

# CITY PLAN COMMISSION

**AGENDA**  
**September 1<sup>st</sup> 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=Ty9LVzRFeVRuN0x6VIJINStoYTFZZz09>

**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 4<sup>th</sup> meeting due to lack of quorum)

### 3. **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.

### 4. **SUBDIVISION AND LAND DEVELOPMENT REGULATIONS**

- |   |                             |
|---|-----------------------------|
| <ul style="list-style-type: none"> <li>▪ <b><u>Replat Oaklawn Plat Lots 86, 87, 88 &amp; 89</u></b><br/>Minor Subdivision without street extension<br/>Two (2) additional house lots<br/>21 Turner Avenue<br/>AP 18-4, Lots 485, 486, 489, and 490</li> </ul>   | <b>Public Informational</b> |
| <ul style="list-style-type: none"> <li>▪ <b><u>Sintra Seven Minor Subdivision</u></b><br/>Minor Subdivision without street extension<br/>One (1) additional house lot<br/>Intersection of Clarence and Magnolia Street<br/>AP 5, Lot 99</li> </ul>  | <b>Public Informational</b> |
| <ul style="list-style-type: none"> <li>▪ <b><u>Champlin Hills (Major Amendment)</u></b> – (Extension Request)<br/>Master Plan – Major Land Development w/o street extension<br/>Major Amendment #1 to Final Recorded Plan (Champlin Hills)<br/>Adult Day Care / Medical Clinic<br/>Scituate Avenue<br/>AP 24/2, Lots 2112, 2116 &amp; 2117</li> </ul> | <b>Public Informational</b> |
| <ul style="list-style-type: none"> <li>▪ <b><u>The Fountains at Chapel View</u></b> – (Extension Request)<br/>Master Plan – Major Land Development w/o street extension<br/>233,000 sq.ft. of commercial space – 3 phases<br/>Sockanossett Cross Road<br/>AP 14, Lot 15 &amp; portions of AP 14, Lots 2 and 22</li> </ul>                             | <b>Public Informational</b> |

### 5. **PERFORMANCE GUARANTEE**

- |   |                             |
|---|-----------------------------|
| <ul style="list-style-type: none"> <li>▪ <b><u>“The Oaks at Orchard Valley”</u></b> <ul style="list-style-type: none"> <li>○ Existing Letter of Credit set to expire</li> </ul> </li> </ul> | <b>Public Informational</b> |
|---|-----------------------------|

### 6. **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 7<sup>th</sup> 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.

## **7. 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*)

## **8. APPLICATION CHECKLISTS - Plan Commission consideration as Policy**

## **9. 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

## **10. ADJOURNMENT / NEXT REGULAR MEETING – September 1<sup>st</sup> - 6:30PM – Teleconference**