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Jason M. Pezzullo, AICP
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Director of Planning



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Engineering Division

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Traffic Safety Division

DEVELOPMENT PLAN REVIEW COMMITTEE

Cranston City Hall
869 Park Avenue, Cranston, Rhode Island 02910

December 12, 2022

NOTICE OF PUBLIC MEETING

CRANSTON DEVELOPMENT PLAN REVIEW COMMITTEE

CRANSTON CITY HALL – 3RD FLOOR COUNCIL CHAMBER

WEDNESDAY, December 21, 2022, 9:30 A.M.

Dear Property Owner:

You are hereby notified that on Wednesday, December 21, 2022, at 9:30 A.M., the Cranston Development Plan Review Committee (DPRC) will be meeting to discuss the Preliminary Plan Application for a project entitled “**Seasons Corner Market.**” See proposed site plan exhibit on back of this page.

The subject parcel is located at 2050 Plainfield Pike, further identified as Assessor’s Plat 36, Lots 116 and 117. The combined site is approximately 74,901 SF in size, and is zoned C-5 (Heavy Business, Industry). The property owner and applicant are Colbea Enterprises, LLC, 695 George Washington Hwy, Lincoln, RI 02865.

The proposal is to raze the existing auto repair shop and office building on the site and construct a new gas station with a 5,000 SF convenience store inclusive of a coffee shop/cafe and associated drive-through operation. The proposal is also seeking to construct ten (10) gasoline fueling pumps, one (1) high-speed diesel fueling pump, two (2) electric vehicle charging stations, as well as parking and landscaping amenities on the property. The proposed use of a gas station with convenience store is allowed by-right in the C-5 zone. The project will include a number of dimensional variance requests for issues related to entrance driveways, building height, and signage. The dimensional variance requests are subject to a separate mailed notice, meeting date, and decision by the Cranston Zoning Board of Review.

As a property owner within the notification area, you are invited to attend this meeting. In advance of this meeting, you may view the project plans in the Planning Office, 3rd floor, Cranston City Hall during regular office hours from 8:30 A.M. to 4:30 P.M, or you may view application materials online at the Cranston Planning Department webpage (<https://www.cranstonri.gov/departments/planning/>) by following the link for the December 21 DPR meeting. Project materials will be posted online as they are made available to the City.

Sincerely,

Jason M. Pezzullo, MPA, MCP, AICP - *Chairman*
Planning Director / Administrative Office

SITE PLAN EXHIBIT

