

Kenneth J. Hopkins
Mayor

Michael E. Smith
President

Jason M. Pezzullo, AICP
Planning Director



CITY PLAN COMMISSION
Cranston City Hall
869 Park Avenue, Cranston, RI 02910

Vacant
Vacant
Kathleen Lanphear
Frank Ritz
Ann Marie Maccarone
James Donahue
Robert Coupe
Steven Frias

AGENDA

Tuesday, May 3rd, 2022 – 6:30PM

3rd Flood - 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-commission5.4.22/>

CALL TO ORDER

APPROVAL OF MINUTES

- 4/05/22 Regular Meeting (vote taken)
- 4/20/22 Special Joint Site Walk (vote taken)

SUBDIVISIONS AND MAJOR LAND DEVELOPMENTS

- **“Sprague Covington Plat” PUBLIC HEARING (vote taken)**
PRELIMINARY PLAN – Major Land Development
8 townhouse style condominium units on 0.54-acre combined site
Zoned C-2 (Neighborhood Business) with allowance for the 8-unit density
1369 Park Avenue – AP 11, Lots 273 & 4062
- **“20 Goddard Drive” INFORMATIONAL (no vote taken)**
PRE-APPLICATION – Major Land Development
210,000 +/- square foot warehouse development on 16.74-acre site
Zoned M-2 (General Industrial)
20 Goddard Drive – AP 13, Lot 39

ZONING BOARD OF REVIEW - RECOMMENDATIONS

(votes taken for all ZBR items)

- **SHANE AND JESS WATTS** (OWN/APP) have applied to construct an accessory family dwelling unit addition encroaching into a required side yard setback at 105 Amy Drive, A.P. 20, lot 2155, area 39,012 s.f. zoned A20. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations.
- **MICHAEL AND STACEY TORTORELLA** (OWN/ APP) have filed an application to construct a new single family dwelling on an undersized lot with reduced lot frontage at 0 Pippin Orchard Road, A.P. 34, lot 22, area 32,395 s.f. zoned A80. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations.
- **PARK AVENUE REALTY, INC.** (OWN) and **NICO BELLA CRANSTON, LLC.** (APP) have applied to operate a restaurant in an industrial zone with reduced lot area at 1350 Park Avenue, A.P. 11, lot 1768, area 14,748 s.f., zoned M1. Applicant seeks relief per Section 17.92.010- Variance; Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations; 17.72.010- Signs.

PLANNING DIRECTOR'S REPORT

(no votes taken)

- Planning Department Budget – 2022-2023
- Comprehensive Plan Update
- Hazard Mitigation Plan
- Schedule special workshop – affordable housing

ADJOURNMENT / NEXT REGULAR MEETING

(vote taken)

- Tuesday, June 7th, 2022 — City Hall Council Chambers, 869 Park Avenue