

# CITY PLAN COMMISSION

AGENDA  
October 6<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/92059867239>

**Meeting ID: 920 5986 7239**

**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: 920 5986 7239**

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1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

- Minutes of the September 1<sup>st</sup> regular City Plan Commission meeting

3. **ORDINANCE RECOMMENDATIONS**

- **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.

**\*\*\*CONTINUANCE REQUESTED BY THE APPLICANT / NO COMMENTS FROM PUBLIC\*\*\***

#### 4. SUBDIVISION AND LAND DEVELOPMENT REGULATIONS

▪ Replat of Oaklawn Plat Lots 86, 87, 88 & 89 - FINAL

Public Informational

Approval of phasing plan  
Minor Subdivision without street extension  
Two (2) additional house lots  
21 Turner Avenue  
AP 18-4, Lots 485, 486, 489, and 490

#### 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. (Request to **CONTINUE** by the applicant)

**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

- **GORDON A. & DEBORAH A. RILEY (OWN) and DANTE CALISE (APP)** have filed an application to construct a new single family dwelling with restricted frontage and reduced lot size at **0 Appleton Street**, A.P. 7, lot 1943, area 5,000 s.f. zoned A6. Applicant seeks relief per 17.92.010 Variance, Sections 17.20.120 Schedule of Intensity Regulations, 17.88.010 Substandard Lots of Record.
- **KIMBERLY A. CAPIRCHIO (OWN/APP)** has filed an application to install a 16'x26' in-ground pool in front side yard location on a corner lot at **361 Magnolia Street** A.P. 5, lot 2599, area 6435, zoned A6. Applicant seeks relief per 17.92.010 Variance, Sections 17.20.110 (B), (D) Residential yard exceptions; Sections 17.20.120 Schedule of Intensity Regulations; 17.60.010 Accessory Uses.
- **DEBORAH & JEFFEREY ANDRADE (OWN/APP)** have filed an application to construct an addition to a single family dwelling to be used as an accessory family apartment with restricted rear yard setbacks; exceeding lot coverage at **156 Pippin Orchard Road**, A.P. 33, lot 51, area 21,352 sf., zoned A80. Applicant seeks relief per 17.92.010 Variance, Sections 17.20.120 Schedule of Intensity Regulations.

#### 6. PLANNING DIRECTOR'S REPORT

- Natick Avenue Solar - Advisory Committee Meeting #2 – Update
- City Plan Commission Policy Guide – 1<sup>st</sup> draft for November
- Citizens Guide to Development – Status
- Comprehensive Plan – Special meetings discussion
- Subdivision Regulation Amendments – Joint City Council / City Plan Commission Site Visits
- Zoning Code Amendments
- Unified Development - Discussion
- Transition Report - Discussion
- Schedule of Special Meeting - December

#### 7. ADJOURNMENT / NEXT REGULAR MEETING – **WEDNESDAY, November 4<sup>th</sup> - 6:30PM** Teleconference