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CITY PLAN COMMISSION

Cranston City Hall
869 Park Avenue, Cranston, RI 02910

AGENDA

Tuesday, December 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-12.6.22/>

CALL TO ORDER

APPROVAL OF MINUTES

- 11/15/22 City Plan Commission Meeting (vote taken)

SUBDIVISIONS AND MAJOR LAND DEVELOPMENTS

- **“Comstock Industrial” PUBLIC HEARING** (vote taken)
PRELIMINARY PLAN - Major Land Development
Construct 2 new buildings on the 17.31-acre property for the purpose of large-scale industrial, manufacturing, warehousing and trucking activities
Zoned M-1 (Restricted Industrial)
AP 36, Lot 46
Comstock Parkway
- **“Orchard Meadows” PUBLIC INFORMATIONAL MEETING** (vote taken)
MASTER PLAN – Major Subdivision with street extension
Nine (9) lot subdivision resulting in four (4) additional single-family homes
Zoned A-80
AP 28, Lots 31, 45, 86, and 10
1489 Pippin Orchard Road
- **“Ridgewood – Section 9” PUBLIC INFORMATIONAL MEETING** (vote taken)
MASTER PLAN – Major Subdivision with street extension
Eight (8) lot subdivision resulting in seven (7) additional single-family homes
Zoned A-80
AP 29, Lot 5
341 Laten Knight Road

- **“Gladstone Elementary School” INFORMATIONAL** (no vote taken)
PRE-APPLICATION – Major Land Development
Demolish and construct new elementary school complex on 8 acre +/-existing lot
Zoned B-1
AP 7, Lot 2357
Property has frontage on Lawrence, Gladstone, Dover, Asia, Oxford and Elwyn Streets

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

- **ROBERTO PICCOLINO (OWN/APP)** has filed an application to grant relief on an existing single family dwelling encroaching into the side setback on an under-sized lot merged by zoning at **85 Randall Street**, A.P. 12, lot 16; area 5,000 s.f.; zoned B1. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010- Substandard lots of record.
- **ROBERTO PICCOLINO (OWN/APP)** has applied to the Board to allow a new single-family dwelling to be constructed on an under-sized lot merged by zoning at **0 Randall Street**, A.P. 12, lot 15; area 5,000 s.f.; zoned B1. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010- Substandard lots of record.
- **GARFIELD AVE FOODS, LLC. (OWN) and LAMAR CENTRAL OUTDOOR, LLC (APP)** have applied to the Board to convert an existing over-sized billboard sign to a digital LED billboard display of same size at **110 Garfield Avenue**, A.P. 7, lots 2561-62, 2593-97, and 3768, area 29,091 s.f. zoned M2. Applicants seek relief per Section 17.92.010- Variances; Table 17.72.010 (7)- Signs.
- **295 INDUSTRIAL PARK, LLC (OWN) and WASTEXPRESS LLC (APP)** have filed an application to request approval of a motor vehicle and container storage use to be allowed at **60 Amflex Drive**, A.P. 36, lot 114, area 60,000 s.f., zoned M2. Applicants seek relief per Section 17.92.020- Special Use Permit.
- **MATTHEW B NELSON 50 BLACKAMORE AVENUE CRANSTON RI 02920 (OWN/APP)** has filed an application for permission to convert an existing detached 2 story garage with new addition into a residential dwelling unit with restricted rear and corner side yard setback at **50 Blackamore Avenue**. AP 9/3, Lot 724, 723, area 8000+/- SF; zoned B-1. Applicant seeks relief per Section 17.92.010 Variance, Sections 17.20.120 Schedule of Intensity; 17.20.070 More than one dwelling structure on any lot prohibited.
- **SOKHENG RITHY (OWN/APP)** has applied to the Board to construct a new two-family dwelling on an under-sized lot and exceeding allowable lot coverage at 0 Narragansett Street, A.P. 2, lot 672; area 6,450 s.f.; zoned B2. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations.

PLANNING DIRECTOR'S REPORT (no vote taken)

- Comprehensive Plan – 10-Year Update
- 2023 Work Plan – Long range planning topics, schedule workshop(s)

ADJOURNMENT / NEXT REGULAR MEETING (vote taken)

- Tuesday, January 3rd, 2023 — City Hall Council Chambers, 869 Park Avenue