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CITY PLAN COMMISSION

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AGENDA

Tuesday, June 6th, 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-6.6.23/>

CALL TO ORDER

APPROVAL OF MINUTES

(votes taken)

- 5/2/23 Regular City Plan Commission meeting

ZONING BOARD OF REVIEW – RECOMMENDATIONS

(votes taken for all items)

- **RSR INVESTMENTS & CONSTRUCTION, LLC (OWN/APP)** has filed an application to grant relief on an existing single family dwelling encroaching into the side setback on an undersized lot merged by zoning at **64 Westwood Avenue**, A.P. 2, lot 1386; area 4,000 sf.; zoned A6. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010- Substandard lots of record.
- **RSR INVESTMENTS & CONSTRUCTION, LLC (OWN/APP)** has applied to the Board to allow a new single-family dwelling to be constructed on an undersized lot merged by zoning at **0 Westwood Ave**, A.P. 2, lot 1387; area 4,000 sf.; zoned A6. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010 Substandard lots of record.
- **RICA REALTY LLC (OWN) and CRANSTON MUNICIPAL EMPLOYEES CREDIT UNION (APP)** have applied to construct a financial institution with drive- thru with noncompliant driveway openings and proposed audio devices within the required setback from abutting residential properties at **1224 Oaklawn Avenue**, A.P. 15, lots 1012 and 1014; area 24,750 sf., zoned C4. Applicants seek relief per Sections 17.92.010 Variance; 17.28.010 (B) (4)- Driveway Openings, and 17.28.010 (B) (10)-Noise Abatement.
- **LOUISE BOTTELLA (OWN) and MILTON KALASHIAN (APP)** have filed an application to change a business, professional office use previously approved by variance to a barber shop, beauty salon at **1030 Oaklawn Avenue**, A.P. 18, lot 1285, area 13,176 sf. Zoned A8.

Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.030 Schedule of Uses.

- **COMMONWEALTH ASSOCIATES, LLC (OWN) and J&J GASBARRO OAKLAWN LIQUORS (APP)** have applied to the Board to install a new sign exceeding the allowable area and add a new LED message center at **985 Oaklawn Avenue**, A.P. 18, lot 1232, area 66, 646 sf. zoned C2. Applicants seek relief per Section 17.92.010- Variances; Section 17.72.010- Signs.

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
Sharpe Drive
AP 13, Lot 47
- **“Natick Avenue Solar” PUBLIC INFORMATIONAL** (vote taken)
MASTER PLAN - Major Land Development
30 Acre / 8MW Solar Farm on 64-acre site
Natick Avenue
AP 22, Lots 108 and 119

****This meeting was initially continued from 4/19/23 to 5/17/23 for a Special Meeting. The hearing was subsequently rescheduled to the 6/6/23 Regular Meeting due to conflicts that arose after the parties initially agreed upon the 5/17/23 date. The applicant was required to re-advertise and re-notify abutters of the new meeting date.*

PLANNING DIRECTOR'S REPORT

- Comprehensive Plan

UPCOMING MEETINGS / ADJOURNMENT

(vote taken)

- Tuesday, July 11th, 2023, 6:30PM – **Regular City Plan Commission Meeting** – City Hall Council Chambers, 869 Park Avenue