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CITY PLAN COMMISSION
Cranston City Hall
869 Park Avenue, Cranston, RI 02910

Thomas Barbieri
Richard Bernardo
Robert Coupe
David Exter
Steven Frias
Kathleen Lanphear
Lisa Mancini
Thomas Zidelis

AMENDED AGENDA

Tuesday, March 7th, 2023 – 6:30PM

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-3.7.23/>

CALL TO ORDER

APPROVAL OF MINUTES

(votes taken)

- 2/7/23 City Plan Commission Meeting
- 2/18/23 Special Joint Site Walk

FY 23-28 CAPITAL BUDGET AND IMPROVEMENT PROGRAM

(vote taken)

- Final Draft presentation and discussion with department heads

ORDINANCES RECOMMENDATIONS

(votes taken on all items)

- **1-23-01** Ordinance in amendment of the 2010 Comprehensive Plan for the City of Cranston (Oaklawn Ave.) – **“Single-Family Residential 7.26 To 3.64 Unit Per Acre” to “Multi-Family.”**
- **1-23-02** Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled “Zoning” (Change of Zone – Oaklawn Ave. Plat 17 Lot 670). **A-8 to B-2 with conditions**
- **1-23-03** Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled “Zoning” (Change of Zone – 2110 Plainfield Pike; Plat 35 Lot 9). **A-80 to M-2**
- **1-23-04** Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, Entitled “Zoning” (Change of Zone – 1381 Cranston St. and 767 Dyer Ave. – **Cranston Print Works Project**). **M-1 zone with conditions to allow multi-family development**

ZONING BOARD OF REVIEW – RECOMMENDATIONS

(votes taken for all items)

- DANIEL SWEET (OWN) and GIAN VENTILATO (APP) have filed an application to convert an existing legal non-conforming accessory structure on a lot previously merged by zoning into a new single-family dwelling with reduced width, frontage, side, and rear setbacks at 0 Queen Street, A.P. 8, lots 624, 2788, and 2790; total area 4,124 s.f.; zoned B2. Applicant seeks relief per 17.92.010- Variances; 17.20.120- Schedule of Intensity Regulations; 17.88.010 (B) Substandard lots of record.
- GIANTA, LLC (OWN) and ARMANDO PEREZ (APP) have applied for permission to convert an existing Business, Professional Office into a Religious Place of Worship and to construct an addition with reduced front yard setback at 565 Dyer Avenue, A.P. 8, lots 2766 and 2804; area 6,400 s.f.; zoned C5. Applicant seeks relief per 17.92.010- Variances, Section 17.20.120- Schedule of Intensity Regulations, Section 17.92.020 Special Permit.
- ALPHONSE CARDI III (OWN/APP) has filed an application to sub-divide two parcels of land, leaving an existing single-family dwelling with reduced required lot size, front(s) and side yard setbacks at 51 Cleveland Avenue, Parcel A, A.P. 8, lot 768, area 4,756 s.f. zoned C2. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations.
- ALPHONSE CARDI III (OWN/APP) has filed an application to sub-divide two parcels of land, leaving an existing mixed-use building with reduced required lot size, front(s) and side yard setbacks at 1303 Cranston Street, Parcel B, A.P. 8, lot 767, area 4,844 s.f. zoned C2. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations.
- HASSAN HASABA (OWN/APP) has applied for permission to subdivide a lot, leaving an existing single-family dwelling with reduced side and rear setbacks at 189 Kearney Street, Parcel B, A.P. 10, lots 316 and 317, area 8,091 s.f., zoned A8. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations.
- HASSAN HASABA (OWN/APP) has applied for permission to subdivide a lot, and to build a new single-family dwelling on an under-sized lot at 0 Capuano Avenue, Parcel A, A.P. 10, lots 223, 224, 225, and 226, area 7,869 s.f., zoned A8. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations.
- GARFIELD AVE FOODS, LLC. (OWN) and LAMAR CENTRAL OUTDOOR, LLC (APP) have filed an application for special permit to modify an existing double-sided billboard to an electronic double-sided billboard at 110 Garfield Avenue, A.P. 7, lots 2561-62, 2593-97, and 3768, area 29,091 s.f. zoned M2. Applicant seeks relief per Sections 17.92.010 Variance; 17.72.010 (7) Signs. 17.92.020 Special Permit; 17.20.120 Schedule of Intensity Regulations.
(This item will be continued to the April 4th 2023 Regular Agenda)

SUBDIVISION AND LAND DEVELOPMENTS

- **“Cranston Print Works” Public Informational Meeting** (vote taken)
MASTER PLAN – Major Land Development
Redevelop the former mill complex into a maximum 150 multi-family apartments and self-storage units.
Current Zone M-1 (M-1 with special conditions is proposed (**Ord. 1-23-04**))
AP 8, Lots 195, 1617, and 2711
1381 Cranston Street

*** Request to **continue** this application at the request of the applicant to the April 4th 2023 regular agenda ***

- **“Residences at Oaklawn Avenue”** **Public Informational Meeting** (vote taken)
 MASTER PLAN – Major Land Development
 Develop 12-unit multifamily apartment building of which 2 (two) will be deed restricted as affordable
 Current Zone A-8 (B-2 with special conditions is proposed (**Ord.1-23-02**))
 AP 17, Lot 670
 Oaklawn Avenue

- **“Eden Crest Plat - Minor Subdivision”** **Public Informational Meeting** (vote taken)
 PRELIMINARY PLAN – Minor Subdivision w/o street extension
 Replat the existing six record lots to create one new single-family house with waivers
 Zoned A-8
 AP 10, Lots 223, 224, 225, 226, 316, 317
 189 Kearney Street

PLANNING DIRECTOR’S REPORT

(no votes taken)

UPCOMING MEETINGS / ADJOURNMENT

(vote taken)

- **Monday, March 20th, 2023, 5:30 PM** – **Special City Plan Commission Meeting** to continue the Natick Solar Master Plan REMAND – City Hall Council Chambers, 869 Park Avenue

- Tuesday, April 4th, 2023, 6:30PM – **Regular City Plan Commission Meeting** – City Hall Council Chambers, 869 Park Avenue