

Kenneth J. Hopkins  
Mayor

Michael E. Smith  
President

Jason M. Pezzullo, AICP  
Planning Director



## CITY PLAN COMMISSION

Thomas Barbieri  
Richard Bernardo  
Robert Coupe  
David Exter  
Steven Frias  
Kathleen Lanphear  
Lisa Mancini  
Thomas Zidelis

# **VENUE CHANGE**

## **Cranston Central Library**

## **James Giles Community Room**

## **140 Sockanosset Cross Road**

### AGENDA

**Tuesday, April 4<sup>th</sup>, 2023 – 6:30 PM**

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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-4.4.23/>

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#### CALL TO ORDER

#### APPROVAL OF MINUTES

(votes taken)

- 3/7/23 Regular City Plan Commission meeting
- 3/20/23 Special City Plan Commission meeting

#### 2022 HAZARD MITIGATION PLAN (5-YEAR UPDATE)

(vote taken)

- Resolution authorizing the adoption of the 2022 Cranston Hazard Mitigation Plan update. Sponsored by Mayor Hopkins and Council President Marino

#### ORDINANCES AND LAND DEVELOPMENTS

(votes taken for all items)

#### *OLD BUSINESS*

- **1-23-04** - Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, Entitled "Zoning" (Change of Zone – 1381 Cranston St. and 767 Dyer Ave. – **Cranston Print Works Project**). **M-1 zone with conditions to allow multi-family development.** (Continued from the 3/7/23 agenda)
- **"Cranston Print Works" Public Informational Meeting** (vote taken)  
MASTER PLAN – Major Land Development  
Redevelop the former mill complex into a maximum of 150 multi-family apartments and self-storage units.  
Current Zone M-1 (M-1 with special conditions is proposed (**Ord. 1-23-04**))

AP 8, Lots 195, 1617, and 2711  
1381 Cranston Street  
(Continued from the 3/7/23 agenda)

*NEW BUSINESS*

- **2-23-01** - Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone – 0 Plainfield Pike, AP 36, Lots 8 and 37). **Commercial Flex Space for Industrial Zones (vote taken)**
- **2-23-02** - Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone – 35 Carlsbad St. Plat 7 Lot 3141 and 0 Carlsbad St. Plat 7 Lot 3744). **TACO warehouse expansion (vote taken)**
- **Champlin Hills** **Informational** (no vote taken)  
PRE-APPLICATION – Major Amendment to a recorded major land development  
Major Land Development w/o street extension  
Multi-family residential - 90 total units (18 new units) and associated amenity clubhouse  
Scituate Avenue (southerly side)  
AP 20/4, Lots 2112, 2116 and 2117

**ZONING BOARD OF REVIEW – RECOMMENDATIONS**

(votes taken for all items)

- **GARFIELD AVE FOODS, LLC. (OWN) and LAMAR CENTRAL OUTDOOR, LLC (APP)** have filed an application for special permit to modify an existing double-sided billboard to an electronic double-sided billboard at **110 Garfield Avenue**, A.P. 7, lots 2561-62, 2593-97, and 3768, area 29,091 sf. zoned M2. Applicant seeks relief per Sections 17.92.010 Variance; 17.72.010 (7) Signs. 17.92.020 Special Permit; 17.20.120 Schedule of Intensity Regulations.
- **OLDCASTLE APG NORTHEAST INC (OWN) and LAMAR CENTRAL OUTDOOR, LLC (APP)** has applied to convert an existing electronic billboard sign to an equal sized standard vinyl billboard at **0 Park Avenue**, A.P. 11, lot 1870; area 2.04 ac, zoned M1. Applicant seeks relief per Sections 17.92.010 Variance; 17.72.010 (7) Signs. 17.92.020 Special Permit; 17.20.120 Schedule of Intensity Regulations.
- **JOSEPH DECRISTOFARO (OWN/APP)** has applied to the Board to construct a new single-family dwelling on an under-sized lot at **0 Armington Street**, A.P. 2, lot 3268; area 5,500 sf; zoned B2. Applicant seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations.
- **SCW18, LLC (OWN/APP)** has filed an application to subdivide an existing lot into two parcels allowing three existing accessory structures (not to be used for residential dwellings) to remain on lot 2 with reduced frontage, side and rear setbacks at **295 Oaklawn Avenue / 0 Dean Street**, A.P. 17, lot 1338, Parcel 2. Applicant seek relief per Section 17.92.010- Variances; Sections 17.60.010(A), - Accessory Uses; 17.20.120- Schedule of Intensity Regulations.

**PLANNING DIRECTOR'S REPORT**

(no votes taken)

**UPCOMING MEETINGS / ADJOURNMENT**

(vote taken)

- **Wednesday, April 19<sup>th</sup>, 2023, 5:30PM – SPECIAL City Plan Commission Meeting NATICK SOLAR Master Plan Continuance** – City Hall Council Chambers, 869 Park Avenue
- **Tuesday, May 2<sup>nd</sup>, 2023, 6:30PM – Regular City Plan Commission Meeting** – City Hall Council Chambers, 869 Park Avenue