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CITY PLAN COMMISSION

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

AGENDA **CITY HALL – 3rd FLOOR, COUNCIL CHAMBER** **6:30PM – TUESDAY, JULY 7, 2026**

Zoom webinar information for remote participation:

<https://zoom.us/j/96120402208?pwd=PnGjMgbGCtuZe2xJhJY7VTYzKxU4vc.1>

Passcode: 053522

+13092053325,,96120402208# US

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

Webinar ID: 961 2040 2208 International numbers available: <https://zoom.us/u/aikR4vyTO>

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)

- June 2, 2026

SUBDIVISIONS/LAND DEVELOPMENT PROJECTS – NEW BUSINESS

- **“199 Gladstone Avenue Subdivision” PUBLIC INFORMATIONAL (vote taken)**
REQUEST FOR PRELIMINARY PLAN EXTENSION
Proposal: Request for a one-year extension to August 5, 2027 for an approved Preliminary Plan for a Minor Subdivision. The application was reviewed under Unified Development Review and approved on August 5, 2025 with associated variances subject to certain conditions and is due to expire on August 5, 2026.
Zoning District: B-1
AP 8/3, Lot 90
199 Gladstone Avenue
- **“Replat Oaklawn Plat Lots 86, 87 & 88” PUBLIC HEARING (vote taken)**
PRELIMINARY PLAN – Minor Subdivision with UDR
Proposal: Applicant seeks to reconfigure three existing lots into two lots which will contain 8,000 sq. ft. and 6,000 sq. ft. The existing dwelling will remain on an 8,000 sq. ft. lot with a nonconforming side yard setback.
Zoning District: A-8 (Single-Family Residential)
AP 18/4, Lots 486, 489, and 490
21 Turner Avenue

ZONING BOARD OF REVIEW – PLAN COMMISSION RECOMMENDATIONS

(votes taken)

LA NONA CONSTRUCTION, LLC (OWN/APP) have applied to the Board for permission to construct a new single-family dwelling on an undersized lot with reduced frontage previously merged by zoning at **0 Beckwith Street**, AP 6 Lot 332; area 5000sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-23 filed 05/12/2026.

LA NONA CONSTRUCTION, LLC (OWN/APP) have applied to the Board for permission to leave an existing single-family dwelling on an undersized lot with reduced frontage and setbacks previously merged by zoning at **235 Beckwith Street**, AP 6 Lot 329; area 5000sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers. Application ZBR-26-22 filed 05/12/2026.

250 SMITHFIELD LLC (OWN/APP) have applied to the Board for permission to leave an existing four-family dwelling on an undersized lot with restricted street frontage at **90 Wheeler Avenue**; A.P. 2, lot 3934; area 6075sf; zoned B1. Applicant seeks relief per 17.92.010 - Variance; Sections 17. 20.090 – Specific Requirements; 17.20.120 Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and mergers. Application ZBR-26-29 filed 06/08/2026.

250 SMITHFIELD LLC (OWN/APP) have applied to the Board for permission to construct a new two-family dwelling on a lot previously merged by zoning at **0 Wheeler Avenue**; A.P. 2, lot 782; area 11,216sf; zoned B1. Applicant seeks relief per 17.92.010 - Variance; 17.88.010 Substandard lots of record and mergers. Application ZBR-26-30 filed 06/08/2026.

DISCUSSION OF 2026 LEGISLATIVE SESSION

(no vote taken)

Presentation and discussion of bills relating to zoning and subdivisions passed during the 2026 state legislative session.

CITY PLANNING DIRECTOR’S REPORT

(no vote taken)

The Planning Directors report will be posted on the city website in advance of the meeting

ADJOURNMENT

(vote taken)

Next Regular Meeting | August 4, 2026 at 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 & 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.