

Kenneth J. Hopkins  
Mayor

Michael E. Smith  
President

Jason M. Pezzullo, AICP  
Planning Director



Richard Bernardo  
Robert Coupe  
James Donahue  
Steven Frias  
Kathleen Lanphear  
Ann Marie Maccarone  
Frank Ritz  
Thomas Zidelis

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

**AGENDA**

**Tuesday, November 1<sup>st</sup>, 2022 – 6:30PM**

**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-11.1.22/>

---

**CALL TO ORDER**

**APPROVAL OF MINUTES**

- 10/4/22 City Plan Commission Meeting (vote taken)
- 10/19/22 Special Joint Site Walk (747 Pontiac) (vote taken)

**ORDINANCES AND RESOLUTIONS**

- **9-22-01** - Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" – Change of zone for 747 Pontiac Avenue – A-6 to C-2 with conditions

**SUBDIVISIONS AND MAJOR LAND DEVELOPMENTS**

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

**PUBLIC INFORMATIONAL MEETING**

MASTER 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 A-6 (Pending 9-22-01 rezone ordinance would permit the proposed density)  
AP 9, Lot 146 (28,020 sq.ft. portion of)  
747 Pontiac Avenue

**ZONING BOARD OF REVIEW – RECOMMENDATION**

(vote taken)

- **HEIDY C. PAZ (OWN/APP)** has filed an application to request permission to construct a new single-family dwelling on an under-sized lot with reduced lot width at 0 Farmington Avenue, A.P. 8, lot 1022; area 4,500 s.f.; zoned B1. Applicant seeks relief per 17.92.010-Variances; Section 17.20.120- Schedule of Intensity Regulations.

**APPOINTMENT OF ADMINISTRATIVE OFFICER** (vote taken)

- Gregory Guertin – Senior Planner

**PLANNING DIRECTOR'S REPORT**

(no vote taken)

**ADJOURNMENT / NEXT REGULAR MEETING**

(vote taken)

- Tuesday, December 6<sup>th</sup>, 2022 — City Hall Council Chambers, 869 Park Avenue