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Planning Director



CITY PLAN COMMISSION

Thomas Barbieri
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David Exter
Steven Frias
Kathleen Lanphear
Lisa Mancini
Justin Mateus
Thomas Zidelis

AGENDA

Tuesday, October 3rd, 2023 – 6:30 PM

3rd Floor - City Council Chamber, 869 Park Avenue, Cranston RI

All interested parties are welcome to participate during the public comments portion for docketed items on this agenda. Plans, staff reports, recommendations, and other supplemental materials for this agenda will be posted to the City's website prior to the meeting at:

<https://www.cranstonri.gov/plan-commission-10.3.23/>

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:

When: Oct 3, 2023 06:30 PM Eastern Time (US and Canada)
Topic: City Plan Commission Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/92722618733?pwd=RFBYUzNsVDJCQ3MwdlhBdTFaWWxHZz09>

Passcode: **891244**

Or One tap mobile :

+13052241968,,92722618733# US

+13092053325,,92722618733# US

Or Telephone:

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

+1 305 224 1968 US

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+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

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+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)
 +1 346 248 7799 US (Houston)
 Webinar ID: **927 2261 8733**

International numbers available: <https://zoom.us/j/92722618733>

CALL TO ORDER

APPROVAL OF MINUTES

(vote taken)

- 9/5/23 Regular City Plan Commission meeting
- 9/20/23 City Plan Commission Workshop (Comp Plan)

ZONING BOARD OF REVIEW – RECOMMENDATIONS

(votes taken for all items)

- DOMAIN REALTY, LLC (OWN/APP) has applied to the Board to construct a new freestanding sign within the required setbacks from the street(s) and within the area required as to not impede corner visibility; and to waive the required Development Review Process for the site at 846 Oaklawn Avenue, A.P. 15, lot 361; area 15,490 s.f. zoned C-3. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.100(A)- Corner Visibility, 17.72.010- Signs; 17.84, et seq. Development Plan Review.
- SUSAN P SPARKS & MATTHEW P ALDRED JT. (OWN) and DAVID SISSON ARCHITECTURE (APP) have applied to demolish an existing garage and construct a new garage with a rooftop deck connected to the existing single- family dwelling at 15 Taft Street, A.P. 2, lot 2820, area 3,467 s.f, zoned A6. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations. 17.88.100- Substandard lots of record.
- 101 COMSTOCK 24, LLC. (OWN) and JOHN B. CANNING III (APP) have filed an application to operate a motor vehicle repair and service establishment (light) at 101 Comstock Parkway, Suite 24, A.P. 36, lot 64-24, area 1.827 ac, zoned M2. Applicant seeks permission per 17.92.020- Special Use Permit.
- JAMES A. BACCA & KRISTINA K. BACCA, TRUSTEES (OWN) and JAMES A. BACCA (APP) are seeking a variance to allow a garage addition to be constructed within a front setback on a corner lot at 70 Ellen Lane, A.P. 25, lot 394; area 20,189 s.f; zoned A-20. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations.

WORKSHOP

(no vote taken)

- 2023 State law changes generally related to zoning enabling legislation and required local zoning code amendments.

DISCUSSION

(vote may be taken)

- Comprehensive Plan Update, Mapping tool and possible survey questions

PLANNING DIRECTOR'S REPORT

(no votes taken)

- Planner Technician search update
- Subdivision and Land Development Regulations – Major update

UPCOMING MEETINGS / ADJOURNMENT

(vote taken)

- Tuesday, November 7, 2023, 6:30PM – **Regular City Plan Commission Meeting** – City Hall Council Chambers, 869 Park Avenue