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CITY PLAN COMMISSION

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

AGENDA

James T. Giles Community Room – Cranston Central Library

140 Sockanosset Cross Road

6:30PM – TUESDAY, JUNE 3, 2025

Zoom webinar information for remote participation:

<https://zoom.us/j/95471701340?pwd=qRZ9XecflrwtAx14Xe7wvTi2IJcN60.1>

Passcode: 090994

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

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

Webinar ID: 954 7170 1340 International numbers available: <https://zoom.us/j/95471701340?pwd=qRZ9XecflrwtAx14Xe7wvTi2IJcN60.1>

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.com/departments/planning/>

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

CALL TO ORDER

APPROVAL OF MINUTES

(vote taken)

- May 6, 2025 Regular Meeting

EXTENSION REQUESTS

- “Champlin Heights”

(vote taken)

Major Land Development with street extension- Preliminary Plan
Proposal: Construction of 152 multifamily units with accessory uses
Zoning District: B-2
Owner/Applicant: Champlin Heights II, LLC
AP 20/4, Lot 2128 and AP 12/6, Lot 3108
Request: One-year extension to June 30, 2026.

SUBDIVISIONS/LAND DEVELOPMENT PROJECTS

- “Vaughn Lane RPD”

PUBLIC HEARING

(vote taken)

MASTER PLAN - Residential Planned Development with street extension
Proposal: To create 44 lots for single-family residential use and preserve 56.0 +/- acres of open space.
Zoning District: A-20, A-80
AP 30, Lots 83, 84, 85 & 258
538 Main Street, Vaughn Lane

- **“Capezza Family Plat”** **PUBLIC HEARING** **(vote taken)**
PRELIMINARY PLAN/UNIFIED DEVELOPMENT REVIEW - Minor Subdivision with Zoning Relief
Proposal: To subdivide a 128,014 +/- SF lot into two (2) lots. The proposal requires variances for lot size and frontage.
Zoning District: A-80
AP 29, Lot 10
Laten Knight Road

DISCUSSION OF ORDINANCE PROPOSALS

(no votes taken)

ZONING BOARD OF REVIEW – PLAN COMMISSION RECOMMENDATIONS

(votes taken)

ANNA L. STORTI (OWN) and DENALI CORPORATION(APP) have filed an application to allow an existing dwelling to remain on an undersized lot and to separate an adjacent lot previously merged by zoning at **12 Tacoma Street**, A.P. 12, Lot 758; area 4,800sf; zoned C2. Applicant seeks relief by 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010(B)(2)- Lot Mergers. Application filed on 5/6/2025. No Attorney.

ANNA L. STORTI (OWN) and DENALI CORPORATION(APP) has applied to the Board for permission to construct a new single-family dwelling on undersized lot previously merged by zoning at **0 Tacoma Street**, A.P. 12, Lot 756; area 4,800sf; zoned A6. Applicant seeks relief by 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010(B)(2)- Lot Mergers. Application filed on 5/6/2025. No Attorney.

NANCY PATRICIA BARNETT and KERRISSA JANE HEFFERNAN (TRUSTEES/APP) have filed an application for permission to demolish an existing garage structure and to construct a new garage with workshop and pergola within the required setbacks at **116 Shaw Avenue**, A.P.2, lot 2890; area 8,040sf; zoned A6. Applicants seek relief by 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity Regulations; Section 17.60.010 Accessory Structure Setbacks. Application filed on 5/12/2025. No Attorney.

ROBERT M. MORETTI (OWN/APP) has applied to the Board for permission to raze an existing single-family dwelling to allow the construction of a new two-family dwelling at **40 Ashley Street**, A.P. 11, lots 2235, 2236, 2237, and 2238; total area 16,800 sf, zoned A6. Applicant seeks relief by 17.92.010- Variance; Section 17.20.030- Schedule of Uses. Application filed on 5/20/2025. Robert D. Murray, Esq.

BRIEFING ON “SAFE STREETS FOR ALL”

(no votes taken)

CITY PLANNING DIRECTOR’S REPORT

(no votes taken)

ADJOURNMENT

(votes taken)

Next Meeting | July 1, 2025 @ 6:30 p.m.– **Regular Meeting**
City Council Chamber, City Hall, 869 Park Avenue

Meeting materials 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.