

City of Cranston

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# City Plan Commission

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Kenneth J. Hopkins  
Mayor

Jason Pezzullo  
Planning Director



Michael Smith  
Chair

Frederick Vincent  
Vice-Chair

Robert Strom  
Ken Mason

Robert Coupe  
Kathleen Lanphear

Joseph Morales  
Robert DiStefano

Anne Marie  
Maccarone

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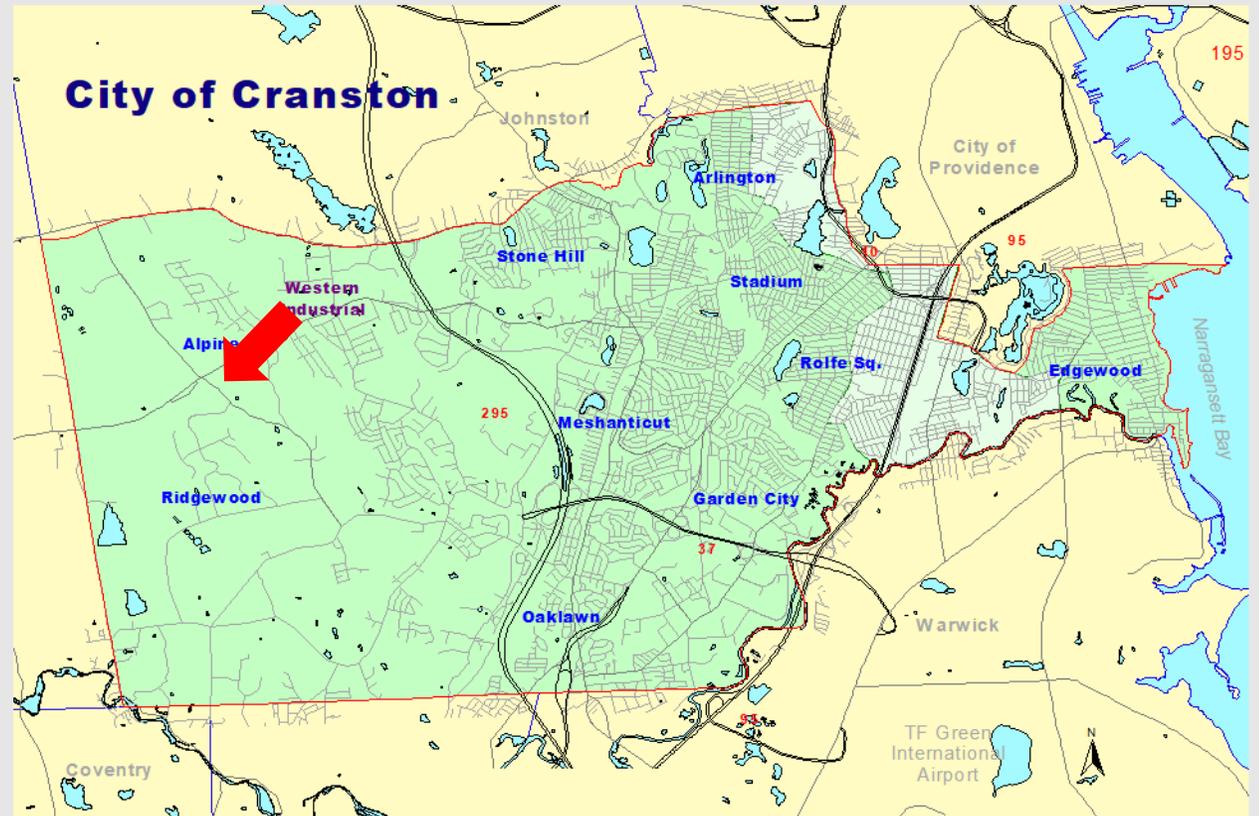
July 6, 2021

# “The Preserve at Pippin Orchard”

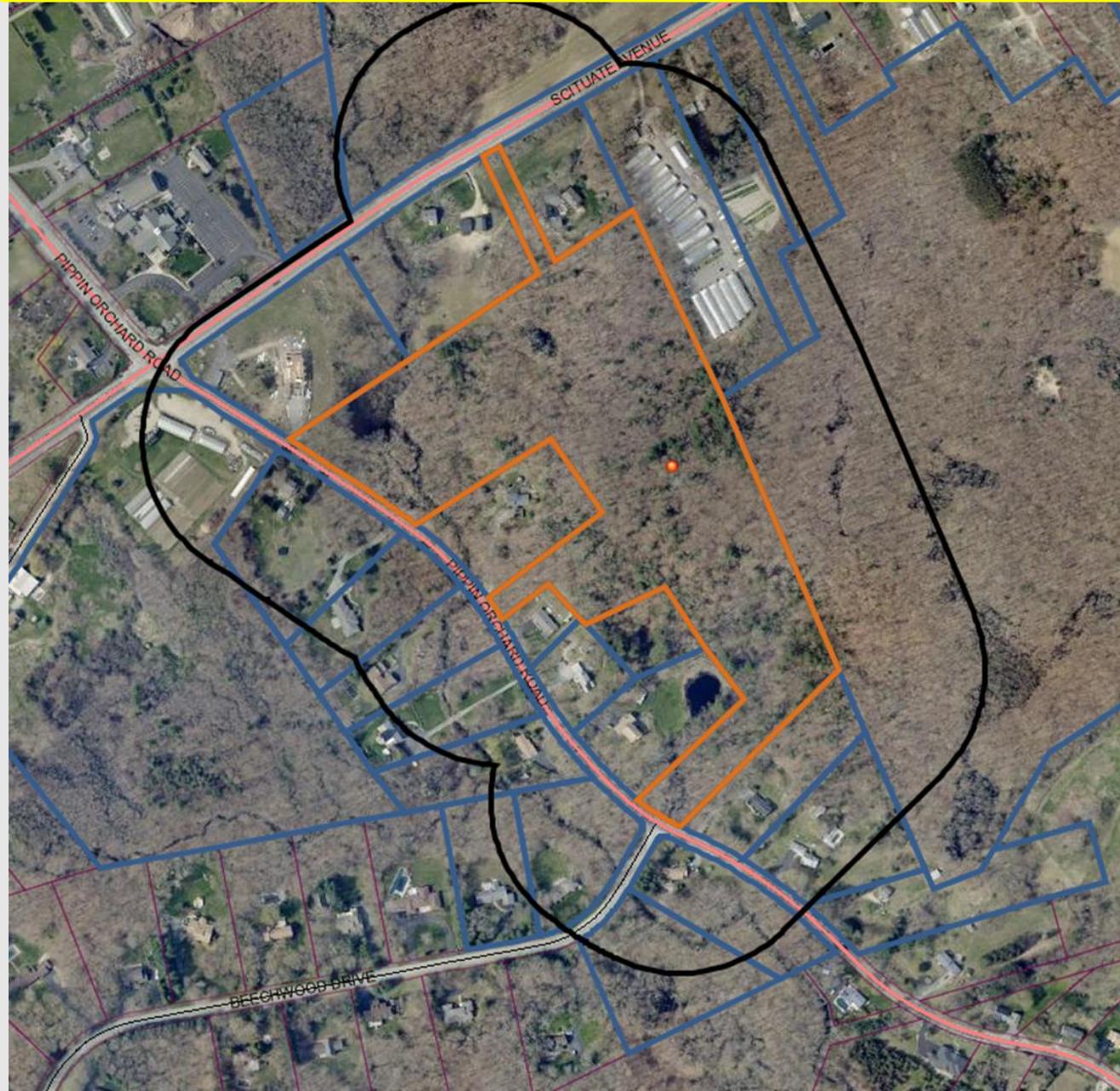
Master Plan - Major Subdivision

- Owner:** Linda M. Shaw and The Linda M., Shaw Revocable Trust
- Applicant:** Narragansett Partners, LLC
- Location:** Near intersection of Pippin Orchard Road and Scituate Avenue, AP 34, Lot 51
- Zone:** A-80 (Single-family dwellings on lots of minimum areas of 80,000 ft<sup>2</sup>)
- FLU:** Single Family Residential Less Than 1 unit per acre
- REQUEST:**

To subdivide an existing 19.89 +/- acre lot into eight (8) individual parcels as a Residential Planned District (RPD) while leaving approximately 60% of the site to be preserved as permanent open space.



# AERIAL VIEW - neighborhood



# 3-D VIEW



Amatos Greenhouses

Furze Hill Brook

Pippin Orchard Rd

Pippin Orchard Rd

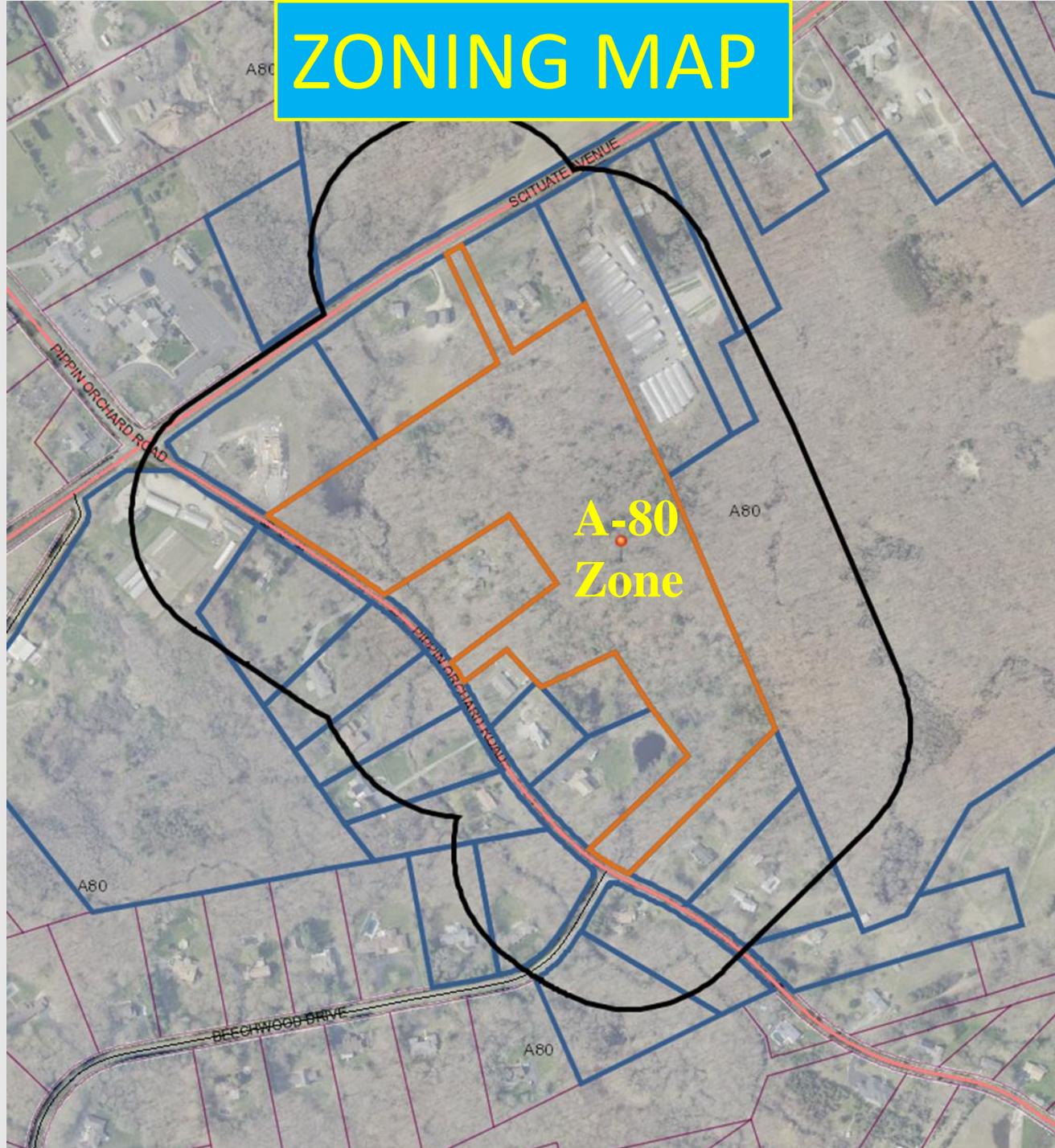
Pippin Orchard Rd

Pippin Orchard Rd

# STREET VIEW



# ZONING MAP



# FUTURE LAND USE MAP



# SITE PLAN

### General Notes

1. THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES.
2. DETAILED DRAINAGE SYSTEM PLANS, AND SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE. THE MEASURES WILL CONFORM TO FRESH WATER MANAGEMENT PRACTICES AND THE CITY OF CHANDLER SUBURBAN AND LAND DEVELOPMENT REGULATIONS.
3. THE SITE IS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
4. PROPOSED TREES IF ANY ARE TO BE 50' HIGH WITH 4" DBH (DIAMETER) (1" DBH) TRUNK LINES AND 1' SEEM ON EACH SIDE. NO TREES ARE PROPOSED. A SURVEY IS REQUESTED FOR BIRCH, LILY OF THE VALLEY, AND THE ELIMINATION OF SICK TREES.
5. THE SITE IS PROPOSED WITH UNDERGROUND UTILITIES.

### Development Data

TOTAL SITE AREA	19.89 ACRES
TOTAL NUMBER OF LOTS	8
TOTAL LOT AREA	8.43 ACRES
TOTAL OPEN SPACE AREA	11.89 ACRES (60% OF TOTAL AREA)
AVERAGE LOT AREA	1.05 ACRES
HEIGHT OF MAX HEIGHT	13.0' ADDED
HEIGHT OF MAX HEIGHT	50'
WIDTH OF ROAD	100'

### Dimensional Regulations

CURRENT ZONING	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. OPEN SPACE
RS-10	30'	10'	10'	10%
RS-15	30'	10'	10'	10%
RS-20	30'	10'	10'	10%
RS-25	30'	10'	10'	10%
RS-30	30'	10'	10'	10%
RS-35	30'	10'	10'	10%
RS-40	30'	10'	10'	10%
RS-45	30'	10'	10'	10%
RS-50	30'	10'	10'	10%



Scale 1"=50'

# Staff Analysis

- To subdivide an existing 19.89 +/- acre lot into eight (8) individual parcels as a Residential Planned District (RPD) while leaving approximately 60% of the site to be preserved as permanent open space (minimum of 25% open space required).
- The subdivision is less dense than the Comprehensive Plan Future Land Use Map allocation of Single Family Residential Less Than 1 Unit Per Acre with a proposed density of 0.4 units per acre.
- Natural Resources and the Open Space and Recreation Elements of the Cranston Comprehensive Plan contain several goals and policies that are supportive of the proposed project.
- The site contains wetlands and a 100' riverbank buffer. A RIDEM Freshwater Wetlands Insignificant Alteration Permit must be obtained prior to Preliminary Plan.
- Staff views this immediate application as an excellent use of the RPD regulations due to the irregular shape of the lot and the presence of several different wetland areas that warrant careful siting of development areas.

# Recommendation

Staff finds this proposal consistent with the standards for required findings of fact set forth in RIGL Section 45-23-60 as well as with the City of Cranston's Subdivision and Land Development Regulations. Staff therefore recommends that the Planning Commission adopt the documented findings of fact and **approve** the Master Plan application, subject to the conditions denoted below.

1. Prior to submittal of the Preliminary Plan application, the applicant shall obtain all necessary state permits and approvals for this proposed subdivision.

# Use & Dimensional Variance Application

## 142 Chestnut Hill Avenue

Relief for Use and Lot Area

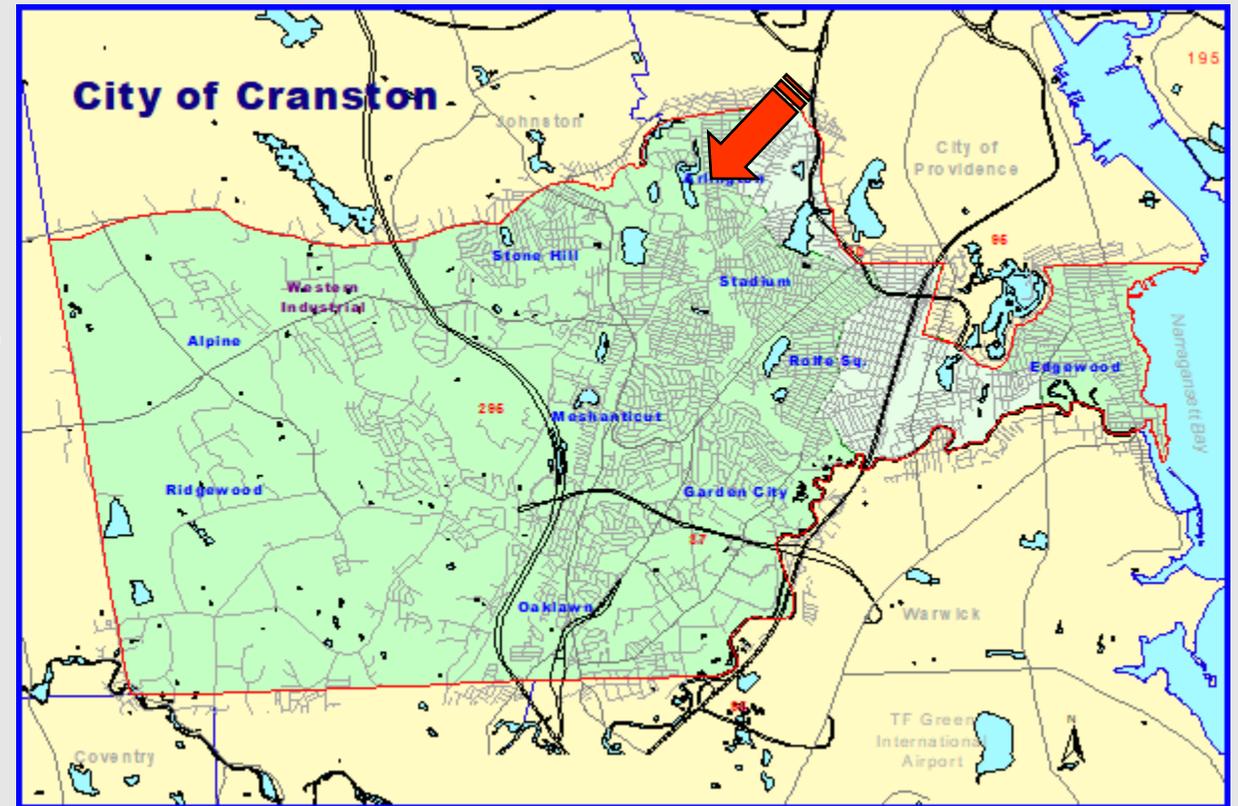
**Owner/App:** Nicholas J. Guadagno

**Location:** 142 Chestnut Hill Ave  
AP 8 Lot 1443

**Zone:** B-1 (Single/Two-Fam dwellings)

**FLU:** Single/Two-Fam Res less than 10.89  
Units/Acre

**Summary:** To legalize and existing third  
dwelling unit on an undersized lot.



# VARIANCE REQUESTS

## USE VARIANCE:

1. To legalize an existing third residential unit converting a two-family use to a three-family use, which is not a permitted use in B-1 zoning.

## DIMENSIONAL VARIANCE:

2. To legalize an existing third residential unit on an undersized lot. (4,800 ft<sup>2</sup> existing, 14,000 ft<sup>2</sup> required)

# ZONING MAP



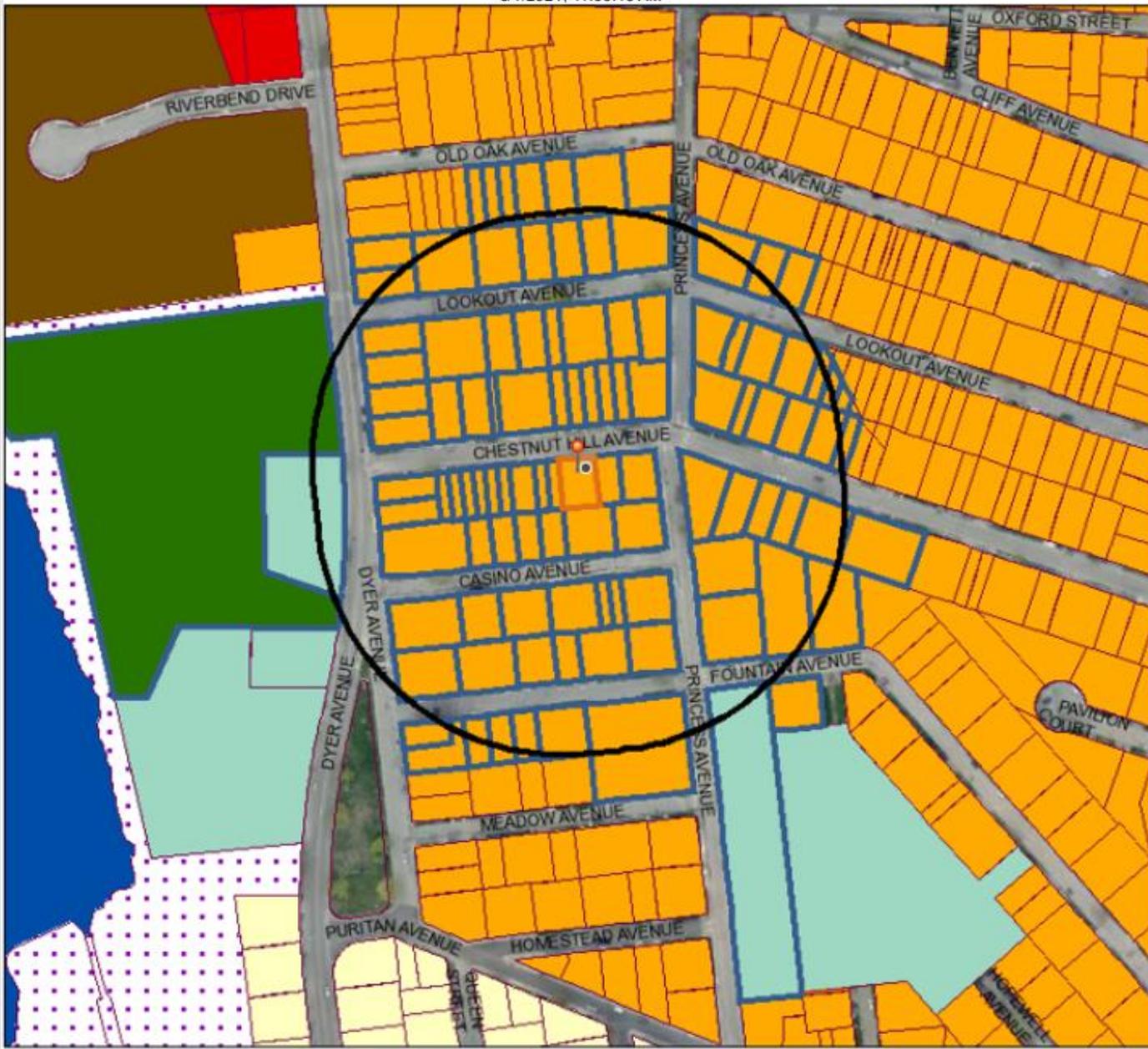
### Legend

- UserSelected... Other
- vParcels\_Buffer Street Names
- ParcelsInBuff... Red: Red
- Parcels Green: Green
- Streets Names Blue: Blue
- Zoning Dimensions Historic Overlay
- District

### Zoning

- none
- A80
- A20
- A12
- A8
- A6
- B1**
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- EI
- MPD
- S1

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- Legend
- UserSelected... Single/Two Family
  - vParcels\_Buffer Residential Less Than 10.89 Units Per Acre
  - ParcelsInBuff... Residential Less Than 10.89 Units Per Acre
  - Parcels
  - Streets Names
  - Future Village
  - Centers
  - Future Land Use
  - Governmenta...
  - Highway
  - Commercial/...
  - Industrial
  - Mixed Plan Development
  - Multifamily
  - Neighborhood Commercial/...
  - Open Space
  - Residential Less Than 10.39 Units Per Acre
  - Right Of Way
  - Single Family
  - Residential 3.63 To 1 Unit Per Acre
  - Single Family Residential 7.26 To 3.64 Unit Per Acre
  - Single Family Residential Less Than 1 Unit Per Acre
  - Special Redevlopment Area
  - Water
  - Street Names
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  - Green: Green
  - Blue: Blue

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# AERIAL VIEW



# STREET VIEW

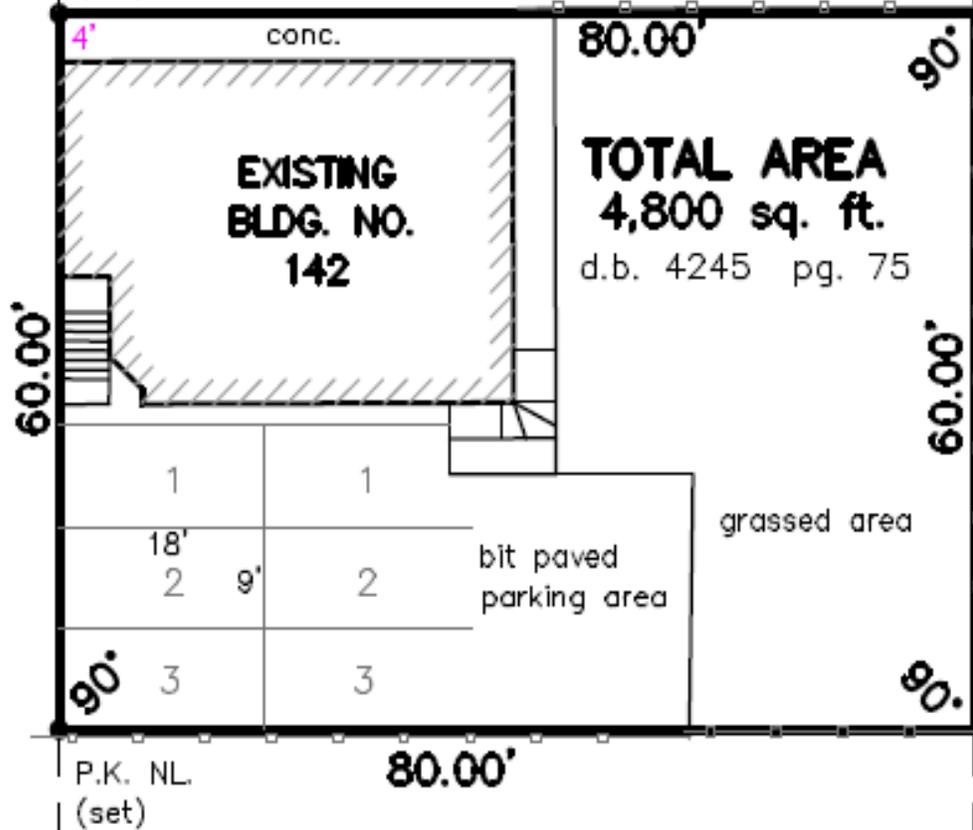


**CHESTNUT HILL AVENUE**

( public 50' wide )

ex. curb opening

Drill Hole  
(set)



P.K. NL.  
(set)

d.b. 4143 pg. 92

**SITE PLAN** 41

80.00'  
90°  
**TOTAL AREA**  
4,800 sq. ft.  
d.b. 4245 pg. 75

bit paved  
parking area

grassed area

**AP 8/3 LOT 1445**

n/f

**DORIVAL**

d.b. 4441 pg. 257

# Key Facts

- The unpermitted conversion from a 2-fam to a 3-fam occurred prior to the owner/app purchasing the property in 2010;
- There is sufficient off-street parking on-site;
- The avg lot size within a 400' radius is 5,158 ft<sup>2</sup>;
- The avg lot size of the 7 other three-fams is 5,083 ft<sup>2</sup>;
- The proposal is **consistent with the Comprehensive Plan** housing policies;

# Variance Analysis

- No anticipated negative impacts (existed for 15+ years);
- Relief would have a positive impact;
- Three-family uses are consistent with the character of the area;
- The request is *consistent* with the Comp Plan Land Use Housing Element policies, HA-5, HG-4, HP-4.1, HP-4.6, and other excepts;
- The proposal (three-fam - 27.28 units/acre) is *inconsistent* with the FLUM designation in terms of use (single & two-fam only) and density (10.89 units/acre max);

# Variance Recommendation

Due to the finding that the proposed density and land use are inconsistent with the Comprehensive Plan Future Land Use Map, but finding that the housing is consistent with Comprehensive Plan policies and relief would not have negative impact and is compatible with the surrounding area, staff recommends the Plan Commission forward *no specific recommendation* on this application to the Zoning Board of Review.

Placeholder for 86 calder

Placeholder tor 32 Yard

# Use Variance Application

## Jennifer Minuto- 169 Bluff Avenue

### Use Variance for Accessory Use

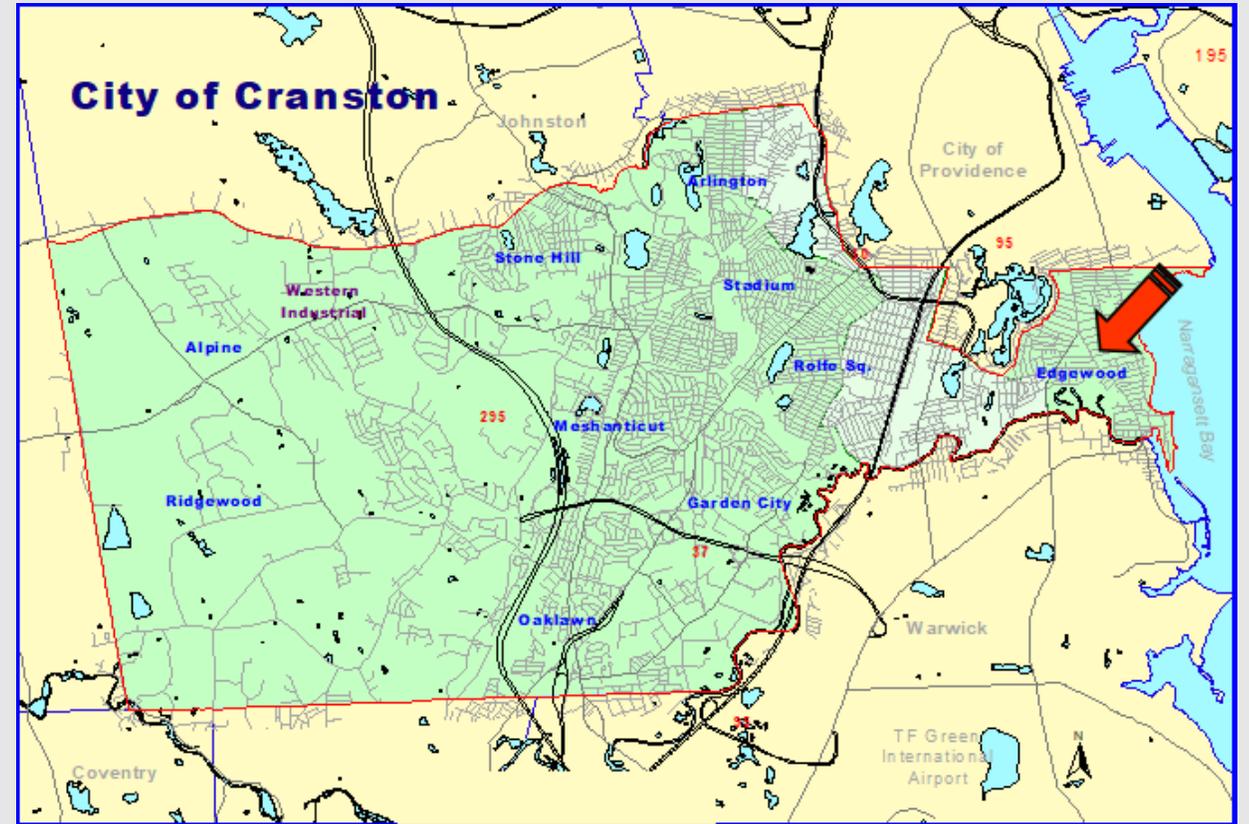
**Owner/App.:** Jennifer Minuto

**Location:** 15 Connecticut Street  
AP 2 Lot 3775

**Zone:** A-6 (Single-Fam Dwellings on  
6,000 ft<sup>2</sup>)

**FLU:** Single-Fam Residential 7.26 to  
3.64 units/acre

**Proposal:** To allow the construction of an  
accessory structure to be used for storage space  
and art/music studio.



# ZONING MAP



**Legend**

- UserSelected... Other
- vParcels\_Buffer Street Names
- ParcelsInBuff... Red: Red
- Parcels Green: Green
- Streets Names Blue: Blue
- Zoning Dimensions Blue: Blue
- Historic Overlay District
- District District

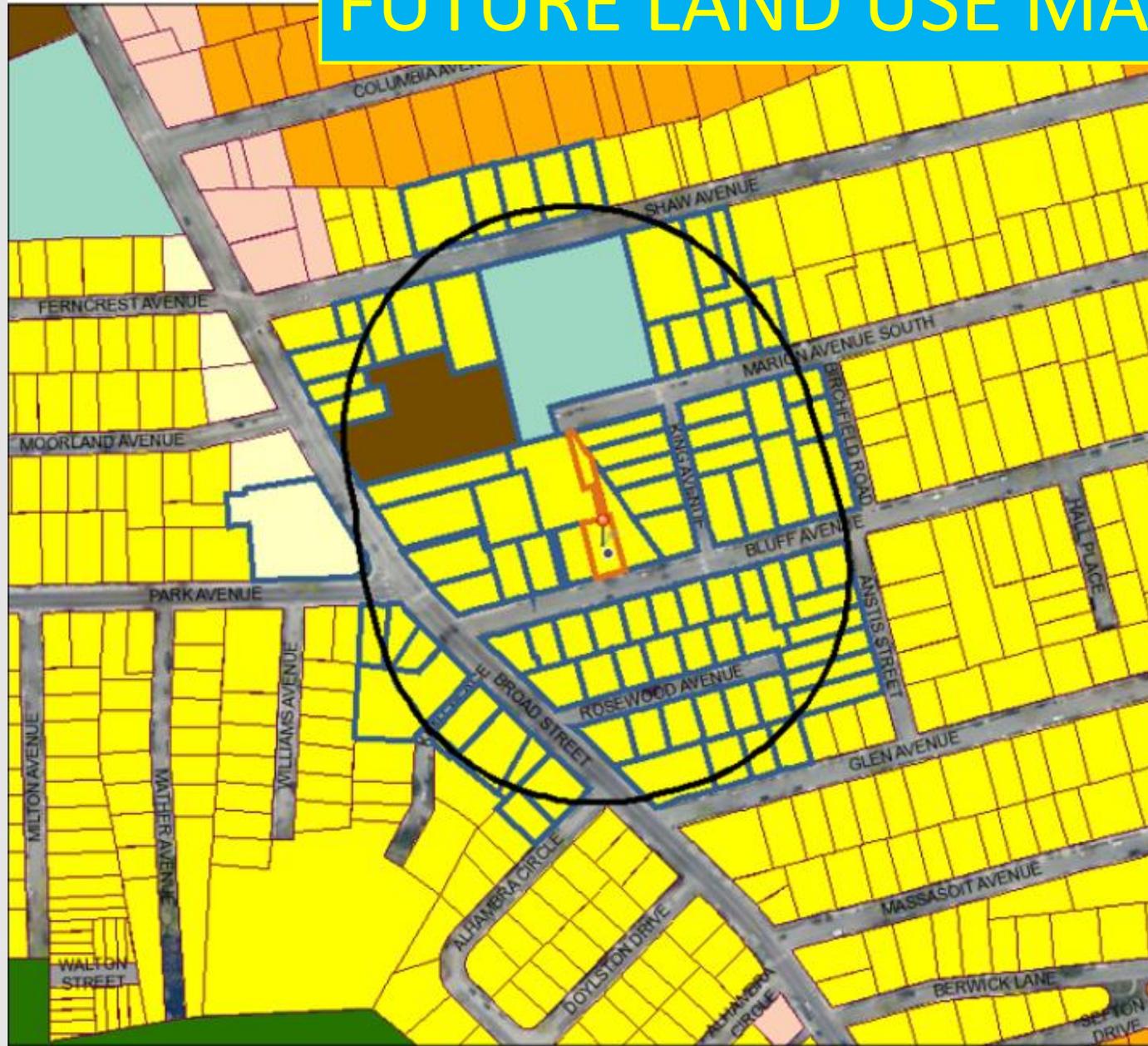
**Zoning**

- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- EI
- MPD
- S1

0 0.025 0.05 0.075 mi

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# FUTURE LAND USE MAP



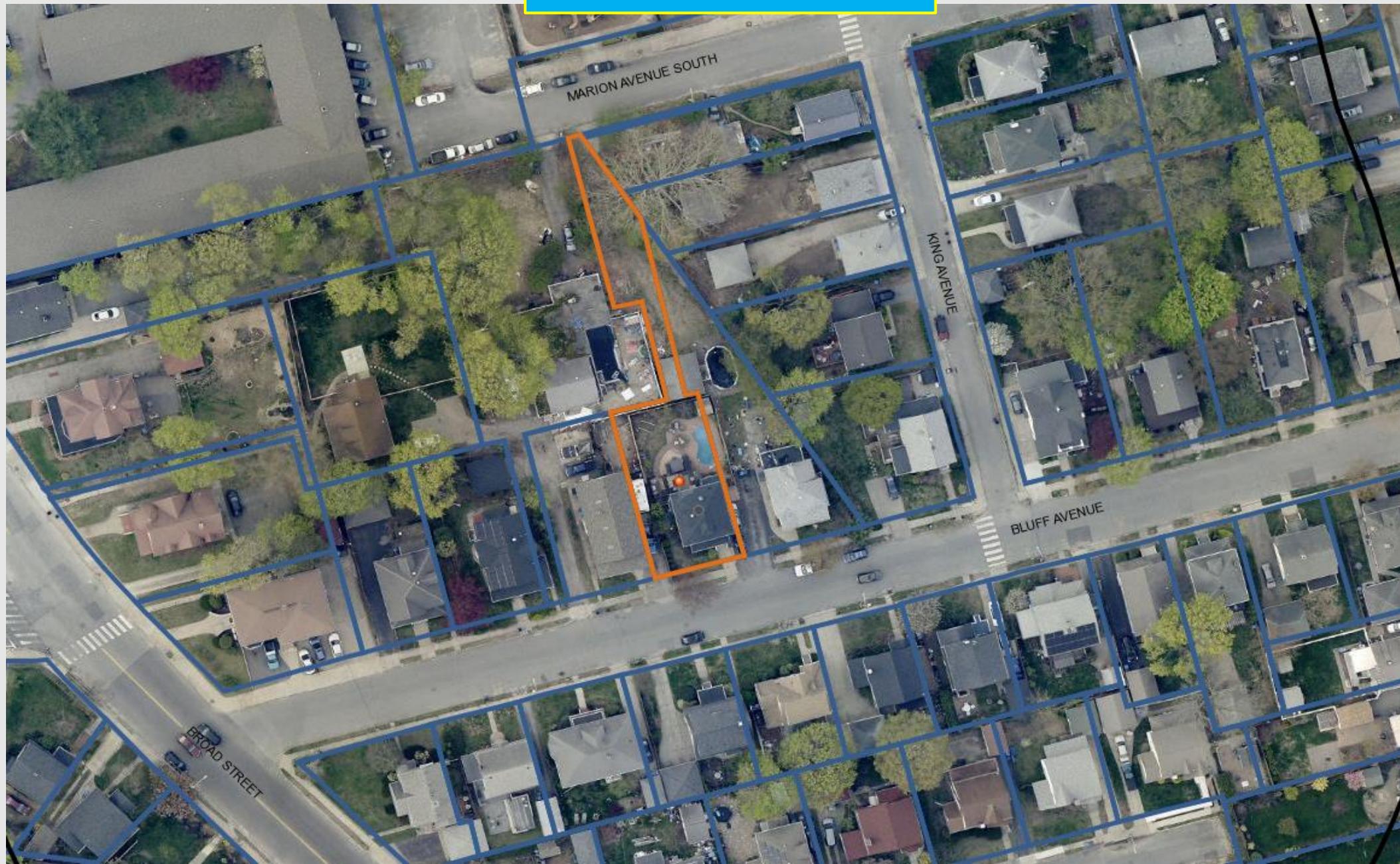
## Legend

- UserSelected... Single/Two Family
- vParcels\_Buffer Residential
- ParcelsInBuff... Less Than 10.89 Units Per Acre
- Parcels
- Streets Names
- Future Village Centers
- Future Land Use
  - Governmenta... Street Names
  - Highway Red: Red
  - Commercial/... Green: Green
  - Industrial Blue: Blue
  - Mixed Plan Development
  - Multifamily
  - Neighborhood Commercial/...
  - Open Space
  - Residential Less Than 10.39 Units Per Acre
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  - Single Family Residential 3.63 To 1 Unit Per Acre
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- Water

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# AERIAL VIEW



# 3-D AERIAL VIEW (facing north)



# STREET VIEW (Bluff Ave)

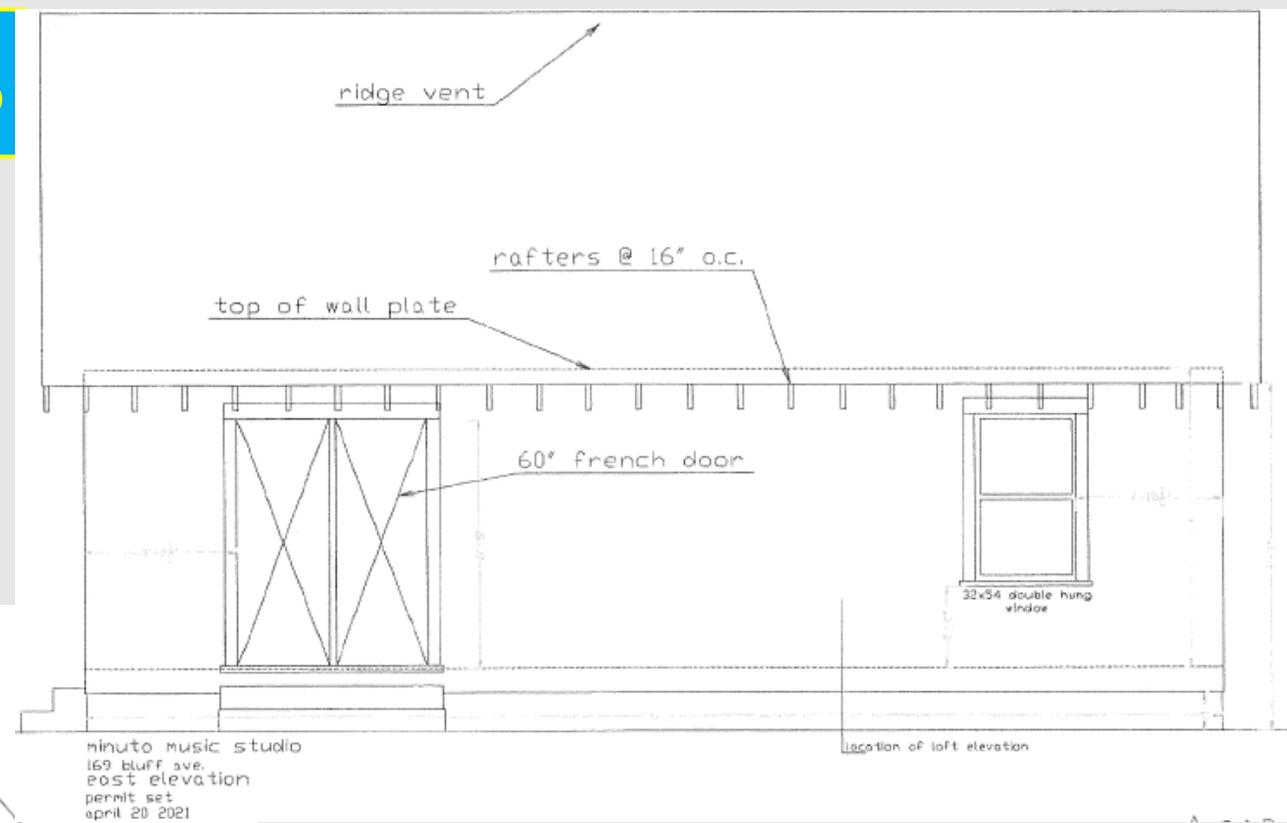


# STREET VIEW (Marion Ave)





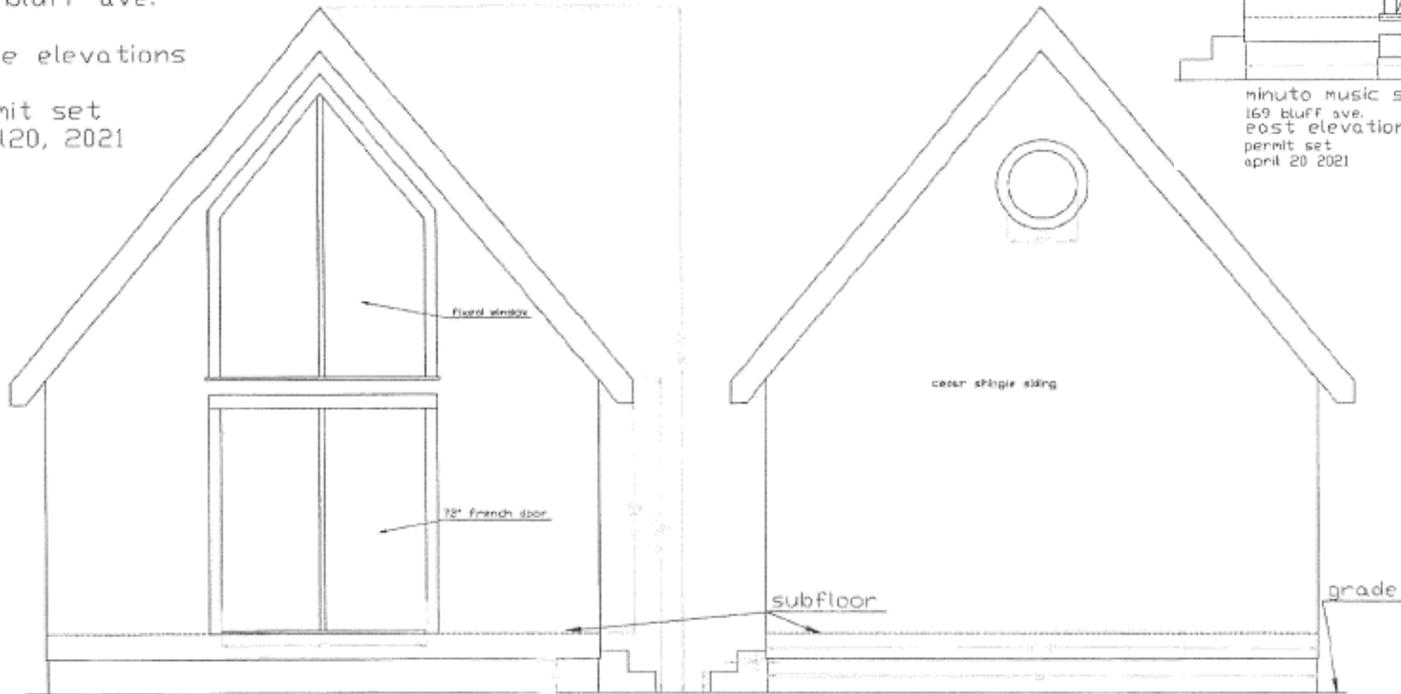
# ELEVATIONS



minuto music studio  
169 bluff ave.

gable elevations

permit set  
april 20, 2021



# Key Facts

- The proposed structure complies with the accessory structure setbacks;
- The proposed structure will have a bathroom and utilities, but is NOT a dwelling unit;
- There is *NO* proposed commercial/business use of the structure, the proposed use is storage and art/music studio.

# Variance Analysis

- Visual impacts will be mitigated by the existing fence and vegetation (buffers are NOT required)
- Accessory structures are not directly addressed by the Comp Plan;
- Comp Plan LUP-4 reads, “Protect and stabilize existing residential neighborhoods by basing land use decision on neighborhood needs and quality of life. Protect the natural, historic and visual resources that define the neighborhoods” (p. 34).
- Staff finds the request generally consistent with the Comp Plan.

# Recommendation

Due to the findings that the application is generally consistent with the Cranston Comprehensive Plan and that no negative impacts are anticipated, staff recommends the Plan Commission forward a *positive recommendation* on the application to the Zoning Board of Review.

# Use & Dimensional Variance Application

## Michele L. Caprio (Owner/App) - 68 Gansett Avenue

Relief for Use, Signs, Parking and Corner Visibility

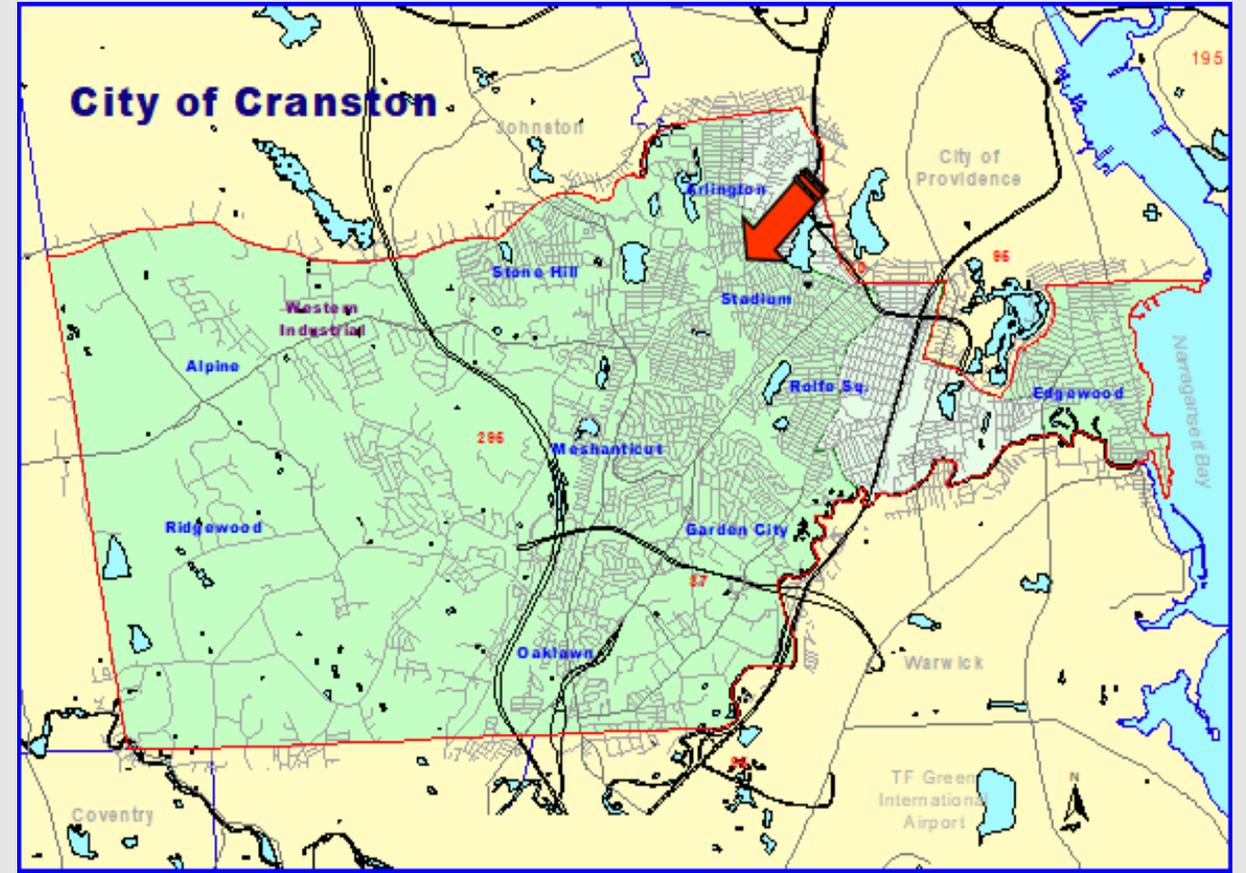
**Owner/App:** Michele L. Caprio

**Location:** 68 Gansett Avenue; AP 7, Lot 2036

**Zone:** B-1 (Single/Two-family dwellings)

**FLU:** Single/Two-Family Residential Less than 10.89 Units Per Acre

**Summary:** To allow a sign/print shop with signage in an existing building with limited off-street parking.



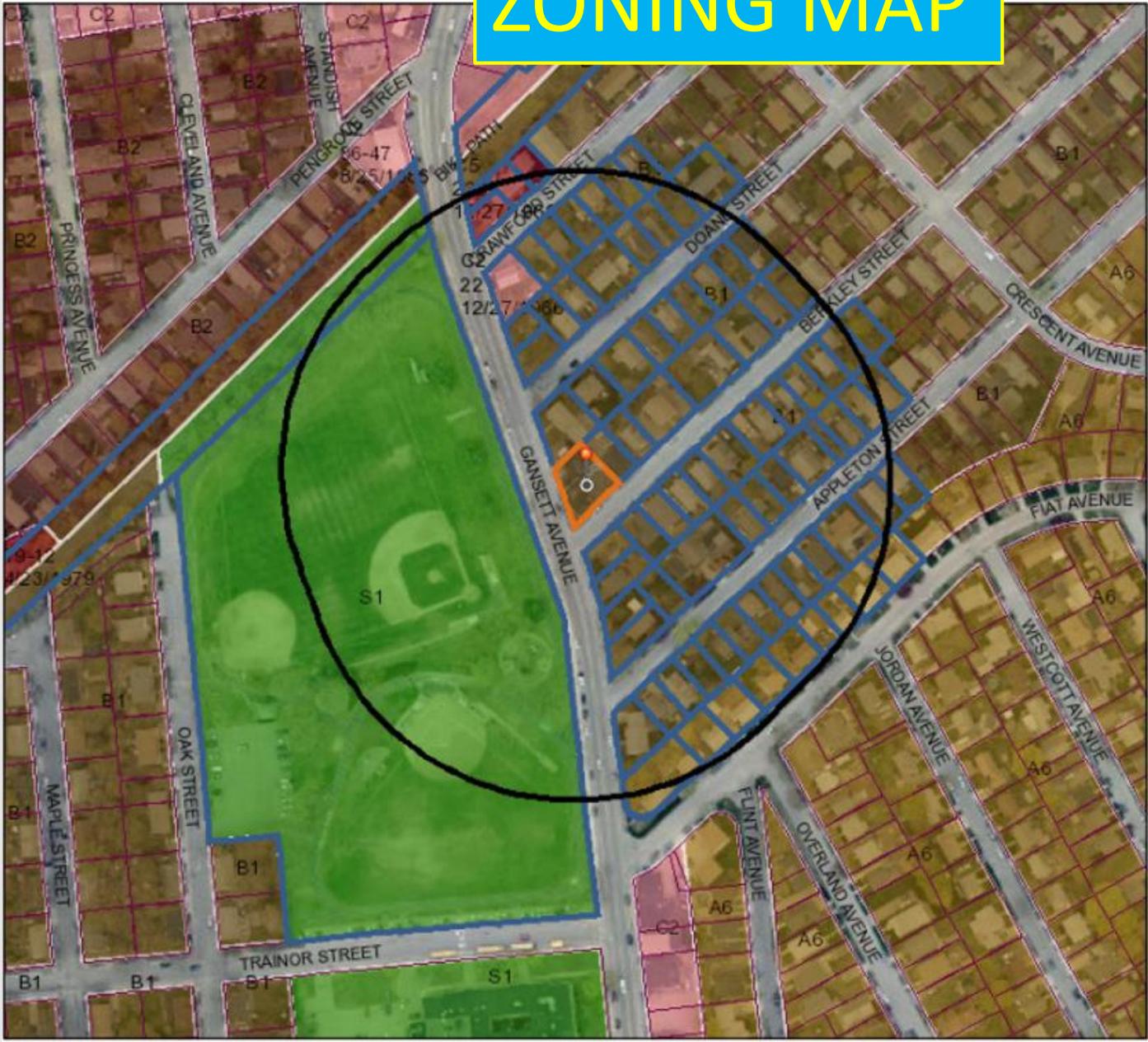
# USE VARIANCE REQUESTS

1. To allow a sign/print shop where it is not a permitted use in B-1 zoning.
2. To allow a 4' x 5' (40 ft<sup>2</sup> - 20 ft<sup>2</sup> per side) freestanding sign where freestanding signage is not permitted in B-1 zoning.
3. To allow a 2' x 10' (20 ft<sup>2</sup>) wall sign where wall signage is not permitted in B-1 zoning.

# DIMENSIONAL VARIANCE REQUESTS

4. To allow a freestanding sign within the restricted area for corner visibility.
5. To allow 8 off-street parking spaces when 14 are required for the proposed use.

# ZONING MAP



**Legend**

- UserSelected... Other
- vParcels\_Buffer Street Names
- ParcelsInBuff... Red: Red
- Parcels Green: Green
- Streets Names Blue: Blue
- Zoning Zoning
- Dimensions Historic Overlay
- District District

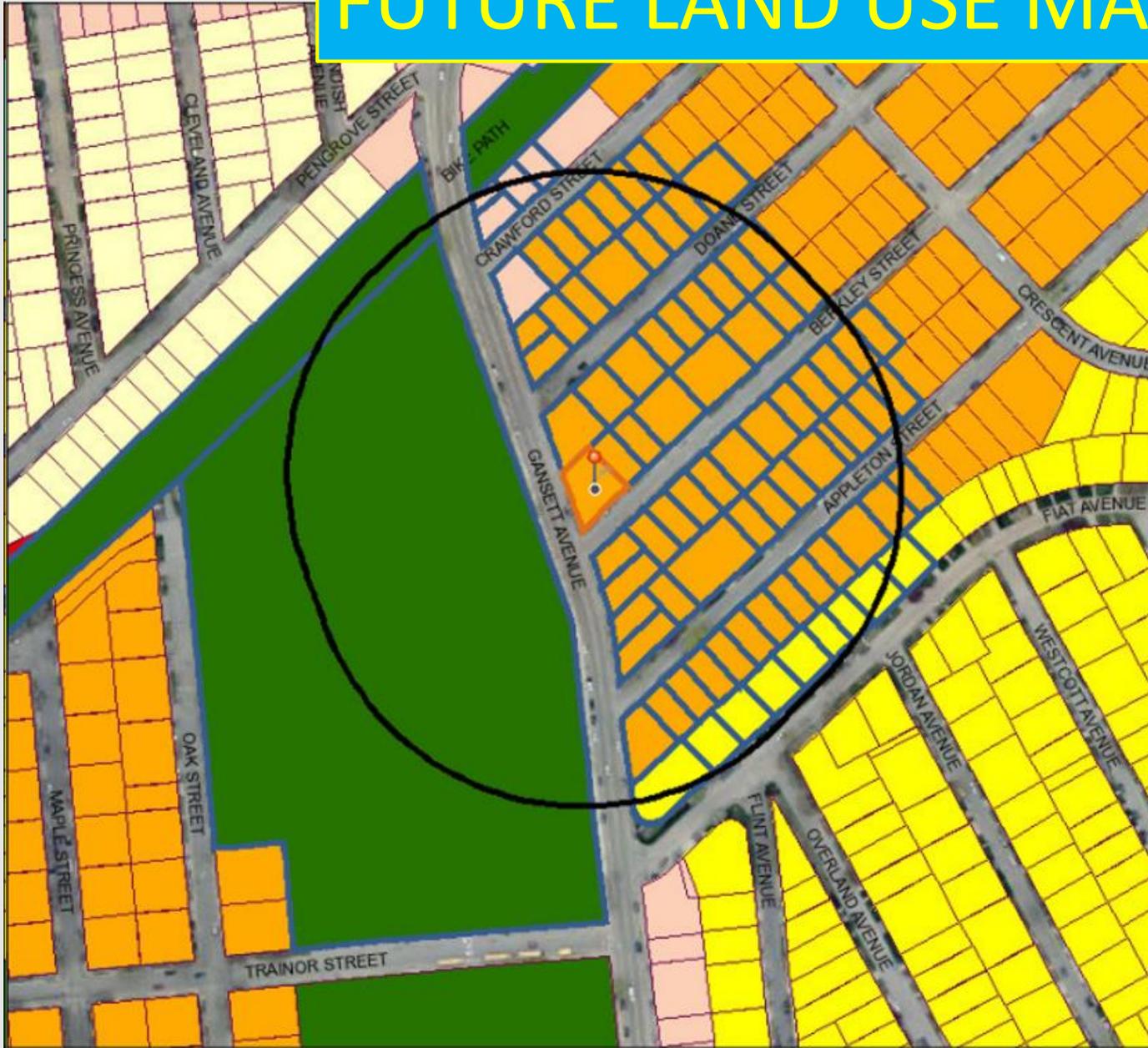
**Zoning**

- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
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# FUTURE LAND USE MAP



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  - vParcels\_Buffer Residential Less Than 10.89 Units Per Acre
  - ParcelsInBuff... Residential Less Than 10.39 Units Per Acre
  - Parcels
  - Streets Names
  - Future Village Centers
  - Future Land Use**
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    - Single Family Residential 3.63 To 1 Unit Per Acre
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    - Single Family Residential Less Than 1 Unit Per Acre
  - Water
  - Special Redevelopm... Area

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# AERIAL VIEW



GANSSET AVENUE

BERKLEY STREET

# 3-D VIEW

68 Gansett Ave,  
Cranston, RI 02910

Sentry Construction  
Corporation

Gansett Ave

Gansett Ave

Berkley St

Gansett Ave

66

72



# STREET VIEW (Gansett Ave)



# STREET VIEW (Berkley St)





# PROPOSED SIGNS



# Key Facts

- The existing 4,018 ft<sup>2</sup> building is on a 5,628 ft<sup>2</sup> lot. Relief had previously been granted to allow a plumbing & heating business to utilize and expand the building. Commercial uses have occupied the site for over 50 years.
- The Code requires 14 parking spaces. The previous use required 16. There are off-street 8 spaces (6 in garages) but ample on-street parking on Gansett Ave.
- The proposed wall signage is 20 ft<sup>2</sup> (10' x 2'). Wall signs are not permitted in B-1 zoning. In C-1 and C-2 zones the max wall sign area is 30 ft<sup>2</sup>.
- The proposed pole signage is 40 ft<sup>2</sup> (4' x 5'). There was previously a 4'x4' sign on the same pole. Freestanding signs are not permitted in B-1 zoning. In C-1 and C-2 zones, the maximum freestanding sign area is 25 ft<sup>2</sup>.
- There is existing unpermitted signage and a noncompliant dumpster on location.

# Staff Analysis

- There are no anticipated negative impacts for the proposed use;
- The nonconforming parking is an existing condition which will be improved by the striping, there is ample on-street parking on Gansett Ave;
- The proposed signage is reasonable;
- Staff believes that the corner visibility is not restricted in a substantial way by the proposed sign;
- The proposal is inconsistent with the Future Land Use Map designation of Single/Two-Family Residential Less than 10.89 Units/Acre;
- The proposal is generally consistent with the Comprehensive Plan policies of protecting neighborhoods and having being a business friendly city.

# Berkley St & Gansett Ave (facing south)



# Berkley St & Gansett Ave (facing north)



## Recommendation 1/2

Due to the finding that the proposed use is inconsistent with the Cranston Comprehensive Plan Future Land Use Map but is not found to be inconsistent with its policies, and finding that no negative impacts are anticipated by the use or signage, staff recommends the Plan Commission forward *no specific recommendation* on the requested relief to the Zoning Board of Review.

## Recommendation 2/2

Staff recommends that, as part of the recommendation forwarded to the Zoning Board of Review, the Plan Commission include the following statement and recommended conditions:

*Should the Zoning Board of Review approve the variance requests, the Plan Commission respectfully requests that the Zoning Board consider the following conditions:*

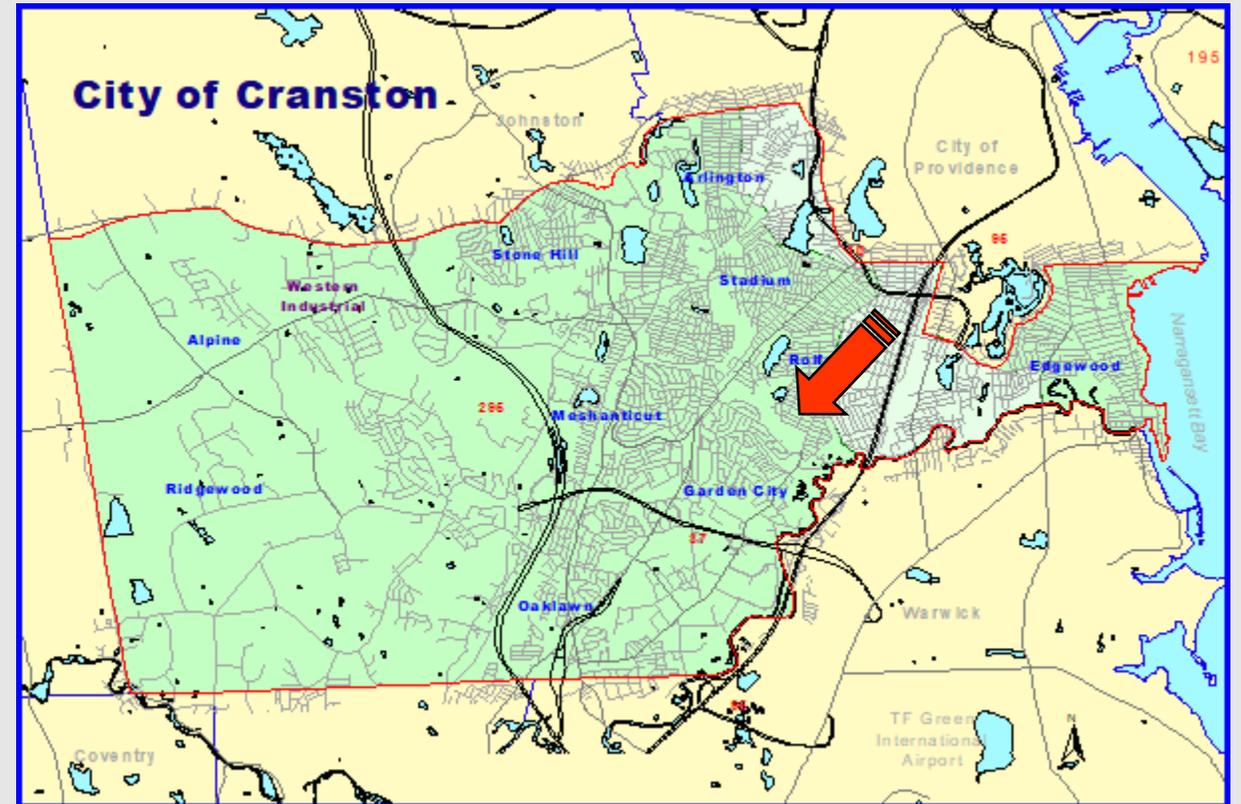
- 1. The dumpster shall be removed from the site and all trash shall be managed internally.*
- 2. All existing unpermitted signage (including but not limited to window signs and temporary/portable signs) shall be removed and shall not be allowed on premise.*
- 3. The parking shall be striped as shown on the site plan titled "68-70 Gansett Avenue Cranston, Rhode Island A.P. 7-5, Lot 2036" by Joe Casali Engineering dated 6/9/21.*

# Dimensional Variance Application

## Bruce D. Lane and Mindy B. Lane (OWN/APP) - 0 and 76 Myrtle Ave

Relief for Lot Merger, Lot Area and Setback

- Owner/App:** Bruce D. Lane & Mindy B. Lane
- Location:** 0 and 76 Myrtle Ave  
(AP 9, Lots 1860 & 1861)
- Zone:** A-6 (Single-Fam Dwellings 6,000 ft<sup>2</sup>)
- FLU:** Single-Family Residential 7.26-3.64 units/acre
- Project Summary:** To unmerge two existing nonconforming lots to develop a single-family residence.



# VARIANCE REQUESTS 1/2

**0 Myrtle Ave – AP 9 Lot 1860**

1. To allow a merged 4,000 ft<sup>2</sup> lot to be unmerged.
2. To allow a single-family dwelling to be constructed on a 4,000 ft<sup>2</sup> lot where 6,000 ft<sup>2</sup> is required.
3. To allow a single-family dwelling to be constructed on a lot with 40' of frontage where 60' is required.

# VARIANCE REQUESTS 2/2

## 76 Myrtle Ave – AP 9 Lots 1861

1. To allow a merged 4,000 ft<sup>2</sup> lot to be unmerged.
2. To allow a single-family to remain on a 4,000 ft<sup>2</sup> lot where 6,000 ft<sup>2</sup> is required;
3. To allow a single-family dwelling to remain on a lot with 40' of frontage where 60' is required;
4. To allow an existing garage to encroach 4.5' into the required 5' side yard setback for accessory structures.

# ZONING MAP

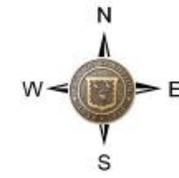


- Legend**
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  - Zoning Dimensions
  - Historic Overlay
  - District
- Zoning**
- none
  - A80
  - A20
  - A12
  - A8
  - A6
  - B1
  - B2
  - C1
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# FUTURE LAND USE MAP



Legend

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# AERIAL VIEW



# 3D -AERIAL VIEW

76 Myrtle Ave,  
Cranston, RI 02910

68



# STREET VIEW



# SITE PLAN

## MYRTLE AVE.

SMH Sta. 8+12  
Rim=57.09  
Inv.=50.15 (CMHW)



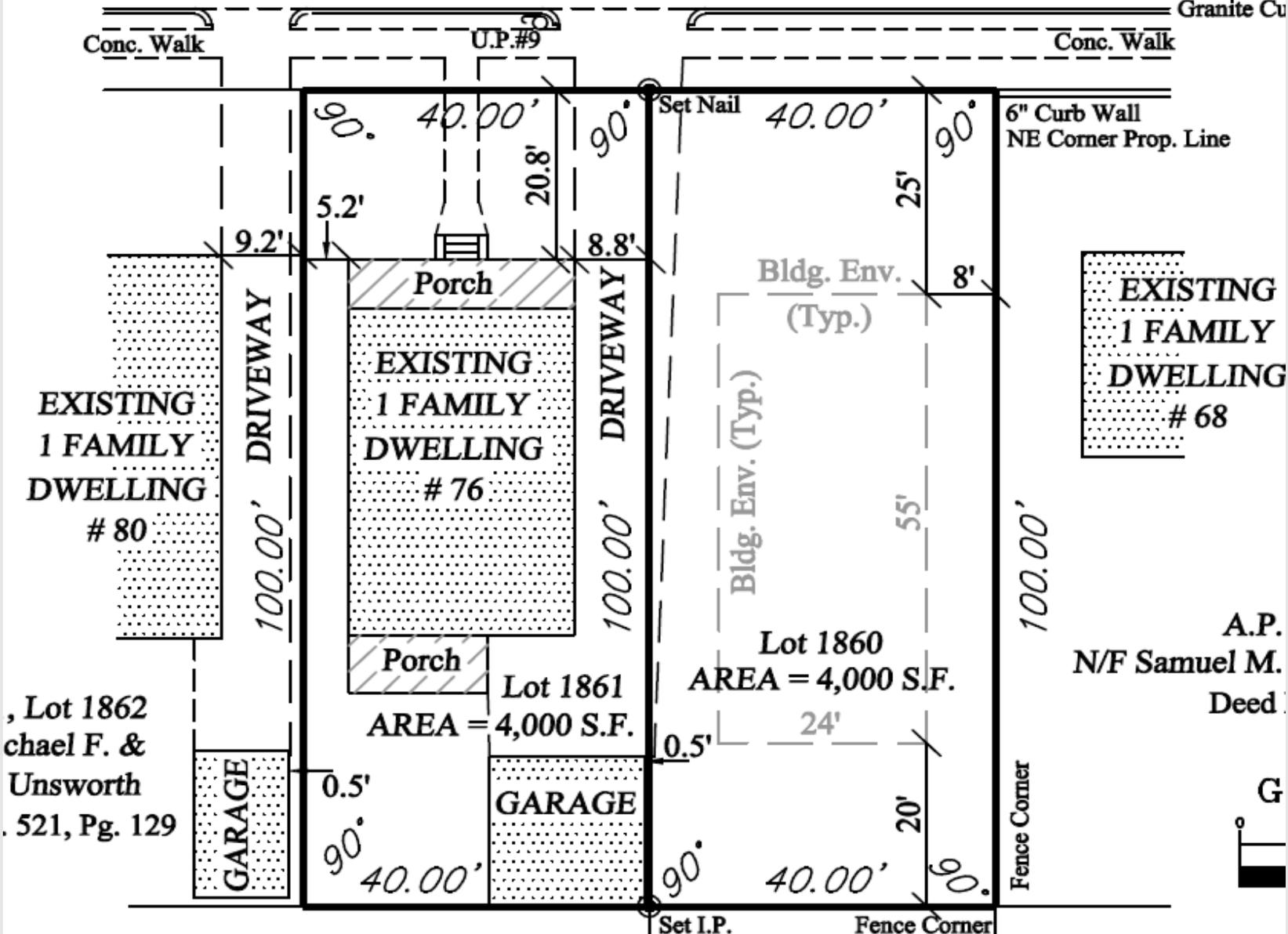
"Y" Stub  
STA. 8+02

8" V.C. SEWER  
S=.008

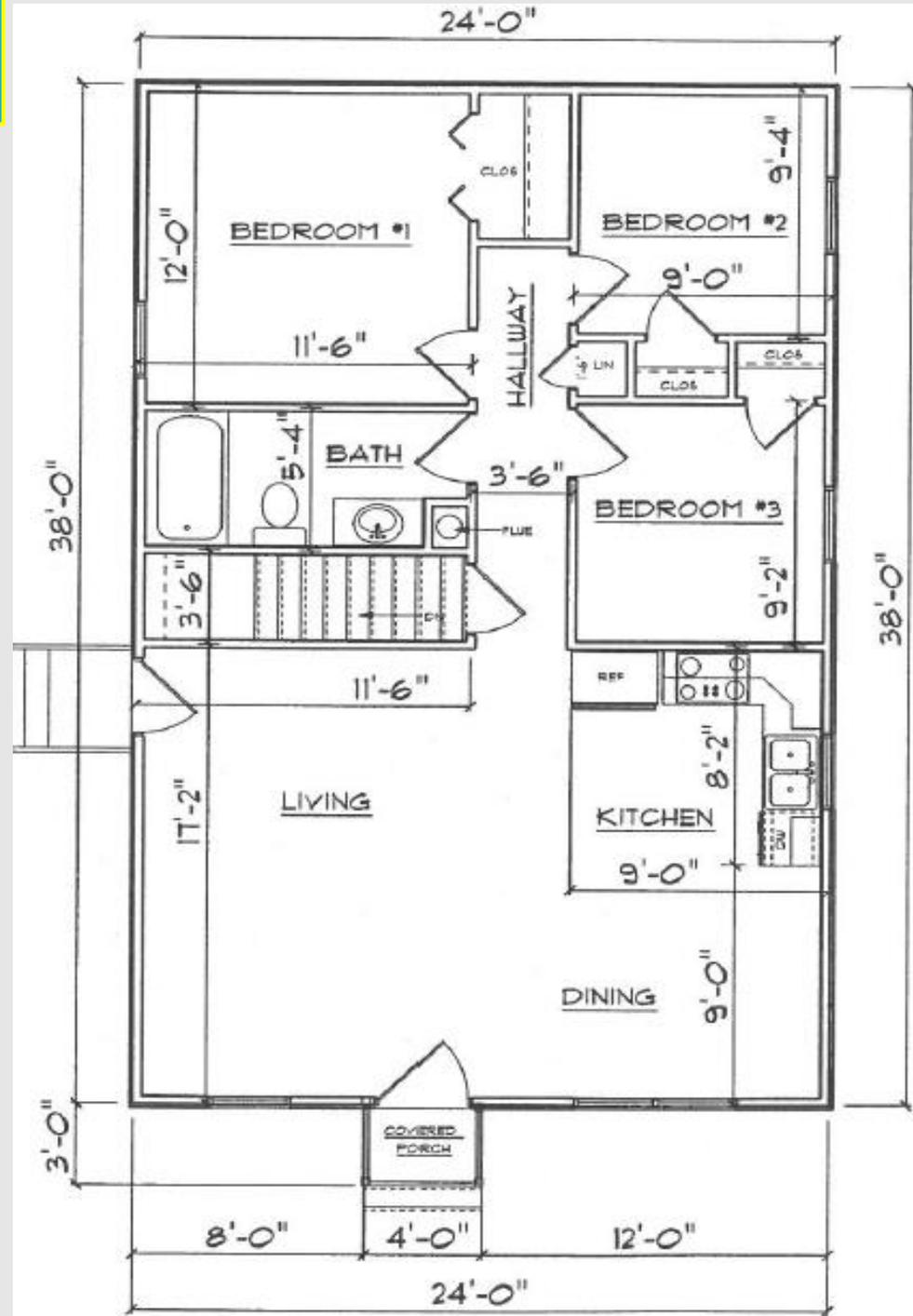
6" WATER

6" GAS

Granite Cu



# FLOOR PLANS



# FRONT ELEVATION



# Staff Analysis

- The proposed 24' x 38' shotgun ranch would comply with zoning setbacks and conforms to the neighborhood;
- 9 of the 12 lots on the same side of the block are 4,000 ft<sup>2</sup> so the lots conform to the neighborhood;
- The proposal is consistent with the proposed uses but inconsistent with the maximum density of the FLUM;
- The Proposal is consistent with several policies in the Comp Plan.

# Recommendation

Due to the finding that the application is consistent with the Cranston Comprehensive Plan Housing Element policies, and due to the finding that the proposal generally conforms to the neighborhood, staff recommends the Plan Commission forward a *positive recommendation* on the application to the Zoning Board of Review.