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

AGENDA

Tuesday December 7th, 2021 – 6:30PM

869 Park Avenue, 3rd Floor – City Council Chamber

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-commission/12/7/21.aspx>

CALL TO ORDER

APPROVAL OF MINUTES

- 11/2/21 Regular Meeting (**vote taken**)

ORDINANCE RECOMMENDATIONS

PUBLIC HEARINGS

- **9-21-01** Ordinance in amendment of the 2010 Comprehensive Plan for the City of Cranston, as amended 2012 (777 Cranston St.). Amend the Future Land Use Map Designation from **Special Redevelopment Area** to **Highway Commercial/Services**. Amend the Comprehensive Plan to remove references to the Trolley Barn Special Redevelopment Area. (**vote taken**)
Continued from the 11/2/21 Agenda
- **9-21-02** Ordinance in amendment of Ch. 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone – 777 Cranston St.). Amend the zoning from **M-2 General Industrial** to **C-5 Heavy Business, Industry with conditions**. (**vote taken**)
Continued from the 11/2/21 Agenda

SUBDIVISIONS & LAND DEVELOPMENTS

- **“Trolley Barn Plaza”** (vote taken) **PUBLIC INFORMATIONAL MEETING**
Master Plan - Major Land Development
Proposed bank with drive-thru, gas station / mini mart with drive-thru, drive-thru restaurant, retail auto parts / warehouse distribution on 6.61-acre site
Zoned M-2 (General Industry),
777 Cranston Street – AP 7, Lot 1
Continued from the 11/2/21 Agenda

- **“Comstock Industrial”** (vote taken) **PUBLIC INFORMATIONAL MEETING**
Master 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)
Comstock Parkway – AP 36, Lot 46
Continued from the 11/2/21 Agenda

- **“Elite Drive Subdivision”** (vote taken) **PUBLIC HEARING**
Preliminary Plan – Minor Subdivision w/o street extension with waivers
4-lot minor subdivision (4 additional single-family residences)
Zoned A-20
Terminus of Janet Drive and Elite Drive - AP 26, Lot 50

- **“Caprarelli Plat”** (vote taken) **PUBLIC INFORMATIONAL MEETING**
Preliminary Plan – Minor Subdivision w/o street extension with waivers
2-lot minor subdivision
Replat of six record lots into two new lots to contain an existing three-family and create one new lot for single-family residential development.
Zoned A-8
Yeoman Avenue & Harmony Street – AP 12, Lots 2184 – 2189

- **“Pelli Minor Subdivision”** (vote taken) **PUBLIC INFORMATIONAL MEETING**
Preliminary Plan – Minor Subdivision w/o street extension
2-lot minor subdivision on a lot that contains 1 existing single-family dwelling, no new housing units proposed.
Zoned A-8
1365 New London Avenue – AP 18, Lot 1026

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

- VASQUEZ PROPERTIES, LLC (OWN) and MARISELA VASQUEZ have filed an application to allow signage installed without benefit of a permit exceeding the allowable square footage to remain at **455 Reservoir Avenue**, A.P. 6, lot 1011 zoned C4. Applicant seeks relief per Sections; 17.92.010 Variance, Section 17.72.010 (C) (4) Table 17.72.010 (5) Signs.
Continued from the 11/2/21 Agenda

- WILLIAMS I. PENEFIEL and LESBIA SANTOS (OWN/APP) Have filed an application to legalize a third living unit in an existing two family dwelling at **234 Garden Street**, A.P. 5, Lot 345; area 5,000 s.f. zone B1. Applicant seeks relief per 17.92.010 Variance, Sections 17.20.090(A) Specific Requirements; 17.20.120 Schedule of Intensity Regulations.
Continued from the 11/2/21 Agenda
- ALBERT CASALI and THE ALBERT CASALI REVOCABLE LIVING TRUST (OWN/APP) have filed an application to construct an addition encroaching into the required rear yard setback at **1776 Cranston Street**, A.P. 11, lots 275, 276; area 14,962 s.f.; zoned C5. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations.
- VEREIT REAL ESTATE L.P (OWN) and VOLTA CHARGING, LLC (APP) have applied to install electronic sign kiosks at 2 proposed electric vehicle charging stations at **275 Warwick Avenue**, A.P. 4, lot 2659; 7.46 ac. Area; zoned C5. Applicant seeks relief per Section 17.92.010- Variance; 17.72.010 (6)- Signs.
- VINCENT AND CHRISTINE CAPRARELLI (ON/APP) have applied to sub-divide six lots into two, leaving an existing 3 family residence on an under-sized lot at **156 Yeoman Avenue**, A.P. 12, lots 2184-2189; 8,238 s.f.; zoned A8. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations; 17.20.090 (A)- Specific Requirements.
- VINCENT AND CHRISTINE CAPRARELLI (ON/APP) have applied to sub-divide six lots into two, to construct a single-family house with reduced lot frontage at **0 Harmony Street**, A.P. 12, lots 2184-2186; 8,484 s.f. area; zoned A8. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations.
- EDWARD PELLI (OWN) and UNIVERSAL REALTY, LLC (APP) have applied to subdivide an existing lot into two; leaving an existing single family residential house on a new lot with a reduced front yard corner setbacks from a proposed future road at **1365 New London Avenue**, A.P. 18, lot 1026; 124,488 s.f.; zoned A8. Applicant seeks relief per Section 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity Regulations; 17.20.090 - Specific Requirements.
- EDWARD PELLI (OWN) and UNIVERSAL REALTY, LLC (APP) have applied to subdivide an existing lot into two; creating a new lot with less than the required frontage at **1365 New London Avenue**, A.P. 18, lot 1026; 124,488 s.f.; zoned A8. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations.

PLANNING DIRECTOR'S REPORT

- Findings of Fact – Vote required by Commission on Findings prior to rendering decisions moving forward
- City Plan Commission Policy Guide – Comments on Final Draft in December, expected adoption by Commission expected in January 2022

ADJOURNMENT / NEXT REGULAR MEETING – Tuesday, January 4th – 6:30 PM – 869 Park Avenue, City Hall Council Chamber (**vote taken**)