

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, September 5<sup>th</sup>, 2023 – 6:30 PM**

**3<sup>rd</sup> Floor - City Council Chamber, 869 Park Avenue, Cranston RI**

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#### CALL TO ORDER

Chairman Smith called the meeting to order at 6:38 p.m. in the Council Chamber, 869 Park Avenue.

The following Commissioners were in attendance for the meeting: Chairman Michael Smith, David Exter, Steven Frias, Justin Mateus, Lisa Mancini, Thomas Barbieri and Thomas Zidelis. Commissioners Coupe and Lanphear were absent.

The following Planning Department members were in attendance: Jason M. Pezzullo, AICP, Planning Director; Gregory Guertin, Senior Planner and Kenneth R. Kirkland, Assistant Director/Principal Planner.

Also attending: Steve Marsella, Esq., Assistant City Solicitor.

#### APPROVAL OF MINUTES

(vote taken)

- 8/1/23 Regular City Plan Commission meeting

Chairman Smith inquired if any Commissioners wished to propose edits to the draft minutes as submitted. Seeing no comment, Chairman Smith accepted a motion to approve the minutes as presented.

Upon motion made by Ms. Mancini, and seconded by Mr. Mateus, the City Plan Commission voted unanimously (7-0) to **approve** the regular City Plan Commission meeting minutes of 8/1/23 as presented.

#### APPOINTMENT OF ADMINISTRATIVE OFFICER

(vote taken)

- Assistant Director / Principal Planner – Kenneth R. Kirkland

Chairman Smith accepted a motion to approve the appointment of Kenneth R. Kirkland as the Assistant Director/Principal Planner of the Cranston Planning Department.

Upon motion made by Mr. Barbieri, and seconded by Mr. Zidelis, the City Plan Commission voted unanimously (7-0) to **approve** the appointment of Mr. Kirkland as the Assistant Director/Principal Planner of the Cranston Planning Department.

#### ZONING BOARD OF REVIEW – RECOMMENDATIONS

(votes taken for all items)

- DOMAIN REALTY, LLC (OWN/APP) has applied to the Board to construct a new freestanding sign within the required setbacks from the street(s) and within the area required as to not impede corner visibility; and to waive the required Development Review Process for the site at 846 Oaklawn Avenue, A.P. 15, lot 361; area 15,490 s.f. zoned C3. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.100(A)- Corner Visibility; 17.72.010- Signs; 17.84, et seq Development Plan Review.

The applicant requested a continuance from the commission for this application. Commissioner Smith accepted a motion to continue the application for review at the following City Plan Commission meeting to be held on 10/3/23.

Upon motion made by Mr. Mateus, and seconded by Mr. Exter, the City Plan Commission voted unanimously (7-0) to **continue** this application to the 10/3/23 Cranston City Plan Commission Meeting.

- JO-ANN GORMAN (OWN/APP) has filed an application to allow a pool deck to be constructed in a required front yard setback of a corner lot at 45 Fairlawn Street, A.P. 4, lots 1447 & 1448; area 8,350 s.f.; zoned A6. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120 – Schedule of Intensity Regulations; 17.60.010- Accessory uses.

Due to the finding that the application is inconsistent with the goals and purposes of the Comprehensive Plan and directly incompatible with the surrounding neighborhood, upon motion made by Mr. Frias, and seconded by Mr. Zidelis, the City Plan Commission voted (7-0) to forward a **negative recommendation** to the Zoning Board of Review.

- CRANSTON BVT ASSOCIATES LP (OWN) and FIVE BELOW (APP) have applied to the Board to request permission to install signs greater than which is allowed by regulations at 252 Garfield Avenue, A.P.7, lot 3649; area 27.46 ac, zoned C4. Applicants seek relief per Section 17.92.010- Variances; Section 17.72.010- Signs.

Due to the finding that the application requests relief for sign types and sizes that are generally proportional to the building façade and other signs on-site in the existing plaza, upon motion made by Mr. Zidelis, and seconded by Mr. Barbieri, the City Plan Commission voted (7-0) to forward a **positive recommendation** to the Zoning Board of Review.

- FORCE REALTY, LLC (OWN) and A.L. EVENTS, LLC (APP) have filed an application to allow a banquet facility to operate at 56 Rolfe Square, A.P. 5, lot 595, area 14,199 s.f., zoned C3. Applicants seek relief per Section 17.92.010- Variances, Section 17.20.030- Schedule of Uses.

Due to the finding that the application is generally supported by the goals and purposes of the Comprehensive Plan and compatible with the surrounding neighborhood, upon motion made by Mr. Barbieri, and seconded by Mr. Zidelis, the City Plan Commission voted (6-1) to forward a **positive recommendation** to the Zoning Board of Review. Commissioner Frias voted against Staff recommendation.

- BENJAMIN and COLLEEN HANSON (OWN/ APP) have applied to the Board to allow a new single-family home to be constructed in a C4 zone with reduced front yard setbacks at 195 Main Street, A.P. 30, lots 4,5, 124, and 125; area 36,986 s.f.; zoned C4. Applicants seek relief per Section 17.92.010- Variances, Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations.

Due to the finding that the application is compatible with the surrounding neighborhood, requires minimal dimensional relief, and in recognition of a clear zoning inconsistency, upon motion made by Mr. Zidelis, and seconded by Mr. Exter, the City Plan Commission voted (7-0) to forward a **positive recommendation** to the Zoning Board of Review.

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

- Planner Technician search update (no vote taken)
- Comprehensive Plan Update – schedule of special workshops (vote taken)

Director Pezzullo announced that the department will be resoliciting for the Planner Technician position, as the original solicitation did not produce a new staff person.

Director Pezzullo stated that the department has met with the consultant for Weston & Sampson, hired for the Comprehensive Plan update. Mr. Pezzullo announced that the planning department and the consultant are prepared to formally meet with the Planning Commission at a special City Plan Commission meeting to explain the process and expectations.

The Commission discussed future special meeting dates. The Commission agreed on Wednesday, September 20<sup>th</sup> for the next special meeting, to be publicized prior to the meeting date.

Director Pezzullo prompted the Commission for a future joint site walk with the Cranston City Council to discuss and view an incoming application for a development of scale requesting a Comprehensive Plan amendment and zone change.

The Commission discussed potential meeting dates. The Commission agreed on Saturday, October 21st for the joint site-walk meeting, to be publicized prior to the meeting date.

### **UPCOMING MEETINGS / ADJOURNMENT**

(vote taken)

- Workshop 1 - Comprehensive Plan Update – Consultant introduction and kickoff
  - ➔ Wednesday, September 20<sup>th</sup>, 2023, 6:30PM – **Special City Plan Commission Meeting/Workshop** - Cranston City Hall - City Council Chambers
- Tuesday, October 3<sup>rd</sup>, 2023, 6:30PM – **Regular City Plan Commission Meeting** – City Hall Council Chambers, 869 Park Avenue

Upon motion made by Mr. Zidelis, and seconded by Mr. Mateus, the City Plan Commission voted unanimously (7-0) to ***adjourn*** the meeting at 7:56 p.m.