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CITY PLAN COMMISSION

Cranston City Hall
869 Park Avenue, Cranston, RI 02910

AGENDA

Tuesday, October 4th, 2022 – 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-10.4.22/>

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 1st, 2022 — City Hall Council Chambers, 869 Park Avenue