

Kenneth J. Hopkins
Mayor

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President

Jason M. Pezzullo, AICP
Planning Director



CITY PLAN COMMISSION

Thomas Barbieri
Robert Coupe
David Exter
Steven Frias
Kathleen Lanphear
Lisa Mancini
Justin Mateus
Thomas Zidelis

AGENDA

Tuesday, July 11th, 2023 – 6:30 PM

3rd Floor - City Council Chamber, 869 Park Avenue, Cranston RI

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/plan-commission-7.11.23/>

This meeting will be livestreamed via YouTube at the following address:

<https://www.youtube.com/@cityofcranston>

Any interested party who would like to participate in this meeting can join the meeting via Zoom in the following manner:

When: Jul 11, 2023 06:30 PM Eastern Time (US and Canada)
Topic: City Plan Commission Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/97058633968?pwd=cGt5dHJtSGY4MXZPUjFLdVNUUUm9zUT09>

Passcode: 112179

Or One tap mobile :

+13092053325,,97058633968# US

+13126266799,,97058633968# US (Chicago)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

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+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

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 Webinar ID: 970 5863 3968
 International numbers available: <https://zoom.us/j/ada7qozw1c>

CALL TO ORDER

APPROVAL OF MINUTES

(votes taken)

- 6/6/23 Regular City Plan Commission meeting

ORDINANCES

- 4-23-01 Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone – 0 Bedson Road, AP 4, Lots 2606-2609).

SUBDIVISIONS & LAND DEVELOPMENTS

- **"Sharpe Drive Solar" PUBLIC INFORMATIONAL** (vote taken)
 MASTER PLAN – Major Land Development
 .4 MW (400 KW) solar energy installation on a previously disturbed 2.4-acre footprint portion of a 50+/- acre site. Zoned M-2
 Sharpe Drive
 AP 13, Lot 47
- **"Lanes End" PUBLIC INFORMATIONAL** (vote taken)
 PRELIMINARY PLAN – Minor subdivision without street extension
 Two additional house lots (10,848 sf & 40,934 sf) – Zoned A-8
 Eva Lane
 AP 18, Lot 1759
- **"Gladstone School" PUBLIC HEARING** (vote taken)
 PRELIMINARY PLAN - Major Land Development
 Gladstone Elementary School 115,000 +/- sq.ft reconstruction on the existing 7.82 acre site
 Zoned B-1
 AP 7-4, Lot 2357
 50 Gladstone Street
- **"Summit Estates, LLC" PUBLIC INFORMATIONAL** (vote taken)
 PRELIMINARY PLAN – Minor subdivision without street extension
 Four conforming new house lots – Zoned A-8
 Summit Drive, Glen View Drive, Meshanticut Valley Pkwy, AP 16-4, Lots 449 & 459

ZONING BOARD OF REVIEW – RECOMMENDATIONS

(votes taken for all items)

- **AMIR H. JOURABACHI & PAMELA JOURABACHI (OWN/APP)** have filed an application to construct a new single-family dwelling on an under- sized lot with restricted frontage at **0 Oaklawn Avenue**, A.P. 16, lot 305, area 5,975 s.f. zoned A8. Applicants seek relief per Section 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations.
(After Staff review, it was determined that no variance is necessary for this proposal.)
- **CRANSTON STREET ASSOCIATES, LLC (OWN) and COLBEA ENTERPRISES, LLC (APP)** have applied to the Board to construct a new Fuel station minimart with drive- through coffee shop exceeding the allowable height and signage relief on number of signs, total area, and height at **777 Cranston Street**, A.P. 7, lot 1, Building Pad No. 3, area 44,915 s.f. zoned C5. Applicants seek relief per Section 17.92.010- Variances; Sections 17.72.010- Signs; 17.20.120- Schedule of Intensity Regulations.

PLANNING DIRECTOR'S REPORT

- Comprehensive Plan Update
- Staff turnover
- Upcoming workflow (ordinances, regulations)

UPCOMING MEETINGS / ADJOURNMENT

(vote taken)

- Tuesday, August 1st, 2023, 6:30PM – **Regular City Plan Commission Meeting** – City Hall Council Chambers, 869 Park Avenue