfitted with sanding and plowing equipment.

Regarding Building Maintenance, the DPW department is seeking funding for replacement of the emergency generator at City Hall which provides power to the Fire Department communications system. Also requested are funds to replace the roof at the Pastore Youth Center as the roof over the gymnasium is leaking and in need of immediate replacement.

The Fleet Maintenance Division is in need of a new 75,000 lb. lift. This lift is inspected annually and needs to be replaced.

The Engineering Division is seeking ten million dollars to continue the repaving of City roads, including the installation of handicap ramps where sidewalks are existing. Approximately ten miles of roadway are proposed to be repaved next year. Five hundred thousand dollars is requested for repairing sidewalks. Six hundred fifty thousand dollars is sought for Western Cranston Traffic Improvements. One hundred thousand dollars is sought for Traffic Calming projects.

Sanitary Sewer projects are paid for through the operating budget and are required to maintain integrity of the system in accordance with EPA capacity, maintenance, operations and maintenance regulations.

Fire Chief James Warren stated that he is seeking \$610,000 for replacement of Engine 6, which is 13 years old and has one hundred thousand miles and is currently having the engine replaced. Five hundred thousand dollars is sought for technology upgrades.

Library Director, Ed Garcia, is seeking two hundred thousand dollars for repaving, re-striping and repairs to both parking lots and sidewalks at the Central Library.

Mr. Pezzullo explained that he is requesting the usual \$500,000 for Open Space, as he does each year. This year he is requesting \$300,000 for the Recreation Department for the design and construction of a proposed "pocket park" in Knightsville to be located next to the gazebo. He explained that he has been working with the administration and the city council to move the idea forward for this park.

Upon motion made by Mr. Coupe and seconded by Ms. Lanphear, the Commission unanimously voted (6/0) to approve, as amended, the 2021-2026 Capital Budget and Improvement Program.

ORDINANCE RECOMMENDATIONS

1-21-05 - Ordinance in amendment of Chapter 17.84 of the Code of the City of Cranston, 2005, Entitled "Zoning" (Conformance to District Regulations Required & Substandard Lots of Record). Sponsored by Mayor Hopkins.

Upon motion made by Mr. Strom and seconded by Mr. Morales the Commission unanimously voted (6/0) to continue this matter to the April 6, 2021, Plan Commission Meeting.

SUBDIVISIONS & LAND DEVELOPMENTS

OLD BUSINESS

Natick Avenue Solar (Continued from March 2, 2021, Meeting)

Preliminary Plan - Major Land Development
30 Acre / 8MW Solar Farm on 64 acre site
Natick Avenue - AP 22, Lots 108 and 119

Upon motion made by Mr. Strom and seconded by Mr. Coupe, the Commission unanimously voted (6/0) to continue this matter to the April 6, 2021, Plan Commission Meeting, at the applicant's request.

ZONING BOARD OF REVIEW - RECOMMENDATIONS

DAVID CELANI (OWN) and NEW LEAF COMPASSION CENTER, INC. have filed an application for permission to establish a medical marijuana dispensary for the sale of same to be allowed at **24 Stafford Court**, A.P. 13, lot 84, area 80,755 s.f; zoned M2. Applicant seeks approval per 17.92.020 Special use permit; Sections 17.20.030 Schedule of Uses. *(Forwarded from the 2.2.21 Agenda)*

Due to the finding that the application is consistent with the Cranston Comprehensive Plan, and due to the finding that the applicant has demonstrated compliance with all required sections of zoning, including the Special Use Permit criteria, upon a motion made by Mr. Strom and seconded by Mr. Morales, the Plan Commission voted (6-0) to forward a **positive recommendation** to the Zoning Board of Review.

LINDA B. MARCHETTI; TRUSTEE OF LINDA B. MARCHETTI REVOCABLE

TRUST-2008 (OWN) and BRIAN COUTCHER (APP) have filed an application to construct

a new single family dwelling with restricted frontage and reduced lot size at **0 Laurel Hill**

Avenue, A.P. 7, lot 1052, area 5,000 s.f; zoned B1. Applicant seeks relief per 17.92.010

Variance, Sections 17.20.120 Schedule of Intensity Regulations, 17.88.010 Substandard Lots of Record.

(Forwarded from the 2.2.21 Agenda)

Due to the fact that the application is consistent with the Cranston Comprehensive Plan, and due to the fact that the proposed lot size is consistent with the character of the surrounding neighborhood, upon a motion

made by Mr. Coupe and seconded by Ms. Maccarone, the Plan Commission voted (5-1 Ms. Lanphear voted nay) to forward a **positive recommendation** to the Zoning Board of Review.

RENAISSANCE DEVELOPMENT CORPORATION (OWN) and B&F

CONSTRUCTION (APP) have filed an application to reduce the required vehicle stacking spaces for a proposed drive-in restaurant at **1155 Pontiac Avenue**, A.P. 10, lot 1502; area 43,506 s.f. zoned C4. Applicant seeks relief per 17.92.010 Variance, Section 17.28.010 (B), (8) Drive-in uses. *(Forwarded from the 2.2.21 Agenda)*

Due to the finding that the application is consistent with the general content of the Comprehensive Plan, and due to the finding that the application will not create undue traffic impacts to the surrounding streets, upon a motion made by Mr. Morales and seconded by Mr. Coupe, the Plan Commission voted (5-1) Mr. Smith voted nay) to forward a **positive recommendation** to the Zoning Board of Review.

JOSEPH CANNATA (OWN/APP) has filed an application to construct a detached garage with a dwelling unit above adjacent to an existing three family residence at **27-29 Haven Avenue**, A.P. 8, lot 226; area 11,000 s.f.; zoned B1. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.070 More than one dwelling on a lot; 17.20.090 Specific Requirements; 17.20.120- Schedule of Intensity Regulations; 17.88.040 –Change of Use; *(Forwarded from the 3.2.21 Agenda)*

A motion was made by Ms. Lanphear and was seconded by Ms. Maccarone to forward a negative recommendation on the application based on the finding that granting of relief is inconsistent with the Comprehensive Plan but also acknowledging that there are no outstanding concerns with the proposal and that relief is not anticipated to result in negative impacts. However, on a 4-2 vote (Mr. Smith and Mr. Strom voted nay), ***the motion did not carry*** and therefore the Plan Commission forwards **no specific recommendation** on this application to the Zoning Board of Review.

ELIZABETH FLORIO (OWN) and CRAIG ARMSTRONG (APP) have filed an application to convert an existing attached garage into living space for an in-law use with restricted side yard setbacks at **66 Leawood Drive**, A.P. 37, lot 239; area 8,956 s.f. zoned A8. Applicant seeks relief per 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations. *(Forwarded from the 3.2.21 Agenda)*

Due to the finding that the application is consistent with the Comprehensive Plan, and due to the finding that the application will not negatively impact the character of the surrounding neighborhood, upon a motion made by Mr. Strom and seconded by Ms. Lanphear, the Plan Commission voted (6-0) to forward a **positive recommendation** on this application to the Zoning Board of Review.

SHON CAMPBELL (OWN/APP) has filed an application to allow a Residence above first story business use at **132-134 Park Avenue** A.P. 2, lot 2646; area 7402 s.f.; zoned A6. Applicant seeks relief per 17.92.010 Variance; Section 17.20.030 Schedule of Uses. *(Forwarded from the 3.2.21 Agenda)*

Due to the finding that granting the relief is inconsistent with the Comprehensive Plan, upon a motion made by Ms. Lanphear and seconded by Mr. Coupe, the Plan Commission voted (6-0) to forward a **negative recommendation** on this application to the Zoning Board of Review. It should be noted that there are no outstanding concerns with the proposed use and relief is not anticipated to result in negative impacts.

LOMBARDI FAMILY, LLC (OWN) and CRANSTON COUNTRY CLUB (APP) have filed an application to install a Minor Accessory Solar Energy System at **45 Burlingame Road**, A.P. 24, Lot 1; area 177.50 ac; zoned A80. Applicant seeks relief per 17.92.020 Special Use Permit; Sections 17.20.030 Schedule of Uses, 17.24.020 Solar Energy Systems. *(Forwarded from the 3.2.21 Agenda)*

Due to the fact that the application is consistent with the Cranston Comprehensive Plan, and due to the fact that the applicant has demonstrated compliance with all required sections of zoning, including the Special Use Permit criteria, upon a motion by Mr. Strom and seconded by Mr. Coupe, the Plan Commission voted (6-0) to forward a **positive recommendation** to the Zoning Board of Review.

ADJOURNMENT

Upon motion made by Ms. Maccarone and seconded by Mr. Morales, the Commission unanimously voted to adjourn at 9:35 p.m.

NEXT REGULAR MEETING – Tuesday, April 6th – 6:30 PM Teleconference