

# City Plan Commission

**Tuesday, May 4<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 at:

<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://us06web.zoom.us/j/84512792111>

**Meeting ID: 845 1279 2111**

**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

1-720-707-2699

1-301-715-8592

**Meeting ID: 845 1279 2111**

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### **1. CALL TO ORDER**

### **2. APPROVAL OF MINUTES**

- 1/20/21 - Special City Plan Commission Workshop
- 3/2/21 - Regular City Plan Commission Meeting
- 3/8/21 - Special City Plan Commission Meeting
- 4/6/21 - Regular City Plan Commission Meeting

### 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. (Continued from the April 6<sup>th</sup> Agenda)

### 4. SUBDIVISIONS & LAND DEVELOPMENTS

- **Elite Drive Subdivision** **PUBLIC INFORMATIONAL MEETING**  
Master Plan – Minor Subdivision w/o street extension with waivers  
4-lot minor subdivision (4 additional single-family residences)  
Terminus of Janet Drive and Elite Drive - AP 26, Lot 50
- **Minor Subdivision of 10 Orchard Valley Drive** **PUBLIC INFORMATIONAL MEETING**  
Preliminary Plan - Minor Subdivision w/o street extension with waivers  
2 lot subdivision (one new single-family residence)  
10 Orchard Valley Drive – AP 28, Lot 16

### 5. EXTENSION OF TIME

- **Champlain Heights (152 Unit Multi-Family)** – Preliminary Plan one-year extension

### 6. ZONING BOARD OF REVIEW - RECOMMENDATIONS

- **STEPHEN A. RODIO and CHUNMEI DU (OWN)** and **STEPHEN A. RODIO (APP)** have filed an application convert an existing building into a two family dwelling with restricted front, rear, and side yard setbacks; and restricted lot size at **34 Commercial Street**, A.P. 1, lot 83, area 6,000 s.f. zoned B1. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.090 (A) - Specific Requirements and 17.92.120- Schedule of Intensity Regulation.
- **370 REALTY, LLC (OWN/APP)** has filed an application to operate a motor vehicle repair and service establishment from an existing industrial building at **370 Wellington Avenue**, A.P. 3 lots 154 & 1224, area 5,000 s.f, zoned M-2. Applicant seeks relief per Section 17.92.020 Special Use Permit.
- **CHRISTINA ROUSSEAU, f/k/a CHRISTINA L. COMMISKEY (OWN/APP)** has filed an application to subdivide an existing lot into two non-conforming lots, leaving an existing legal non-conforming single family dwelling, and to construct a new legal non-conforming single family dwelling at **10 Orchard Valley Drive**, A.P. 28, lot 16, area 88,200 s.f. zoned A80. Applicant seeks relief per 17.92.010 Variance; Section 17.92.120 - Schedule of Intensity Regulation.
- **MICHAEL J. SPAGNOLE and IRENE A. ANTONELLI (OWN)** and **DAVID M. DEVANY(APP)** have filed an application to create four (4) lots with restricted frontage; Three (3) of which will also require relief from lot width requirements. Dimensional relief is requested to construct four (4) single family dwellings at **0 Elite Drive** and **0 Janet Drive**, A.P. 26, lot 50; Area 7.51 ac; zoned A20. Applicant seeks relief per 17.92.010 Variance; Section 17.92.120 - Schedule of Intensity Regulation.
- **MARIE PROPERTIES, LLC (OWN/APP)** has filed an application to change the use of an existing business to allow residences above a first story business with reduced lot size and parking requirements at **757 Park Avenue**, A.P. 6, lot 118; area 6,056 s.f.; zoned C1. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.090 (B)- Specific Requirements, 17.64.010- Off Street Parking, and 17.92.120 Schedule of Intensity Regulation.

### 7. PLANNING DIRECTOR'S REPORT

- Intern Presentation – Discussion on Energy Policy and the Comprehensive Plan Update

### 8. ADJOURNMENT / NEXT REGULAR MEETING – Tuesday, June 1<sup>st</sup> – 6:30 PM Teleconference