

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

Ken Mason, P.E.
Robert Strom
Kathleen Lanphear
Frank Ritz
Ann Marie Maccarone
James Donahue
Robert Coupe
Steven Frias

AGENDA

Tuesday, February 1st, 2022 – 6:30PM

Teleconference Meeting (Zoom)

All interested parties are welcome to participate during the public comments portion for docketed items on this agenda. Staff memos, recommendations, and supplemental documentation will be posted to the City's website prior to the meeting at:

<https://www.cranstonri.gov/plan-commission.2.1.22/>

If you are unable to access the internet, you can contact the Cranston Planning Department directly at 401-780-3136 and request paper copies be mailed directly to you.

TO JOIN BY COMPUTER, use the following link:

<https://us06web.zoom.us/j/84281502358>

Meeting ID: 842 8150 2358

TO JOIN BY PHONE, at any of the following numbers:

1-312-626-6799
1-253-215-8782
1-720-707-2699

1-646-558-8656
1-346-248-7799
1-301-715-8592

Meeting ID: 842 8150 2358

CALL TO ORDER

APPROVAL OF MINUTES

- 1/11/22 Regular Meeting

(vote taken)

EXTENSION OF TIME

- **Natick Avenue Solar** (vote taken)
 - 1-year extension of time for the Master Plan
 - Approved by Plan Commission on 2/5/19 and extended for one year on 3/2/21
 - Major Land Development
 - 23-acre / 8 MW Solar Farm on 64-acre site
 - Natick Avenue - AP 22, Lots 108 and 119

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

- DONALD B. COLETTI (OWN/APP) has filed an application to separate two lots merged under 17.88.101 (B) and to leave an existing single-family house on an undersized lot with reduced frontage and width at 15 Usher Avenue, A.P. 11, lot 2524, area 4,000 s.f, zoned A6. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations; 17.29.090- Specific Requirements; 17.88.010 (B) - Substandard lots of record.
- DONALD B. COLETTI (OWN/APP) has filed an application to separate two lots, merged for zoning purposes under 17.88.010 (B) to construct a new single-family house with restricted frontage, width, lot size (area); encroaching into the required front corner yard setbacks at 0 Midvale Avenue, A.P. 11, lot 2523, area 4,618 s.f., zoned A6. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations; 17.29.090- Specific Requirements; 17.88.010 (B)- Substandard lots of record.
- JAMES J & VANESSA JAWORSKI (OWN/APP) have applied to construct a garage addition to a single-family house encroaching into the required front yard setback at 29 Carpathia Road, A.P. 12, lots 2354,2355, and 2356, area 12,000 s.f. zoned A6. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations.

CAPITAL BUDGET AND IMPROVEMENT PROGRAM (no vote taken)

- Department submissions and first draft presentation

ORDINANCE WORKSHOP – 17.108 Zoning Board of Review Section 070 Public Hearings

- Workshop / Discussion (no vote taken)

ELECTION OF CITY PLAN COMMISSION OFFICERS (vote taken)

- President / Vice President

APPOINTMENT OF ADMINISTRATIVE OFFICER (vote taken)

- Alexander Berardo – Planning Technician

PLANNING DIRECTOR'S REPORT

(no votes taken)

- **2022 Work Program**
 - i. Comprehensive Plan – Progress update
 - ii. City Plan Commission Policy Guide – schedule special meeting
 - iii. Joint workshop on affordable housing in February/March
 - iv. Joint site walk - Legion Bowl rezone – Saturday February 19th – 9:00AM

ADJOURNMENT / NEXT REGULAR MEETING

(vote taken)

- Tuesday, March 1st, 2022 – 6:30 PM – Teleconference Meeting (Zoom).