**CITY PLAN COMMISSION**

**AGENDA**

**September 1st 2020**

**Teleconference Meeting (ZOOM)**

**6:30PM**

*All items on this agenda, with the exception of the Planning Director’s Report, will require a majority vote of the Plan Commission.*

All interested parties are welcome to sign-in and participate during the public comment portion docketed items on this agenda.

Staff reports, recommendations, and slide presentations will be posted to the City’s website prior to the meeting and can be found at <http://www.cranstonri.gov/departments/planning/default.aspx>

If you are unable to access the internet, you can contact the Cranston Planning Department directly at 401-780-3222 and request paper copies be mailed directly to you.

If you wish to participate, join the ZOOM meeting directly using the following link:

**TO JOIN *BY COMPUTER***, use the following link:

<https://zoom.us/j/99890794959?pwd=Ty9LVzRFeVRuN0x6VlJINStoYTFZZz09>

**Meeting ID**: 998 9079 4959 **COMPUTER Passcode**: 974273

**TO JOIN *BY PHONE***, **call Toll-Free at 833 548 0282** or call any of the following:

+1 646 558 8656 +1 346 248 7799 +1 253 215 8782

+1 301 715 8592 +1 312 626 6799 +1 669 900 9128

**Meeting ID**: 998 9079 4959 **PHONE-IN Passcode**: 974273

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**

* Minutes of the February 22, 2020 Joint Plan Commission, City Plan Commission Site Visit
* Minutes of the July 7, 2020 regular meeting
* Minutes of the August 11, 2020 Joint Plan Commission, City Plan Commission Site Visit

(There are no minutes for the August 4th meeting due to lack of quorum)

1. **ORDINANCE RECOMMENDATIONS**

* **7-20-04** Ordinance in amendment of Ch.17 of the Code of the City of Cranston, 2005,

entitled “Zoning” (Change of Zone – New London Ave.). Petition filed by Coastal Partners LLC, Mulligan’s Island LLC, and State of Rhode Island.

**\*\*\*CONTINUANCE REQUESTED BY THE APPLICANT / NO COMMENTS FROM PUBLIC\*\*\***

* **7-20-03** Ordinance in amendment of Chapter 17 of the Code of the City of Cranston,

2005, entitled “Zoning” (Citizens Guide to Land Development Process). Sponsored by Councilmembers Hopkins and Paplauskas.

1. **SUBDIVISION AND LAND DEVELOPMENT REGULATIONS**

* **Replat Oaklawn Plat Lots 86, 87, 88 & 89 Public Informational**

Minor Subdivision without street extension

Two (2) additional house lots

21 Turner Avenue

AP 18-4, Lots 485, 486, 489, and 490

* **Sintra Seven Minor Subdivision** **Public Informational**

Minor Subdivision without street extension

One (1) additional house lot

Intersection of Clarence and Magnolia Street

AP 5, Lot 99

* **Champlin Hills (Major Amendment)** – (Extension Request) **Public Informational**

Master Plan – Major Land Development w/o street extension

Major Amendment #1 to Final Recorded Plan (Champlin Hills)

Adult Day Care / Medical Clinic

Scituate Avenue

AP 24/2, Lots 2112, 2116 & 2117

* **The Fountains at Chapel View** – (Extension Request) **Public Informational**

Master Plan – Major Land Development w/o street extension

233,000 sq.ft. of commercial space – 3 phases

Sockanossett Cross Road

AP 14, Lot 15 & portions of AP 14, Lots 2 and 22

1. **PERFORMANCE GUARANTEE**

* **“The Oaks at Orchard Valley” Public Informational**
  + Existing Letter of Credit set to expire

1. **ZONING BOARD OF REVIEW RECOMMENDATIONS**

**OLD BUSINESS**

* **MARCIA B. SMITH and MARVIN M. SMITH (OWN**) and **WINES AND MORE OF RI, INC**. **(APP)** have filed an application to install a new digital and animated sign at **125 Sockanosset Crossroad**, A.P. 10, Lot 1489; area 2.32 ac ; zoned C3. Applicant seeks relief per 17.92.010; Section 17.72.010 Signs. (Continued from the July 7th agenda)
* **ALBERT BACCARI and VIRGINIA A. BACCARI (OWN/APP)** have filed an application to construct an addition to an existing legal non-conforming auto repair shop with restricted rear yard setbacks at **880 Park Avenue** A.P. 9 lot 169; area 21,014 s.f.; zoned C3. Applicant seeks relief per 17.92.010; Sections 17.92.020- Special Use Permit; 17.88.030 (A) - Extension; 17.20.120 – Schedule of Intensity Regulations. (Request to continue by the applicant)

**NEW BUSINESS**

**LOMBARDI FAMILY, LLC(OWN/APP)** Has filed an application to install a Minor Accessory Solar Energy System at **45 Burlingame Road,** A.P. 24, Lot 1; area 177.50 ac; zoned A80. Applicant seeks relief per 17.92.020 Special Use Permit; 17.92.010 Variance; Sections 17.20.030 Schedule of Uses, 17.20.090 (L), Specific Requirements, 17.24.020 Solar Energy Systems. **\*\*\*CONTINUANCE REQUESTED BY THE APPLICANT\*\*\***

* **SINTRA SEVEN, LLC. (OWN/APP)** has filed an application to sub-divide an existing parcel of land leaving an existing dwelling with restricted area, lot width and frontage at 90 Clarence Street, A.P. 5, lot 99; area 5,000 sf. zoned B1. Applicant seeks relief per 17.92.010 Variance; Section 17.20.120 schedule of Intensity Regulations.
* **SINTRA SEVEN, LLC. (OWN/APP)** has filed an application to sub-divide an existing parcel of land an construct a new single family dwelling with restricted area, lot width and frontage at 0 Clarence Street, A.P. 5, lot 99; area 5,000 sf. zoned B1. Applicant seeks relief per 17.92.010 Variance; Section 17.20.120 schedule of Intensity Regulations.
* **RICHARD CARDELLO (OWN) AND BARBARA GAGLIONE (APP)** have filed an application to leave an existing single family dwelling and create a new lot with a restricted side yard setback at 21Turner Street A.P. 18, Lot 489 and 490, total area 8,000sq.ft. Zoned A6. Applicant seeks relief per Sections 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations.

1. **PLAN COMMISSION POLICY** – Commission Rules of Procedure – *Length of Meeting*

* (*Time Limitation – The Commission shall not consider new matters or take new testimony after 10:30 P.M. This rule may be waived by an affirmative vote of a majority of the Commission members in attendance*)

1. **APPLICATION CHECKLISTS** - Plan Commission consideration as Policy
2. **PLANNING DIRECTOR’S REPORT**

* Update: Advisory Committee – Natick Avenue Solar, Comprehensive Plan, Signs, Subdivision Regulation Amendments, Development Plan Review, Ordinances, Zoning Code Amendments, Citizens Guide to Development, Unified Development, City Plan Commission Policies, Transition Report, Upcoming Meetings

1. **ADJOURNMENT / NEXT REGULAR MEETING –** September 1st- 6:30PM – Teleconference