Kenneth J. Hopkins
Mayor

Beth Ashman
City Planning Director

Steven Frias
President

Robert Coupe
Vice-President

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John Colasante
David Exter
Kathleen Lanphear
Lisa Mancini

Frank Corrao P.E.
Public Works Director

Robert Strom
Finance Director

CITY PLAN COMMISSION

City Hall – 3rd Floor, Room 309
869 Park Avenue– Cranston, RI 02910

AGENDA
CITY HALL – 3rd FLOOR, COUNCIL CHAMBER
6:30PM – TUESDAY, DECEMBER 1, 2026

Zoom webinar information for remote participation:
https://zoom.us/j/96441738912?pwd=583OnAizkJKEklyassZdFHYKlZXx30.1
Passcode: 272663

Phone one-tap:
+13092053325,,98893700158# US
Telephone: +1 646 558 8656 US (New York)
Webinar ID: 964 4173 8912 International numbers available: https://zoom.us/u/aejjQQSl2i

All interested parties are welcome to participate during the public comments portion for docketed items on this agenda. All materials will be posted to the City's website prior to the meeting at:
https://www.cranstonri.com/departments/planning/

The entire meeting of the City Plan Commission will be live streamed on the City's YouTube channel. You will only be able to watch the proceedings: https://www.youtube.com/@cityofcranston

CALL TO ORDER

APPROVAL OF MINUTES **(vote taken)**

- November 10, 2026

2027 CITY PLAN COMMISSION MEETING SCHEDULE **PUBLIC INFORMATIONAL** **(vote taken)**
The City Plan Commission shall vote on establishing a regular meeting schedule for the year 2027.

SUBDIVISIONS/LAND DEVELOPMENT PROJECTS – NEW BUSINESS

Champlin Hills **PUBLIC INFORMATIONAL** **(vote taken)**
Request for Extension of Approved Preliminary Plan
Major Amendment to a recorded Major Land Development
Proposal: Multi-family residential - 90 total units (18 new units) and associated amenity clubhouse
Zoning District: A-20 (Single-Family Residential, 20,000 sq. ft.), B-2 (Multifamily dwellings)
AP 20/4, Lots 2112, 2116 and 2117 - Scituate Avenue (southerly side)

ZONING BOARD OF REVIEW – PLAN COMMISSION RECOMMENDATIONS **(votes taken)**

CONSTANCE L. MARZILLI TRUSTEE (OWN) AND NATIONAL SIGN CORPORATION (APP) have applied to the Board for permission to construct a monument sign exceeding the allowable size and total area at **965 Oaklawn Avenue**, AP 18 Lot 9; area 23,209 sf, zoned C2. Applicant seeks relief by 17.92.010 - Variance; Section 17.72.010 Signs.

CITY PLANNING DIRECTOR'S REPORT **(no vote taken)**

ADJOURNMENT **(vote taken)**

Next Meeting | January 5, 2027 at 6:30 p.m.– **Regular Meeting**
City Council Chamber, City Hall, 869 Park Avenue

Meeting materials will be posted to the City's website and can be found on the City Planning Department's webpage at https://www.cranstonri.com/departments/planning/. If you are unable to access the internet, you can contact the City Planning Department directly at 780-3138 for access to meeting materials. The application may be reviewed prior to the meeting in the City Planning Department, Room 309, Cranston City Hall, during regular office hours, 8:30 A.M. – 4:30 P.M., Monday through Friday.

Pursuant to the Cranston Subdivision & Land Development Regulations, the proposed plan may be revised by the City Plan Commission as a result of further study or because of views expressed at this meeting. Individuals requesting interpreter services for the hearing impaired should contact the Planning Department at 780-3138, seventy-two (72) hours prior to the meeting date.