

City Plan Commission

Tuesday, July 6th, 2021 – 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 all supplemental documentation will be posted to the City's website prior to the meeting at:

<https://www.cranstonri.gov/departments/planning/>

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://us06web.zoom.us/j/88144000751>

Meeting ID: 881 4400 0751

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

1-720-707-2699

1-301-715-8592

Meeting ID: 881 4400 0751

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES** – 6/1/21 Regular Meeting (vote taken)

3. **SUBDIVISIONS & LAND DEVELOPMENTS**

- **“The Preserve at Pippin Orchard”** (vote taken) **PUBLIC INFORMATIONAL**
Master Plan - Residential Planned District (RDP) Cluster Development
Major Subdivision with street extension with waivers - 8 new single-family house lots
Pippin Orchard Road – AP 34, Lot 51 – Zoned A-80
- **“Garden City School”** (no vote taken) **PUBLIC INFORMATIONAL**
Pre-Application – Major Land Development
87,000 +/- square foot redevelopment of the Garden City School on 5.75-acre parcel
70 Plantation Drive – AP 10, Lot 709 – Zoned A-8

4. **ZONING BOARD OF REVIEW - RECOMMENDATIONS** (votes taken on all recommendations)

- **NICHOLAS J. GUADAGNO (OWN /APP)** has filed an application to legalize an existing basement unit to create a three family dwelling at **142 Chestnut Hill Avenue**, A.P. 8, lot 1443; area 4,800 s.f.; zoned B1. Applicant seeks relief per 17.92.010-Variance; Sections 17.20.090- Specific Requirements; 17.20.120- Schedule of Intensity Regulations; 17.20.030- Schedule of Uses.
- **PHOENIX PROPERTIES, LLC.(OWN/APP)** Has filed an application to construct a 3,300 s.f. addition to an existing Motor Vehicle Repair and Service facility at **86 Calder Street**, A.P. 11, lot 2064; area 20,480 s.f. zoned M1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity Regulations.
- **DAVID A. RUSSO (OWN/APP)** has filed an application to install an in ground pool on a on a corner lot at **32 Yard Street**, A.P. 12, lots 1979, 1980, 1981, area 12,000s.f. zoned A8. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.120- Schedule of Intensity Regulations; 17.60.010(D) - Accessory Uses.
- **JENNIFER MINUTO (OWN/APP)** has filed an application to construct an accessory structure for personal storage and a music studio use at **169 Bluff Avenue**, A.P. 2, lot 3775, 9,610 s.f., zoned A6. Applicant seeks relief per Section 17.92.010 Variance; Section 17.60.010 - Accessory Uses; 17.20.030- Schedule of Uses.
- **MICHELE L. CAPRIO (OWN/APP)** has filed an application to allow a sign company and print shop business to operate in a residential zone at **68 Gansett Avenue**, A.P. 7, lot 2036; area 5,628 s.f.; zoned B1. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.030- Schedule of Uses; Section 17.20.120- Schedule of Intensity Regulations; Section 17.64.010- Parking, Section 17.72.010-Signs.
- **BRUCE D. LANE and MINDY B. LANE (OWN/APP)** have filed an application to leave a single family dwelling and a non-conforming accessory structure on an existing under-sized lot merged in accordance with 17.88.010 (B) at **76 Myrtle Avenue**, A.P. 9, lot 1861, area 4,000 s.f., zoned A6. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.120- Schedule of Intensity Regulations; Section 17.88.010 (B)- Sub-Standard Lots of Record; Section 17.60.010 -Accessory Uses.
- **BRUCE D. LANE and MINDY B. LANE (OWN/APP)** have filed an application to construct a new single family dwelling on an under-sized lot merged in accordance with 17.88.010 (B) at **0 Myrtle Avenue**, A.P. 9, lot 1860, area 4,000 s.f. zoned A6. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.120- Schedule of Intensity Regulations; Section 17.88.010 (B)- Sub-Standard Lots of Record.

5. **Hazard Mitigation Plan Update** - City Plan Commission appointment (vote taken)

6. **PLANNING DIRECTOR'S REPORT** (no vote taken)

7. **ADJOURNMENT / NEXT REGULAR MEETING** – Tuesday, August 3rd – 6:30 PM (Venue TBD) (vote taken)