

Hon. Kenneth J. Hopkins
Mayor

Michael E. Smith
President

Jason M. Pezzullo, MCP, MPA, AICP
City Planning Director



Robert Coupe
Vice-President

Thomas Barbieri
David Exter
Steven Frias
Kathleen Lanphear
Lisa Mancini

Justin Mateus P.E.
Public Works Director

Thomas Zidelis
Finance Director

CITY PLAN COMMISSION

City Hall – 3rd Floor, Room 309
869 Park Avenue, Cranston, Rhode Island 02910

AGENDA AS AMENDED **CITY HALL – 3rd FLOOR, COUNCIL CHAMBER** **6:30PM – WEDNESDAY, APRIL 3, 2024**

All interested parties are welcome to participate during the public comments portion for docketed items on this agenda. All materials will be posted to the City's website prior to the meeting at:

<https://www.cranstonri.gov/plan-commission-4.3.24/>

This meeting will be livestreamed via YouTube at the following address:

<https://www.youtube.com/@cityofcranston>

Any interested party who would like to participate in this meeting can join the meeting via Zoom in the following manner:

Please click the link below to join the webinar:

<https://zoom.us/j/93259739194?pwd=bWIPZFhNmdKbDlMNIExQThkcXZXUT09>

Passcode: **626419**

Or One tap mobile :

+13092053325,,93259739194# US

+13126266799,,93259739194# US (Chicago)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

Webinar ID: **932 5973 9194**

International numbers available: <https://zoom.us/u/aM19DWj84>

Individuals requesting interpreter services for the hearing impaired must contact the Dept. of City Planning at (401) 780-3136 seventy-two (72) hours prior to the meeting.

CALL TO ORDER

APPROVAL OF MINUTES

(votes taken)

- 2.6.24 Regular Meeting
- 2.22.24 Special Meeting (Comprehensive Plan Update – Public Charette Workshop)

APPOINTMENT OF ADMINISTRATIVE OFFICER

(vote taken)

- Senior Planner – Brianna L. Valcourt
- Senior Planner – Jonas U. Bruggemann

SUBDIVISIONS & LAND DEVELOPMENT PROJECTS

(no vote taken)

- **“Orchard Meadows” PRE-APPLICATION CONFERENCE**
PRE-APPLICATION – Minor Subdivision
5-lot subdivision with waiver requests
Zoning District: A-80
AP 28, Lots 31 & 45
1489 Pippin Orchard Road

ORDINANCE RECOMMENDATION

(votes taken on each item)

- **“2-24-02” PUBLIC HEARING**
Ordinance in amendment of the 2010 Comprehensive Plan for the City of Cranston
(Change of FLUM Designation – 20 Goddard Drive, Plat 13, Lot 39)
Government/Institutional (GI) to Special Redevelopment Area
- **“2-24-03” PUBLIC HEARING**
Ordinance in amendment of Chapter 17 of the Code of City of Cranston, 2005, Entitled “Zoning”
(Change of Zone – 20 Goddard Drive, Plat 13, Lot 39)
M-2 to M-2 with Conditions

PERFORMANCE GUARANTEES

(votes taken on each item)

- **“Lantern Hill Estates” PUBLIC INFORMATIONAL**
f/k/a Lippitt Hill Estates
Phase I: Bond Release Request
- **“The Estates at Camden Woods” PUBLIC INFORMATIONAL**
Phases I – III: Bond Release Request

ZONING BOARD OF REVIEW RECOMMENDATIONS

(votes taken on each item)

495 INVESTMENTS, LLC (OWN/APP) has filed an application to request permission to allow barber shop, beauty salon / body art / day spa uses in an existing building zoned industrial at 495 Atwood Avenue, A.P. 12, lot 3116; area 13,300 sq. ft., zoned M1. Applicant seeks relief per §17.92.010 – Variances; and §17.20.030 – Schedule of Uses. Application filed 2/14/2024. Joseph Shekarchi, Esq. **To be continued pending completion of Development Plan Review process.**

FLAGSHIP PROPERTIES, LLC. (OWN) and JOHN TURCHETTA (APP) have filed an application to request permission to convert an existing single-family home into a two-family home on an under-sized lot at 763 Atwood Avenue, A.P. 12, Lot 555, area 6,250 sq. ft., zoned C2. Applicant seeks relief per §17.92.010 – Variances; and §17.20.120 – Schedule of Intensity Regulations.

Individuals requesting interpreter services for the hearing impaired must contact the Dept. of City Planning at (401) 780-3136 seventy-two (72) hours prior to the meeting.

AA&E PROPERTIES, LLC. (OWN/APP) have filed an application to request permission to subdivide four (4) existing lots and create two (2) lots with reduced frontage to construct two (2) new two-family dwellings at 0 Pavilion Avenue, A.P. 7, Lots 3363, 3366, 3644, & 3814, area 13,237 sq. ft., zoned B1. Applicant seeks relief per §17.92.010 – Variances; and §17.20.120 – Schedule of Intensity Regulations.

ARVEE, LLC. (OWN) and MAINELY TUBS (APP) have filed an application to request permission to install signage greater than which is allowed at 1 New London Avenue, A.P. 10, Lot 713, area 87,120 sq. ft., zoned C4. Applicant seeks relief per §17.92.010 – Variances; §17.72.010 – Signs.

RUSSO FAMILY TRUST (OWN) and JENNIFER MINUTO (APP) have filed an application to expand an existing tavern/pub/neighborhood bar use with a reduced number of parking spaces at 2197 Broad Street, A.P. 1, Lot 432; area 4,102 sq. ft., zoned C3. Applicant seeks relief per §17.92.010 – Variances; and §17.64.010 – Off-Street Parking.

CITY PLANNING DIRECTOR'S REPORT

(no votes taken)

- Open positions / ongoing hiring process
- Comprehensive Plan Update Process
- Ongoing / prospective grants

ADJOURNMENT

(vote taken)

Next Meeting | Tuesday, May 7, 2024, 6:30PM – **Regular Meeting**
City Hall – 3rd Floor, Council Chamber – 869 Park Avenue

Individuals requesting interpreter services for the hearing impaired must contact the Dept. of City Planning at (401) 780-3136 seventy-two (72) hours prior to the meeting.