

# CITY PLAN COMMISSION

AGENDA

**WEDNESDAY, November 4<sup>th</sup>, 2020**

**Teleconference Meeting (ZOOM)**

**6:30PM**

*All items on this agenda, with the exception of the Planning Director's Report, will require a majority vote of the Plan Commission.*

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All interested parties are welcome to participate during the public comment portion docketed items on this agenda.

Staff reports, recommendations, and slide presentations will be posted to the City's website prior to the meeting and can be found 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://zoom.us/j/98951122578>

Meeting ID: **989 5112 2578**

**TO JOIN BY PHONE**, call Toll-Free at **1-301-715-8592** or call any of the following:

1-312-626-6799  
1-253-215-8782  
1-669-900-9128

1-646-558-8656  
1-346-248-7799

Meeting ID: **989 5112 2578**

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**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

- Minutes of the October 6<sup>th</sup> regular City Plan Commission meeting

**3. ORDINANCE RECOMMENDATIONS**

Old Business

- **7-20-04** Ordinance in amendment of Ch.17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone – New London Ave.). Petition filed by Coastal Partners LLC, Mulligan's Island LLC, and State of Rhode Island. **(Continued to the December 1<sup>st</sup> 2020 regular City Plan Commission meeting)**

#### 4. **SUBDIVISION AND LAND DEVELOPMENT REGULATIONS**

- “Waldron Ave Minor - Replat of Record Lots 568, 569, and 570”  
Preliminary Plan - Minor Subdivision without street extension  
One additional single-family house lot  
Zoned B-1 (Single/Two-Family)  
97 Waldron Avenue - AP 9 – 1155, 1156, 1157

**Public Informational**

#### 5. **ZONING BOARD OF REVIEW RECOMMENDATIONS**

##### OLD BUSINESS

- **ALBERT BACCARI and VIRGINIA A. BACCARI (OWN/APP)** have filed an application to construct an addition to an existing legal non-conforming auto repair shop with restricted rear yard setbacks at **880 Park Avenue** A.P. 9 lot 169; area 21,014 s.f.; zoned C3. Applicant seeks relief per 17.92.010; Sections 17.92.020- Special Use Permit; 17.88.030 (A) - Extension; 17.20.120 – Schedule of Intensity Regulations.
- **LOMBARDI FAMILY, LLC(OWN/APP)** Has 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; 17.92.010 Variance; Sections 17.20.030 Schedule of Uses, 17.20.090 (L), Specific Requirements, 17.24.020 Solar Energy Systems. (Request to **CONTINUE** by the applicant)

##### NEW BUSINESS

- **CGRI CRANSTON ATWOOD LLC (OWN) & CGRI ATWOOD LLC C/O MOSES RYAN, LTD (APP)** have filed an application to install additional signage on an existing freestanding pylon at 148 Atwood Avenue A.P. 12, lot 196, area 2.93 ac., zoned C2. Applicant seeks relief per 17.92.010 Variance, Section 17.72.010(P); Table 17.72.010 (3) Signs.
- **POWERHOUSE REALTY, LLC (OWN/APP)** has filed an application to re-plot three existing lots to create two; with one under-sized for constructing a new single family dwelling at 0 Waldron Avenue, A.P. 9, lots 1155, 1156, and 1157; area 11,000 sq. ft.; 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.
- **TIMOTHY J. AND MARIE HICKEY (OWN/APP)** have filed an application to re-plot two existing lots, to create a new lot with reduced frontage and angled side lot line; and to leave an existing single family dwelling at 1626 Scituate Avenue, A.P. 34, lot 32; area 89,210 sq. ft.; zoned A80. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.120 Schedule of Intensity Regulations; 17.20.090(E). Specific Requirements.
- **TIMOTHY J. AND MARIE HICKEY (OWN/APP)** have filed an application to re-plot two existing lots, to create a new lot with reduced frontage, and to construct a new single family dwelling at 0 Scituate Avenue, A.P. 34, lot 25; area 129,103 sq. ft.; zoned A80. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.120 Schedule of Intensity Regulations; 17.88.010

#### 6. **PLAN COMMISSION POLICY** – Commission Rules of Procedure – *Length of Public Meeting*

- (*Length of Public Meeting* – *The City Plan Commission shall not take up any new agenda item or begin a public hearing after 10:30 P.M. This rule may be waived by an affirmative vote of a majority of the Commission members in attendance that night*)

#### 7. **PLANNING DIRECTOR’S REPORT**

- Natick Avenue Solar - Advisory Committee - Update
- City Plan Commission Policy Guide
- Citizens Guide to Development – Status
- Subdivision Regulation Amendments – Joint City Council / City Plan Commission Site Visits
- Transition Report - Discussion
- December special meeting schedule

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