

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, August 1st, 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-8.1.23/>

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: Aug 1, 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/97415398138?pwd=dUNCeUtZMmRidFZJcWVhSVhRMFo4Zz09>

Passcode: **377280**

Or One tap mobile :

+13092053325,,97415398138# US
+13126266799,,97415398138# 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)
+1 646 931 3860 US
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 669 900 9128 US (San Jose)
+1 689 278 1000 US
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+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
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+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
 Webinar ID: 974 1539 8138
 International numbers available: <https://zoom.us/j/97415398138>

CALL TO ORDER

APPROVAL OF MINUTES

(vote taken)

- 7/11/23 Regular City Plan Commission meeting

SUBDIVISIONS & LAND DEVELOPMENTS

(vote taken)

- **“Briarwood Estates” PUBLIC HEARING**
 PRELIMINARY PLAN – Major Subdivision with street extension
 14-lot subdivision with 12 new single-family house lots
 Zoned A-8
 AP 18, Lots 1023&1026
 1365/1375 New London Avenue / Terminus of Briarwood Road

ZONING BOARD OF REVIEW – RECOMMENDATIONS

(votes taken for all items)

- DOMAIN REALTY, LLC (OWN/APP) has applied to the Board to construct a new freestanding sign within the required setbacks from the street(s) and within the area required as to not impede corner visibility; and to waive the required Development Review Process for the site at 846 Oaklawn Avenue, A.P. 15, lot 361; area 15,490 s.f. zoned C-3. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.100(A)- Corner Visibility, 17.72.010- Signs; 17.84, et seq Development Plan Review.
- PAPILLON HOME SOLUTIONS, LLC. (OWN/APP) has filed an application to alter an existing multi-family dwelling on an undersized lot, reducing it to a two-family house and to allow an adjacent lot considered merged to be removed from the specific requirements at 592 Dyer Avenue, A.P. 8, lot 1385, area 5,000 s.f, zoned B1. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations and 17.20.090 (A)- Specific Requirements; 17.88.100- Substandard lots of record.
- PAPILLON HOME SOLUTIONS, LLC. (OWN/APP) has filed an application to construct a new single-family dwelling on an undersized lot previously considered to be merged with an adjacent lot at 0 Dyer Avenue, A.P. 8, lot 1386, area 5,000 s.f, zoned B1. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations; 17.88.100- Substandard lots of record.

PLANNING DIRECTOR'S REPORT

- Comprehensive Plan Update

UPCOMING MEETINGS / ADJOURNMENT

(vote taken)

- Tuesday, September 5th, 2023, 6:30PM – **Regular City Plan Commission Meeting** – City Hall Council Chambers, 869 Park Avenue