

Kenneth J. Hopkins
Mayor

Michael E. Smith
President

Jason M. Pezzullo, AICP
Planning Director



CITY PLAN COMMISSION
Cranston City Hall
869 Park Avenue, Cranston, RI 02910

Vacant
Vacant
Kathleen Lanphear
Frank Ritz
Ann Marie Maccarone
James Donahue
Robert Coupe
Steven Frias

AGENDA

Tuesday, April 5, 2022 – 6:30PM

3rd Flood - 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/city-plan-commission4.5.22/>

CALL TO ORDER

APPROVAL OF MINUTES

- 3/8/22 Regular Meeting (vote taken)

LEGISLATIVE DISCUSSION

- **2022 -- H 6638** – Relating to zoning for single-family housing (vote taken)

SUBDIVISIONS AND MAJOR LAND DEVELOPMENTS

- **“Briarwood Estates”** **INFORMATIONAL** (no vote taken)

Pre-Application – Major Subdivision with street extension

16 Lot Subdivision:

- 3 existing homes
- 1 stormwater / utility lot
- 12 new conforming single-family house lots

Zoned A-8 (8,000 minimum lot size w/80' of frontage)

Located between the terminus of Briarwood Road and New London Avenue

AP 18-3, LOTS 1023 & 1026

ZONING BOARD OF REVIEW - RECOMMENDATIONS

(votes taken for all ZBR items)

- FERNANDO VALERO(OWN/APP) has filed an application to construct an addition to a legal non-conforming two-family dwelling expanding the non-conforming use at 29 Bethel Street, A.P. 12, lots 525,526; area 7,200 s.f. zoned A8. Applicant seeks relief per Section 17.92.010- Variance; Sections 17.20.030 Schedule of Uses, 17.88.050 Structural Alterations.
- Ward 5 DANIEL J. LYONS (OWN/APP) has applied to request permission to allow an addition to be constructed in the required front yard setback on a corner lot at 48 Valley Street, A.P 17, lot 964; area 7,500 s.f.; zoned A6. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations.

PLANNING DIRECTOR'S REPORT

(no votes taken)

- Special City Council / City Plan Commission Joint Site Walk April 20th 5:30 PM
Comp Plan Amendment / Zone Change at Comstock and Plainfield Pike
- 2022 Hazard Mitigation Plan – update
- Comprehensive Plan Update
- Upcoming projects

ADJOURNMENT / NEXT REGULAR MEETING

(vote taken)

- Tuesday, May 3rd, 2022 — City Hall Council Chambers, 869 Park Avenue