

Kenneth J. Hopkins  
Mayor

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President

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Planning Director



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

Ken Mason, P.E.  
Robert Strom  
Frederick Vincent  
Kathleen Lanphear  
Ann Marie Maccarone  
Joseph Morales  
Robert DiStefano  
Robert Coupe

## AGENDA

**Tuesday October 5<sup>th</sup>, 2021 – 6:30PM**

**869 Park Avenue, 3<sup>rd</sup> Floor – City Council Chamber**

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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/city-plan-commission/10/5/21.aspx>

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▪ **CALL TO ORDER**

▪ **APPROVAL OF MINUTES**

- 9/7/21 Regular Meeting (vote taken)

▪ **SUBDIVISIONS & LAND DEVELOPMENTS**

- **“Trolley Barn Plaza”** (vote taken)

**PUBLIC INFORMATIONAL MEETING**

Master Plan - Major Land Development  
Proposed bank with drive-thru, gas station / mini mart with drive-thru, drive-thru restaurant, retail auto parts / warehouse distribution on 6.91-acre site  
Zoned M-2 (General Industry), (Comp Plan amendment & conditional C-5 zone proposed as separate ordinances to be considered in November)  
777 Cranston Street – AP 7, Lot 1

▪ **ZONING BOARD OF REVIEW - RECOMMENDATIONS** (votes taken for all ZBR items)

- **VASQUEZ PROPERTIES, LLC (OWN) and MARISELA VASQUEZ** have filed an application to allow signage installed without benefit of a permit exceeding the allowable square footage to remain at **455 Reservoir Avenue** A.P. 6, lot 1011 zoned C4. Applicant seeks relief per Sections; 17.92.010 Variance, Section 17.72.010 (C) (4) Table 17.72.010 (5) Signs.  
(Continued to the November 2<sup>nd</sup> agenda)

- **MANUEL A. VENTURA (OWN/APP)** has filed an application to enclose a second story exterior porch encroaching into the required front yard setback at **212 Terrace Ave.** A.P. 7, lot 429; area 4,170 s.f.; zoned B1. Applicant seeks relief per 17.92.010-Variance; Section 17.20.120-Schedule of Intensity Regulations; 17.20.110- Residential yard exceptions.
- **PATRICIA and KELLEY McLAUGHLIN (OWN/APP)** have filed an application to raze an existing non-conforming garage and to construct a new garage with reduced front and side setbacks on a corner lot at **42 Bluff Ave,** A.P. 2, lot 932; area 27,209 s.f; zoned A12. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120-Schedule of Intensity Regulations.
- **CARTER HOLDINGS, LLC (OWN) and PALUMBO LAW (APP)** have filed an application to install signage greater than which is allowed and with electronic message center at **481 Atwood Ave,** A.P.12, lot 3117, area 30,000 s.f; zoned M1. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.72.010(7)-Signs.
- **UNIVERSAL PROPERTY MANAGEMENT, LLC (OWN) and FIRST HARTFORD REALTY CORP.** have filed an application to construct a new drive through car wash with a restricted front setback and increased allowable signage at **250 Warwick Ave,** A.P. 2 lots 1049- 1052, 1054-1055, 1096-1103, 1105-1113, and 3984; area 115,854+- s.f.; zoned C5. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120-Schedule of Intensity; 17.72.010(6)-signs.
- **PLANNING DIRECTOR'S REPORT** *(no votes taken)*
  - Schedule joint site visit for Trolley Barn Comp Plan Amendment & Zone Change / MLD
- **ADJOURNMENT / NEXT REGULAR MEETING** – Tuesday, November 2<sup>nd</sup> – 6:30 PM – 869 Park Avenue, City Hall Council Chamber (**vote taken**)