

CITY PLAN COMMISSION

AGENDA

TUESDAY, JANUARY 5th, 2021 – 6:30PM – Call to Order at 7:00PM

Teleconference Meeting (ZOOM)

Except for the Planning Director's Report, all items on this agenda will, require a majority vote of the City Plan Commission.

All interested parties are welcome to participate during the public comments portion for docketed items on this agenda.

Staff reports, recommendations, and all supplemental documentation to date will be posted to the City's website prior to the meeting and can be found at:

<http://www.cranstonri.gov/departments/planning/default.aspx>

If you are unable to access the internet, you can contact the Cranston Planning Department directly at 401-780-3222 and request paper copies be mailed directly to you.

If you wish to participate, join the ZOOM meeting directly using the following link:

TO JOIN BY COMPUTER, use the following link:

<https://zoom.us/j/95217447617>

Meeting ID: **952 1744 7617**

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

1-312-626-6799

1-646-558-8656

1-253-215-8782

1-346-248-7799

1-669-900-9128

1-301-715-8592

Meeting ID: **952 1744 7617**

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- Minutes of the December 1st City Plan Commission meeting
- Minutes of the December 8th City Plan Commission meeting

3. SUBDIVISIONS & LAND DEVELOPMENTS

▪ **Natick Avenue Solar**

PUBLIC HEARING

Preliminary Plan - Major Land Development - (30 Acre / 8MW Solar Farm on 64 acre site)
Natick Avenue - AP 22, Lots 108 and 119

▪ **Garfield Avenue Subdivision**

PUBLIC INFORMATIONAL

Administrative Subdivision – Creation of 1 non-buildable lot
Garfield Avenue – AP 7-2, Lot 91
Achievement First use (7.44 acres) subdivided from the Tongue Pond area (10.21 Acres/unbuildable)

4. PERFORMANCE GUARANTEES

▪ **Phenix Woods**

PUBLIC INFORMATIONAL

Major Subdivision with street extension
10 additional house lots
Phenix Avenue - AP 22, Lots 226 and 227
BOND RELEASE REQUEST

5. ZONING BOARD OF REVIEW - RECOMMENDATIONS

- **CARLSON REALTY, LLC (OWN/APP)** has filed an application to convert an existing mixed use building into a two- family dwelling unit at **1540 Elmwood Avenue**, A.P. 4, lot 2203; area 4,420s.f; zoned C5. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations; 17.64.010- Off Street Parking; 17.88.030 -Extension-17.88.040- Change of Use; 17.88.050- Structural Alterations.
- **GRACE ELIZABETH VARGHESE, TRUSTEE (OWN) and PAUL VARGESE (APP)** have filed an application to construct a garage addition to an existing single family residence at **41 Alderbrook Drive**, A.P. 16, lot 792; area 10,774 s.f; zoned A8. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.120- Schedule of Uses; 17.60.010(B) – Accessory Uses; 17.64.010 (F) (2) - Off Street Parking. ‘
- **ADJ REALTY CO. (OWN) and F&C DONUTS/ D.B.A. DUNKIN DONUTS (APP)** have filed an application to replace an existing changeable copy letter board with an electronic message center on an existing free-standing sign at **900 Cranston Street**, A.P. 7, lots 295, 299, 300; area 45,848 s.f, zoned C5. Applicant seeks relief per Section 17.92.010 Variance; Section 17.72.010 (6)- Signs.
- **ANTHONY D. LONGANO and CINDY LONGANO (OWN/APP)** have filed an application to install an in ground pool on a on a corner lot at **35 Sparrow Lane**, A.P. 35, lot 226, area 23,407, zoned A20. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.120- Schedule of Uses; 17.60.010(D) -Accessory Uses.

6. 2021 MEETING SCHEDULE

7. PLANNING DIRECTOR'S REPORT

- 2021 Work Plan

8. 2021 ELECTION OF OFFICERS

9. ADJOURNMENT / NEXT REGULAR MEETING – Tuesday, February 5th – 6:30 PM
Teleconference