

**CITY PLAN COMMISSION  
AGENDA**

**MONDAY, March 8<sup>th</sup>, 2021 – 6:30PM**

**Teleconference Meeting (ZOOM)**

*Except for the Planning Director's Report, all items on this agenda require a majority vote of the City Plan Commission.*

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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:

<http://www.cranstonri.gov/departments/planning/default.aspx>

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.

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If you wish to participate, join the ZOOM meeting directly using the following link:

**TO JOIN BY COMPUTER**, use the following link:

<https://zoom.us/j/94069022956>

**Meeting ID: 940 6902 2956**

**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

1-669-900-9128

1-301-715-8592

**Meeting ID: 940 6902 2956**

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**1. CALL TO ORDER**

**2. 2021-2026 CAPITAL BUDGET AND IMPROVEMENT PROGRAM (CIP)**

- Capital Budget and presentation by department heads

### 3. ORDINANCE RECOMMENDATIONS

### PUBLIC HEARING

- **1-21-05** - Ordinance in amendment of Chapter 17.84 of the Code of the City of Cranston, 2005, Entitled "Zoning" (Conformance to District Regulations Required & Substandard Lots of Record). Sponsored by Mayor Hopkins.

### 4. SUBDIVISIONS & LAND DEVELOPMENTS

#### OLD BUSINESS

- **Natick Avenue Solar** ( Continued from March 2, 2021, Meeting ) **PUBLIC HEARING**  
Preliminary Plan - Major Land Development  
30 Acre / 8MW Solar Farm on 64 acre site  
Natick Avenue - AP 22, Lots 108 and 119  
**(Request by the applicant to continue this matter to the April 6<sup>th</sup> 2021 regular meeting)**

### 5. ZONING BOARD OF REVIEW - RECOMMENDATIONS

- **DAVID CELANI (OWN) and NEW LEAF COMPASSION CENTER, INC.** have filed an application for permission to establish a medical marijuana dispensary for the sale of same to be allowed at **24 Stafford Court**, A.P. 13, lot 84, area 80,755 s.f; zoned M2. Applicant seeks approval per 17.92.020 Special use permit; Sections 17.20.030 Schedule of Uses.  
*(Forwarded from the 2.2.21 Agenda)*
- **LINDA B. MARCHETTI; TRUSTEE OF LINDA B. MARCHETTI REVOCABLE TRUST-2008 (OWN) and BRIAN COUTCHER (APP)** have filed an application to construct a new single family dwelling with restricted frontage and reduced lot size at **0 Laurel Hill Avenue**, A.P. 7, lot 1052, area 5,000 s.f; zoned B1. Applicant seeks relief per 17.92.010 Variance, Sections 17.20.120 Schedule of Intensity Regulations, 17.88.010 Substandard Lots of Record. *(Forwarded from the 2.2.21 Agenda)*
- **RENAISSANCE DEVELOPMENT CORPORATION (OWN) and B&F CONSTRUCTION (APP)** have filed an application to reduce the required vehicle stacking spaces for a proposed drive-in restaurant at **1155 Pontiac Avenue**, A.P. 10, lot 1502; area 43,506 s.f. zoned C4. Applicant seeks relief per 17.92.010 Variance, Section 17.28.010 (B), (8) Drive-in uses. *(Forwarded from the 2.2.21 Agenda)*
- **JOSEPH CANNATA (OWN/APP)** has filed an application to construct a detached garage with a dwelling unit above adjacent to an existing three family residence at **27-29 Haven Avenue**, A.P. 8, lot 226; area 11,000 s.f; zoned B1. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.070 More than one dwelling on a lot; 17.20.090 Specific Requirements; 17.20.120- Schedule of Intensity Regulations; 17.88.040 –Change of Use; *(Forwarded from the 3.2.21 Agenda)*
- **ELIZABETH FLORIO (OWN) and CRAIG ARMSTRONG (APP)** have filed an application to convert an existing attached garage into living space for an in-law use with restricted side yard setbacks at **66 Leawood Drive**, A.P. 37, lot 239; area 8,956 s.f. zoned A8. Applicant seeks relief per 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations. *(Forwarded from the 3.2.21 Agenda)*
- **SHON CAMPBELL (OWN/APP)** has filed an application to allow a Residence above first story business use at **132-134 Park Avenue** A.P. 2, lot 2646; area 7402 s.f.; zoned A6. Applicant seeks relief per 17.92.010 Variance; Section 17.20.030 Schedule of Uses. *(Forwarded from the 3.2.21 Agenda)*

- **LOMBARDI FAMILY, LLC (OWN) and CRANSTON COUNTRY CLUB (APP)** have filed an application to install a Minor Accessory Solar Energy System at **45 Burlingame Road**, A.P. 24, Lot 1; area 177.50 ac; zoned A80. Applicant seeks relief per 17.92.020 Special Use Permit; Sections 17.20.030 Schedule of Uses, 17.24.020 Solar Energy Systems.  
*(Forwarded from the 3.2.21 Agenda)*

**6. PLANNING DIRECTOR'S REPORT**

- 7. ADJOURNMENT / NEXT REGULAR MEETING** – Tuesday, April 6<sup>th</sup> – 6:30 PM Teleconference