

Kenneth J. Hopkins  
Mayor

Michael E. Smith  
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, May 2<sup>nd</sup>, 2023 – 6:30 PM

3<sup>rd</sup> 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-5.2.23/>

---

#### CALL TO ORDER

#### RECOGNITION OF SERVICE - CITY PLAN COMMISSION MEMBER

(no vote taken)

- Richard Bernardo – 2022-2023

#### APPROVAL OF MINUTES

(votes taken)

- 4/4/23 Regular City Plan Commission meeting
- 4/19/23 Special City Plan Commission meeting

#### ORDINANCES AND LAND DEVELOPMENTS

(votes taken for all items)

- **“Knights Corner Development Project”** Public Informational Meeting (vote taken)  
MASTER PLAN – Major Land Development  
Redevelopment of former church and construction of maximum of 160 multi-family apartments  
Current zone M-1 (C-2 with special condition is proposed (**Ord. 3-25-05**)).  
AP 8, Lots 203 and 2739  
1390 Cranston Street  
  
ORDINANCE **3-23-05** – in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled “Zoning” (Change of Zone – 1388 & 1390 Cranston St. – Knights Corner Development Project). **C-2 zone with conditions to allow 160 multi-family dwellings and the adaptive re-use of the church structure for commercial purposes.**
- **“Champlin Hills”** Public Hearing (votes taken)  
PRELIMINARY PLAN – Major Amendment to a recorded major land development  
Major Land Development w/o street extension  
Multi-family residential - 90 total units (18 new units) and associated amenity clubhouse  
Scituate Avenue (southerly side)  
AP 20/4, Lots 2112, 2116 and 2117

**ZONING BOARD OF REVIEW – Recommendation**

Carpionato Properties, Inc (OWN); Alfred Carpiionato c/o Carol DeAngelis (OWN); and West Bay, LLC (OWN/APP) have filed an application to construct a multi-structure residential complex with 90 apartment units, a club house, and pool facility; allowing the club house and pool facility as accessory to the residential development and to allow the structures to exceed the allowable heights at 320 Scituate Ave. A.P. 20 Lots 2112, 2116; area 30,4747 sf zoned A20; 0 Scituate Ave. A.P.20 Lot 2117; area 345,430 sf, zoned B2. Applicant seeks relief per 17.92.010- Variances, sections 17.20.030- Schedule of Permitted Uses, 17.20.120- Schedule of Intensity Regulations.

- **“747 Pontiac Ave. Residential Apartment Conversion”** (vote taken)

**PUBLIC HEARING**

PRELIMINARY PLAN – Major Land Development without street extension

18-unit multi-family apartment conversion from a pre-existing nonconforming office use

15% of total units (3 out of 18) will be deed restricted as affordable at 80% AMI

Zoned C-2 with conditions

AP 9, Lot 146 (28,020 sq.ft. portion of)

747 Pontiac Avenue

**EXTENSION OF TIME**

(vote taken)

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

**ZONING BOARD OF REVIEW – RECOMMENDATIONS**

(votes taken for all items)

- **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 sf. 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.
- **OLDCASTLE APG NORTHEAST INC (OWN) and LAMAR CENTRAL OUTDOOR, LLC (APP)** has applied to convert an existing electronic billboard sign to an equal sized standard vinyl billboard at **0 Park Avenue**, A.P. 11, lot 1870; area 2.04 ac, zoned M1. 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.
- **JOSEPH DECRISTOFARO (OWN/APP)** has applied to the Board to construct a new single-family dwelling on an under-sized lot at **0 Armington Street**, A.P. 2, lot 3268; area 5,500 sf; zoned B2. Applicant seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations.
- **SCW18, LLC (OWN/APP)** has filed an application to subdivide an existing lot into two parcels allowing three existing accessory structures (not to be used for residential dwellings) to remain on lot 2 with reduced frontage, side and rear setbacks at **295 Oaklawn Avenue / 0 Dean Street**, A.P. 17, lot 1338, Parcel 2. Applicant seek relief per Section 17.92.010- Variances; Sections 17.60.010(A), - Accessory Uses; 17.20.120- Schedule of Intensity Regulations.
- **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.

#### **PLANNING DIRECTOR'S REPORT**

- **Natick Avenue Solar** – Master Plan – Public Informational Meeting (vote taken)
  - Discussion to reschedule and renotify the continued Master Plan meeting

#### **UPCOMING MEETINGS / ADJOURNMENT** (vote taken)

- Tuesday, June 6<sup>th</sup>, 2023, 6:30PM – **Regular City Plan Commission Meeting** – City Hall Council Chambers, 869 Park Avenue