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[Vacant]
Public Works Director

Thomas Zidelis
Finance Director

CITY PLAN COMMISSION

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

AGENDA

CRANSTON EAST HIGH SCHOOL AUDITORIUM

6:30PM – TUESDAY, MAY 6, 2025

Join from PC, Mac, iPad, or Android:

<https://zoom.us/j/91319407219?pwd=VhuCi1IYkQBQBCRhwEvh7g10fSRNHc.1>

Passcode:781429

Phone one-tap:

+16469313860,,91319407219# US

+13017158592,,91319407219# US

CALL TO ORDER

APPROVAL OF MINUTES

(vote taken)

- April 1, 2025

DISCUSSION OF ORDINANCE PROPOSALS

(no vote taken)

- Discuss Zoning Ordinance proposals prepared by Planning Department in regard to definitions, administrative processes, notice requirements, the sliding scale requirement for Substandard Lots of Record, and the establishment of fees for Unified Development Review. Public Hearings will be held on June 3, 2025.

DISCUSSION OF COMPREHENSIVE PLAN PHASE II SURVEY

(vote taken)

- Discuss Comprehensive Plan Phase II Survey to be published for the public.

ZONING BOARD OF REVIEW – PLAN COMMISSION RECOMMENDATIONS

(vote taken)

ROBIN A. LETTERLE (OWN) and GREGORY J. DiZOGGIO (APP) have filed an application to request the conditions of a previously granted decision be modified at 97 Amanda Street, A.P. 18, lot 1501; area 8,000 sf; zoned A8. Applicants seek relief per Section 17.92.010- Variances; Section 17.92.030- Special Conditions. Application filed 1/9/2025. David A. Ursillo, Esq.

Ward 6

CHAPEL ASSOCIATES, LLC (OWN) and EMPLOYERS MUTUAL CASUALTY (EMC) INSURANCE have applied to the Board for permission to install a new wall sign exceeding the area allowed by ordinance(s) at 4000 Chapel View Boulevard, A.P. 14, lot 21; area 33,187 sf. zoned MPD. Applicant seeks relief per Section 17.92.010-Variances; Sections 17.72.010(6)- Signs. Application filed on 3/21/2025. Tenessa Azar, Esq.

Ward 4

TILCON, CO. (OWN) and CULLION CONCRETE CORP. (APP) have filed an application to request the conditions of a previously granted decision be modified to construct a permanent industrial use structure at 830 Phenix Avenue, A.P. 17, lots 194, 1933; A.P.20, lot 2124; area 18.94 ac; zoned A12. Applicant

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.

seeks relief per 17.92.010- Variance; Sections 17.20.030- Schedule of uses; 17.88.030- Extension. Application filed on 3/24/2025. Robert D. Murray, Esq.

Ward 1

CARL C. FERRUCCI FRANCES S FERRUCCI TRUSTEES (OWN) and FORTINI ENTERPRISES, LTD (APP) have applied to the Board to install a new electronic message center on two existing free-standing signs at 1282 & 1290 Elmwood Avenue, A.P. 3, lots 951 and 954; area 23,518 sf; zoned B2. Applicant seeks relief per Section 17.92.010-Variations; Sections 17.72.010 - Signs. Application filed on 3/31/2025. Edward R. McCormick, III, Esq.

Ward 5

JANINE M. ATAMIAN, TRUSTEE (OWN/APP) has filed an application to request permission to leave an existing two-family dwelling on two under-sized lots and to separate a third lot for development at 53 Sherwood Street, A.P. 8, lots 1772, 1783; area 6,3142 sf; zoned B1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity, 17.20.090 (A)- Specific Requirements. Application filed on 4/4/2025. Robert D. Murray, Esq.

Ward 5

JANINE M. ATAMIAN, TRUSTEE (OWN/APP) has applied to the Board for permission to construct a new single-family dwelling on lot with reduced frontage at 0 Sherwood Street, A.P. 8, lot 1784; area 6,000 sf; zoned B1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity, 17.20.090 (A)- Specific Requirements. Application filed on 4/4/2025. Robert D. Murray, Esq.

Ward 5

AARON F NADICH (OWN/APP) has filed an application to convert an existing single-family dwelling into a two-family dwelling on an under-sized lot at 120 Phenix Avenue, A.P. 12, lot 132; area 4200sf; zoned B1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity; 17.20.090 (A)- Specific Requirements. Application filed on 4/7/2025. No Attorney.

Ward 3

GILS REAL ESTATE INVESTMENT LLC (OWN) and GILMAR AGUILAR (APP) has applied to the Board for permission to change an existing non-conforming industrial use building to a Health, Fitness (Martial Arts) use in a residential zone at 14 Oneida Street, A.P. 7, lots 3134, 3159; area 9,862 sf; zoned B1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.030- Schedule of uses; 17.88.040- Change of Use. Application filed on 4/8/2025.

Ward 2

ERICA L. CROSSMAN (OWN/APP) has filed an application requesting permission to construct an un-enclosed porch into the required front yard beyond the allowed extension of ten feet at 110 Pond Street, A.P. 6, lot 2156, area 5,827 sf; zoned B1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.110(B)- Residential yard exceptions. Application filed on 4/8/2025. No Attorney.

CITY PLANNING DIRECTOR'S REPORT

(no votes taken)

- Cranston Community Forestry Technical Assistance Project
- Progress report on Comprehensive Plan Process

ADJOURNMENT

(votes taken)

Next Meeting | June 3, 2025 @ 6:30 p.m.– **Regular Meeting**
Council Chamber, City Hall – 899 Park Avenue

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