

Kenneth J. Hopkins
Mayor

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President

Jason M. Pezzullo, AICP
Planning Director



CITY PLAN COMMISSION

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

AGENDA

Tuesday, September 5th, 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-9.5.23/>

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: Sep 5, 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/99346433221?pwd=b3B4NjRPUHJOd0cxR1A5QnZITE9iQT09>

Passcode: 637818

Or One tap mobile :

+16469313860,,99346433221# US

+13017158592,,99346433221# US (Washington DC)

Or Telephone:

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

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+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)
 Webinar ID: 993 4643 3221

International numbers available: <https://zoom.us/j/99346433221>

CALL TO ORDER

APPROVAL OF MINUTES

(vote taken)

- 8/1/23 Regular City Plan Commission meeting

APPOINTMENT OF ADMINISTRATIVE OFFICER

(vote taken)

Assistant Director / Principal Planner – Kenneth R. Kirkland

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 C3. 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.
- JO-ANN GORMAN (OWN/APP) has filed an application to allow a pool deck to be constructed in a required front yard setback of a corner lot at 45 Fairlawn Street, A.P. 4, lots 1447 & 1448; area 8,350 s.f.; zoned A6. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120 – Schedule of Intensity Regulations; 17.60.010- Accessory uses.
- CRANSTON BVT ASSOCIATES LP (OWN) and FIVE BELOW (APP) have applied to the Board to request permission to install signs greater than which is allowed by regulations at 252 Garfield Avenue, A.P.7, lot 3649; area 27.46 ac, zoned C4. Applicants seek relief per Section 17.92.010- Variances; Section 17.72.010- Signs.
- FORCE REALTY, LLC (OWN) and A.L. EVENTS, LLC (APP) have filed an application to allow a banquet facility to operate at 56 Rolfe Square, A.P. 5, lot 595, area 14,199 s.f., zoned C3. Applicants seek relief per Section 17.92.010- Variances, Section 17.20.030- Schedule of Uses.
- BENJAMIN and COLLEEN HANSON (OWN/ APP) have applied to the Board to allow a new single-family home to be constructed in a C4 zone with reduced front yard setbacks at 195 Main Street, A.P. 30, lots 4,5, 124, and 125; area 36,986 s.f.; zoned C4. Applicants seek relief per Section 17.92.010- Variances, Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations.

PLANNING DIRECTOR'S REPORT

- Planner Technician search update (no vote taken)
- Comprehensive Plan Update – schedule of special workshops (vote taken)

UPCOMING MEETINGS / ADJOURNMENT

(vote taken)

- Workshop 1 - Comprehensive Plan Update – Consultant introduction and kickoff
 → Date, Time & Location **TBD**
- Tuesday, October 3rd, 2023, 6:30PM – **Regular City Plan Commission Meeting** – City Hall Council Chambers, 869 Park Avenue