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CITY PLAN COMMISSION

Cranston City Hall
869 Park Avenue, Cranston, RI 02910

AGENDA

Tuesday, September 6th, 2022 – 6:30PM

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-9.6.22/>

CALL TO ORDER

APPROVAL OF MINUTES

- 8/2/22 Joint Workshop & City Plan Commission Meeting (vote taken)

SUBDIVISIONS AND MAJOR LAND DEVELOPMENTS

- **“Natick Avenue Solar” *** PUBLIC INFORMATIONAL (vote taken)**
Master Plan - Major Land Development
30 Acre / 8MW Solar Farm on 64-acre site
Natick Avenue
AP 22, Lots 108 and 119

Per RIGL § 45-23-39 (c), the applicant has requested the City Plan Commission to combine the Master Plan and Preliminary Plan stages of review

(Item was continued from the 8/2/22 regular City Plan Commission agenda)

*****PREVIOUS MASTER PLAN APPROVAL VACATED AND REMANDED BACK TO THE CITY PLAN COMMISSION FOR FURTHER PROCEEDINGS *****

- **“The Preserve at Pippin Orchard”** **PUBLIC HEARING** (vote taken)
Preliminary Plan - Residential Planned District (RDP) Cluster Development
Major Subdivision with street extension with waivers - 8 new single-family house lots
Pippin Orchard Road – AP 34, Lot 51 – Zoned A-80
- **“Ridgewood Section 9 Replat”** **PUBLIC INFORMATIONAL** (no vote taken)
PRE-APPLICATION – Major Subdivision w/ Street Extension
Eight (8) conforming house lots for seven (7) additional new single-family homes
Zoned A-80
Crest Drive and 341 Laten Knight Road - AP 29, Lot 5

ZONING BOARD OF REVIEW - RECOMMENDATIONS (votes taken for all ZBR items)

- **JOCKS HORSE FARM, LLC (OWN) and ANGELA BAXTER(APP)** have applied to the Board to allow a kennel to operate within an existing barn at 504 Laten Knight Road, A.P. 29, lot 11, area 53 ac.; zoned A80. Applicant seeks permission to operate per 17.92.020- Special Use Permit in accordance with 17.20.030- Schedule of Uses.
- **16 WINDSOR ROAD, LLC (OWN/APP)** has filed an application to allow a garage to be constructed in a front corner yard(s) within the required front yard setback(s) at 16 Windsor Road, A.P. 2, lot 3434; area 9,117 s.f. zoned B1. Applicant seeks relief per sections 17.92.010- Variance; Section 17.20.120- Schedule of Intensity Regulations.
- **LUC REALTY HOLDINGS, LLC(OWN/APP)** has applied to the Board to convert a professional office into a dwelling unit in a mixed-use building converting it to a multi-family four unit use at 1732 Broad Street, A.P. 2, lot 2524; area 8978 s.f.; zoned C-1. Applicant seeks relief per sections 17.92.010- Variance; Section 17.20.090(A)- Specific Requirements.
- **DAVID C. & LIANNE DiMAIO and DAVID DiMAIO (APP)** have filed an application to construct a single-family dwelling on an under-sized lot at 0 Woodland Avenue, A.P. 37, lot 20; area 3,223 s.f.; zoned A8. Applicant seeks relief per sections 17.92.010- Variance; Section 17.20.120- Schedule of Intensity Regulations.
- **PARK AVENUE PLAZA, LLC (OWN) and FIVE RIVERS, LLC (APP)** has applied to the Board to allow a drive-up window to be installed for a pharmacy use in an attached unit of a shopping plaza at 1375 Park Avenue, A.P. 11, lots 749,3599, 3600; area 67,001s.f.; zoned C3. Applicant seeks relief per sections 17.92.010- Variance; Section 17.28.010 (B), (1)- Drive-In Uses.

PLANNING DIRECTOR'S REPORT (no vote taken)

- Senior Planner – open position / outreach / expected timeframe
- Comprehensive Plan - RFP

ADJOURNMENT / NEXT REGULAR MEETING (vote taken)

- Tuesday, October 4th, 2022 — City Hall Council Chambers, 869 Park Avenue