

CRANSTON PLANNING DEPARTMENT

In re: Vaughn Lane

AFFIDAVIT OF NOTICE

A copy of the attached notice was sent to all owners of property within 200 feet of Cranston Assessor's Plat 30, Lots 83, 84, 85, and 258, Cranston, Rhode Island, as provided by the Cranston Tax Assessor, on Tuesday, May 20, 2025, by first class mail.



Tenessa H. Azar, Esq.

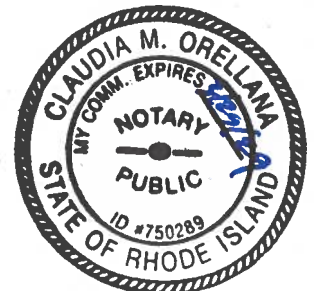
**STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE**

In Providence, on this 21st day of May, 2025, before me personally appeared Tenessa H. Azar to me known and known by me to be the party executing the foregoing instrument and she acknowledged said instrument and the execution thereof to be her free act and deed.



Notary Public

My commission expires: 03/29/2029





CITY OF CRANSTON
NOTICE OF PUBLIC MEETING
“Vaughn Lane”
Residential Planned District Development

You are hereby notified that the Cranston City Plan Commission will hold a public hearing to review the Master Plan for a proposed Residential Planned District Development entitled **“Vaughn Lane”**. This public hearing will be held on **Tuesday, June 3, 2025, at 6:30 P.M.** in the James T. Giles Community Room of the Central Library, 140 Sockanosset Cross Rd, Cranston, Rhode Island. As a neighboring property owner, you are invited to attend this public hearing at which time plans will be presented for public comment and City Plan Commission review and consideration.

Zoom webinar information for remote participation:

<https://zoom.us/j/95471701340?pwd=qRZ9XecfIrwAxI4Xc7wvTi2IJcN60.1>

Passcode: 090994

Or One tap mobile: +16465588656,,95471701340# US (New York)

Or Telephone: +1 646 558 8656 US (New York)

Webinar ID: 954 7170 1340

International numbers available: <https://zoom.us/j/95471701340?pwd=qRZ9XecfIrwAxI4Xc7wvTi2IJcN60.1>

The meeting of the City Plan Commission will be live streamed on the City’s YouTube channel. You will only be able to watch the proceedings on YouTube: <https://www.youtube.com/@cityofcranston>

The subject parcel is located on 0/99 Vaughn Lane designated as Lot No. 83, 84, 85 & 258 on Assessor’s Plat No. 30. The owner and applicant is 777 Main Street LLC. The lots proposed for development contain 91 +/- acres. The proposal is to extend Wini Street and Vaugh Lane and create 44 lots for single-family use while preserving 56.0 +/- acres of open space. The parcels are zoned A-20 and A-80 Residential. The project will be serviced by public water. The proposed residential planned district is a use allowed by-right within the Cranston Zoning Code.

A copy of the Site Plan is included in this notice. The full Site Plan, staff reports, and additional details on this application will be posted to the City’s website and can be found on the City Planning Department’s webpage at <https://www.cranstonri.com/departments/planning/>. If you are unable to access the internet, you can contact the City Planning Department directly at 780-3138 for access to meeting materials. The application may be reviewed prior to the meeting in the City Planning Department, Room 309, Cranston City Hall, during regular office hours, 8:30 A.M. – 4:30 P.M., Monday through Friday.

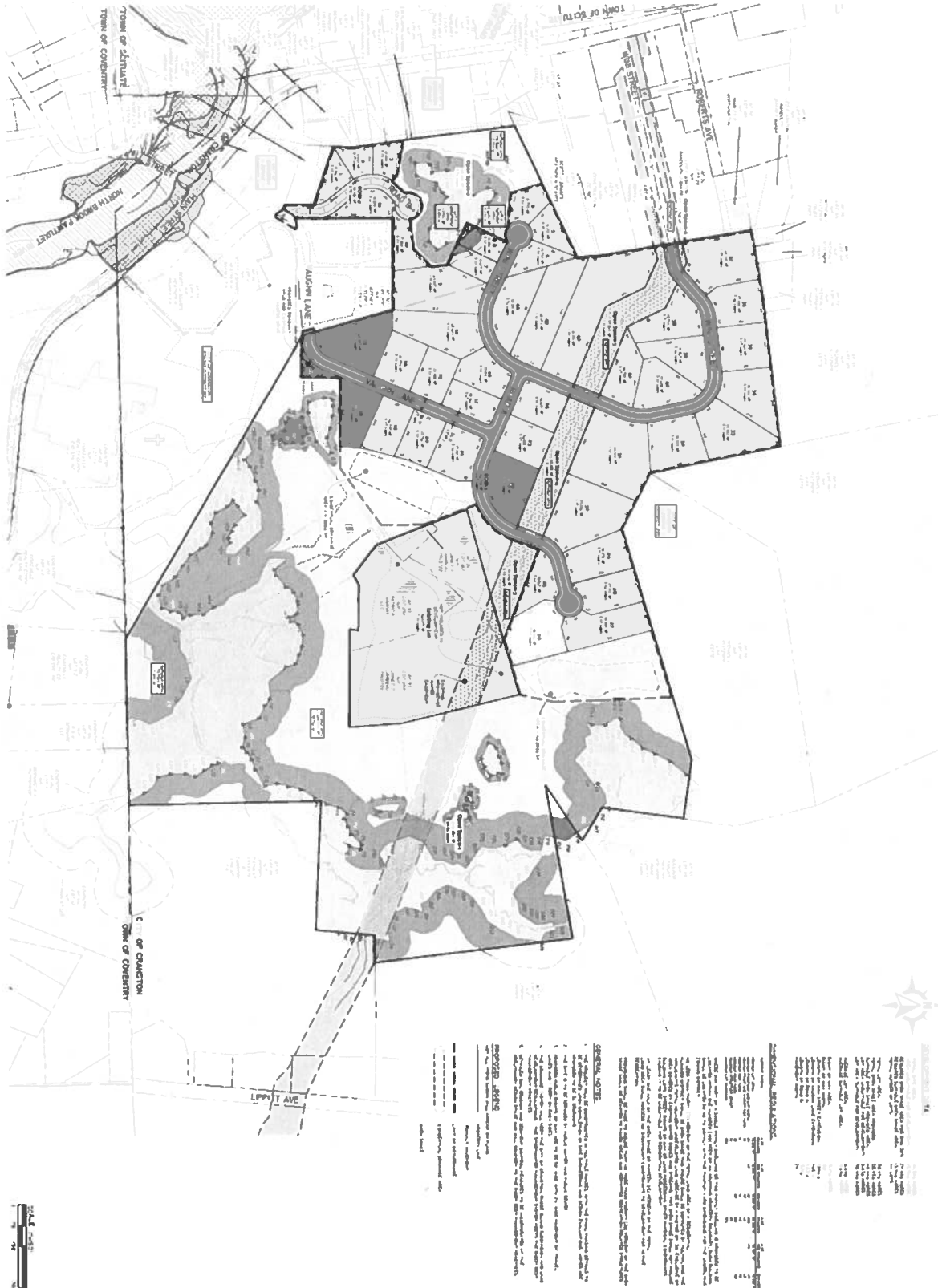
Pursuant to the Cranston Subdivision and Land Development Regulations, the proposed plan may be revised by the City Plan Commission as a result of further study or because of views expressed at this meeting. Individuals requesting interpreter services for the hearing impaired should contact the Planning Department at 780-3138, seventy-two (72) hours prior to the meeting date.

Steven Frias
President

Beth E. Ashman, MCP, AICP
Acting Planning Director



CITY OF CRANSTON NOTICE OF PUBLIC MEETING "Vaughn Lane" Residential Planned District Development



Abbuter's List: 99 Vaughn Ln 200' Radius Plat 30 Lots 83-85, 258

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
30-1-0	161 MAIN STREET SINGLE FAM MDL01	ERICA HOPKINS P O BOX 91 FISKEVILLE, RI 02823
30-10-0	235 MAIN STREET TWO FAMILY	LIVE LIKE BILLY LLC 39 HOLDEN ST ATTLEBORO, MA 02703-1717
30-103-0	7 HALL LANE SINGLE FAM MDL01	LOIS M LABRIE P O BOX 128 FISKEVILLE, RI 02823
30-104-0	0 HALL LANE FARM-FORST MDL00	MICHEAL I KLITZNER TRUST 2020 1410 HOPE ROAD CRANSTON, RI 02831
30-106-0	3 ROBERTS AVENUE SINGLE FAM MDL01	SHIRLEY D WORTHINGTON PO BOX 194 FISKEVILLE, RI 02823-0194
30-107-0	0 HALL LANE FARM-FORST MDL00	MICHEAL I KLITZNER TRUST 2020 1410 HOPE ROAD CRANSTON, RI 02831
30-11-0	241 MAIN STREET SINGLE FAM MDL01	SCOTT J SOARES 30 NEWELL STREET WEST WARWICK, RI 02893-1825
30-111-0	0 HALL LANE RES LD UND	KENNETH A PIEKARSKI COLLEEN PIEKARSKI T/E P O BOX 27 FISKEVILLE, RI 02823
30-112-0	81 HALL LANE SINGLE FAM MDL01	MICHAEL F MANN P O BOX 112 FISKEVILLE, RI 02823-0112
30-114-0	0 MAIN STREET RES LD UND	JENNIFER SUTCLIFFE 171 MAIN ST FISKEVILLE, RI 02823
30-115-0	0 HALL LANE RES OTH IM MDL00	MICHEAL I KLITZNER TRUST 2020 1410 HOPE ROAD CRANSTON, RI 02831
30-118-0	0 LIPPITT AVENUE FARM-FORST MDL00	MICHAEL I KLITZNER LIFE ESTATE 1410 HOPE ROAD HOPE, RI 02831-1902
30-12-0	0 MAIN STREET RES OTH IM MDL00	WALKER CONSTRUCTION CO INC P O BOX 297 HOPE, RI 02831-0297
30-120-0	0 HALL LANE FARM-FORST MDL00	MICHAEL I KLITZNER LIFE ESTATE 1410 HOPE ROAD HOPE, RI 02831-1902
30-124-0	0 MAIN STREET RES LD UND	RICHARD CONWAY TAMRRA CONWAY JT PO BOX 6 FISKEVILLE, RI 02823
30-125-0	0 MAIN STREET RES LD UND	RICHARD CONWAY TAMRRA CONWAY JT PO BOX 6 FISKEVILLE, RI 02823
30-128-0	169 MAIN STREET TWO FAMILY	DAVID N PUERINI 169 MAIN ST FISKEVILLE, RI 02823
30-129-0	223 MAIN STREET SINGLE FAM MDL01	CARLY L DOUCETTE 223 R MAIN STREET FISKEVILLE, RI 02823
30-133-0	0 HALL LANE RES LD UND	KENNETH A PIEKARSKI COLLEEN PIEKARSKI T/E P O BOX 27 FISKEVILLE, RI 02823

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30-134-0	0 HALL LANE SINGLE FAM MDL01	MICHEAL I KLITZNER TRUST 2020 1410 HOPE ROAD CRANSTON, RI 02831
30-135-0	8 ROBERTS AVENUE SINGLE FAM MDL01	LEO F ASHTON RANDOLPH JEFFREY BAKER PO BOX 76 FISKEVILLE, RI 02823-0076
30-158-0	221 MAIN STREET TWO FAMILY	ARTHUR G ALLEN MEREDITH A ALLEN T/E 490 HOPE FURNACE RD, HOPE, RI 02831
30-162-0	0 ARKWRIGHT FARM ROAD RES LD UND	JANET T JARBEAU TRUSTEE PO BOX 83, VAUGHN LANE FISKEVILLE, RI 02823-0083
30-169-0	0 HALL LANE RES LD UND	VICTOR R FORMISANO ESTATE C/O NICHOLAS FORMISANO 2761 DOVER ROAD ATLANTA, GA 30327-1207
30-17-0	0 WINI STREET RES LD DEV MDL00	DAVID LEO MEYSEMBOURG SONYA HANSON MEYSEMBOURG CO-TRUST P O BOX 195 FISKEVILLE, RI 02823
30-177-0	0 ROBERTS AVENUE RES LD DEV MDL00	LEO F ASHTON RANDOLPH JEFFREY BAKER 8 ROBERTS ST FISKEVILLE, RI 02823
30-183-0	201 LIPPITT AVENUE SINGLE FAM MDL01	JEREMY MOSES 201 LIPPITT AVENUE CRANSTON, RI 02921
30-190-0	1410 HOPE ROAD FARM-FORST MDL01	MICHAEL I KLITZNER LIFE ESTATE 1410 HOPE ROAD HOPE, RI 02831-1902
30-193-0	538 MAIN STREET ACC IND LD MDL96	STORAGE FIVE COVENTRY LLC P O BOX 1042 SEABROOK, TX 77586
30-195-0	1 VAUGHN LANE SINGLE FAM MDL01	MICHAEL A CAMARDO BRITINI L CAMARDO T/E PO BOX 234 FISKEVILLE, RI 02823-0234
30-196-0	109 MAIN STREET SINGLE FAM MDL01	MONICA J BOURGEOIS REVOCABLE LIVING TRUST 109 MAIN STREET FISKEVILLE, RI 02823
30-197-0	115 MAIN STREET SINGLE FAM MDL01	ARTHUR J SIMPSON JOANN R SIMPSON TRUSTEES PO BOX 15 FISKEVILLE, RI 02823-0015
30-198-0	125 MAIN STREET SINGLE FAM MDL01	DAVID A HORTA LIFE ESTATE PO BOX 137 FISKEVILLE, RI 02823-0137
30-199-0	54 VAUGHN LANE SINGLE FAM MDL01	JACKSON JENNINGS PATRICIA JENNINGS T/E P O BOX 355 HOPE, RI 02831-0355
30-200-0	6 VAUGHN LANE SINGLE FAM MDL01	JESSICA D SALTER 6 VAUGHN LANE FISKEVILLE, RI 02823
30-200-999	VAUGHN LANE RES OTH IM MDL00	HENRY R ULLRICH 161 HOLLAND ST UNIT 304 CRANSTON, RI 02920-2400
30-203-0	145 MAIN STREET SINGLE FAM MDL01	ROBERT SANSONE KRISTINA LAMOUR SANSONE T/E 145 MAIN ST FISKEVILLE, RI 02823
30-209-0	49 HALL LANE SINGLE FAM MDL01	KENNETH A PIEKARSKI COLLEEN PIEKARSKI T/E P O BOX 27 FISKEVILLE, RI 02823
30-222-0	42 VAUGHN LANE SINGLE FAM MDL01	MICHAEL A GREENE DEBRA A GREENE TRUSTEES 42 VAUGHN LANE FISKEVILLE, RI 02823

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30-230-0	79 VAUGHN LANE TWO FAMILY	PATRICIA VARGAS 143 RUTHERGLEN AVE PROVIDENCE, RI 02907-3560
30-258-0	0 VAUGHN LANE RES LD POT	777 MAIN STREET LLC 201 LIPPITT AVE CRANSTON, RI 02921-3011
30-259-0	78 VAUGHN LANE SINGLE FAM MDL01	JANET T JARBEAU TRUSTEE PO BOX 83, VAUGHN LANE FISKEVILLE, RI 02823-0083
30-28-0	0 WINI STREET RES LD DEV MDL00	LEO F ASHTON RANDOLPH J BAKER JT P O BOX 76 FISKEVILLE, RI 02823-0076
30-3-0	171 MAIN STREET SINGLE FAM MDL01	JENNIFER SUTCLIFFE 171 MAIN ST FISKEVILLE, RI 02823
30-4-0	0 MAIN STREET RES LD UND	RICHARD CONWAY TAMRRA CONWAY JT PO BOX 6 FISKEVILLE, RI 02823
30-5-0	195 MAIN STREET SINGLE FAM MDL01	RICHARD CONWAY TAMRRA CONWAY JT PO BOX 6 FISKEVILLE, RI 02823
30-6-1	205 MAIN STREET RES CONDO MDL05	DIANE M CROWLEY PO BOX 164 FISKEVILLE, RI 02823
30-6-10	205 MAIN STREET RES CONDO MDL05	DONNA M PECK P O BOX 48 FISKEVILLE, RI 02823
30-6-11	205 MAIN STREET RES CONDO MDL05	RYAN M FLODIN 205 MAIN ST UNIT B11 FISKEVILLE, RI 02823
30-6-12	205 MAIN STREET RES CONDO MDL05	BRIAN ALPAIO 112 BURLINGAME RD CRANSTON, RI 02921-2924
30-6-2	205 MAIN STREET RES CONDO MDL05	TERRY J CIPOLLA TRUSTEE 120 WHITE BIRCH CIRCLE HOPE, RI 02831-1139
30-6-3	205 MAIN STREET RES CONDO MDL05	TAYLOR LAMBERT RAYMOND ANDREW LAMBERT JT 205 MAIN ST UNIT A-3 FISKEVILLE, RI 02823
30-6-4	205 MAIN STREET RES CONDO MDL05	ROBERT J GREENWOOD 205 MAIN ST A4 FISKEVILLE, RI 02823
30-6-5	205 MAIN STREET RES CONDO MDL05	DONNA LOISELLE P O BOX 36 205 MAIN ST UNIT A5 FISKEVILLE, RI 02823
30-6-6	205 MAIN STREET RES CONDO MDL05	KRISTINA A JANDRON 205 MAIN ST A6 FISKEVILLE, RI 02823-1111
30-6-7	205/B-1 MAIN STREET RES CONDO MDL05	MARK & MARGARET LAZUR REVOCABLE TRUST 2023 109 HOMERIDGE LANE MUNHALL, PA 15120-2919
30-6-8	205/B-2 MAIN STREET RES CONDO MDL05	TERRY J CIPOLLA TRUSTEE 120 WHITE BIRCH CIRCLE HOPE, RI 02831-1139
30-6-9	205 MAIN STREET RES CONDO MDL05	TERRY J CIPOLLA TRUSTEE 120 WHITE BIRCH CIRCLE HOPE, RI 02831-1139
30-81-0	0 HALL LANE FARM-FORST MDL00	MICHAEL I KLITZNER LIFE ESTATE 1410 HOPE ROAD HOPE, RI 02831-1902

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30-83-0	0 VAUGHN LANE RES LD DEV MDL00	777 MAIN STREET LLC 201 LIPPITT AVE CRANSTON, RI 02921-3011
30-84-0	0 ARKWRIGHT FARM ROAD RES LD POT	777 MAIN STREET LLC 201 LIPPITT AVE CRANSTON, RI 02921-3011
30-85-0	99 VAUGHN LANE SINGLE FAM MDL01	777 MAIN STREET LLC 201 LIPPITT AVE CRANSTON, RI 02921-3011
30-86-0	275 LIPPITT AVENUE SINGLE FAM MDL01	JEFFREY O CHALUT CELESTE R CARRIERE-CHALUT CO-TRUSTEES 275 LIPPITT AVENUE CRANSTON, RI 02921-3011
30-89-0	0 LIPPITT AVENUE FARM-FORST MDL00	ADELAIDE KNIGHT TRUSTEE 1231 HOPE ROAD LIPPITT FARM HOPE, RI 02831-1861
30-9-0	231 MAIN STREET THREE FAM MDL01	NICHOLAS ARAGAO GABRIELLA ANTONUCCI JT 231 MAIN ST FISKVILLE, RI 02823