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## CITY PLAN COMMISSION

Cranston City Hall  
869 Park Avenue, Cranston, RI 02910

### AGENDA

**Tuesday, October 4<sup>th</sup>, 2022 – 6:30PM**

**3<sup>rd</sup> Floor - City Council Chamber, 869 Park Avenue, Cranston RI**

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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-10.4.22/>

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#### CALL TO ORDER

#### APPROVAL OF MINUTES

- 9/6/22 City Plan Commission Meeting (vote taken)

#### SUBDIVISIONS AND MAJOR LAND DEVELOPMENTS

- **"20 Goddard Drive Warehouse"** **PUBLIC HEARING** (vote taken)  
PRELIMINARY PLAN – Major Land Development w/o street extension  
210,000 +/- square foot warehouse development on 16.74-acre site  
Zoned M-2 (General Industry)  
20 Goddard Drive – AP 13, Lot 39
- **"Wayside Drive Plat"** **PUBLIC INFORMATIONAL** (vote taken)  
PRELIMINARY PLAN – Minor Subdivision w/o street extension  
2-lot minor subdivision resulting in one additional conforming lot  
Zoned B-2 (Multi-family)  
90 Wayside Drive, AP 10, Lot 1041

#### EXTENSION OF TIME

(votes taken on both items)

- **"Champlin Hills"** – Master Plan Amendment – 1 year extension of time request
- **"The Fountains at Chapel View"** – Master Plan – 1 year extension of time request

**ZONING BOARD OF REVIEW - RECOMMENDATIONS**(votes taken for all ZBR items)

- **RICHARD and ELIZABETH RUGGIERIO (OWN) and CARMIN AQUINO (APP)** have applied for permission to convert an existing legal non-conforming retail store into a Religious Place of Worship with reduced number of parking spaces at 132 Gansett Avenue, A.P. 6, lot 2449; area 6,400 s.f; zoned C2. Applicant seeks relief per 17.92.010- Variances, Section 17.64.010- Off-Street Parking.
- **ANNYONG SUK WOO (OWN/APP)** has filed an application for permission to construct an addition to an existing two-family house to create two additional living units at 1340 Plainfield Street A/P 12, Lots 406 & 409, zoned C-2. Applicant seeks relief per 17.92.010 Variances, Section 17.20.120- Schedule of Intensity Regulations.
- **FJ INVESTMENT, LLC (OWN) and INGRID GUZMAN d/b/a DULCE VIDA (APP)** Have applied for permission to operate a banquet facility with reduced number of parking spaces from a portion of an existing building at 804 Reservoir Avenue, A.P. 9, lots 572, 573; area 9,189 s.f.; zoned C1. Applicant seeks relief per 17.92.010, Sections 17.20.030- Schedule of Uses; 17.64.010- Off-Street Parking. Application filed 9/14/2022. Robert D. Murray, Esq.

**PLANNING DIRECTOR'S REPORT**

(no vote taken)

- Senior Planner position

**ADJOURNMENT / NEXT REGULAR MEETING**

(vote taken)

- Tuesday, November 1<sup>st</sup>, 2022 — City Hall Council Chambers, 869 Park Avenue