

Hon. Kenneth J. Hopkins  
Mayor

Michael E. Smith  
President

Jason M. Pezzullo, MCP, MPA, AICP  
City Planning Director



Robert Coupe  
Vice-President

Thomas Barbieri  
David Exter  
Steven Frias  
Kathleen Lanphear  
Lisa Mancini  
Justin Mateus P.E.  
Thomas Zidelis

## CITY PLAN COMMISSION

City Hall – 3<sup>rd</sup> Floor, Room 309  
869 Park Avenue, Cranston, Rhode Island 02910

### **AGENDA**

## **CITY HALL – 3<sup>rd</sup> FLOOR, COUNCIL CHAMBER 6:30PM – TUESDAY, FEBRUARY 6, 2024**

---

All interested parties are welcome to participate during the public comments portion for docketed items on this agenda. All materials will be posted to the City's website prior to the meeting at:

<https://www.cranstonri.gov/departments/planning/>

This meeting will be livestreamed via YouTube at the following address:

<https://www.youtube.com/@cityofcranston>

*Any interested party who would like to participate in this meeting can join the meeting via Zoom in the following manner:*

Please click the link below to join the webinar:

<https://zoom.us/j/93253002975?pwd=SEtCTVp5V3FhU1o0dzZBbWpoUEo1Zz09>

Passcode: **600229**

Or One tap mobile :

+13126266799,,93253002975# US (Chicago)  
+16465588656,,93253002975# US (New York)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 312 626 6799 US (Chicago)  
+1 646 558 8656 US (New York)  
+1 646 931 3860 US  
+1 301 715 8592 US (Washington DC)  
+1 305 224 1968 US  
+1 309 205 3325 US  
+1 253 205 0468 US  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 360 209 5623 US  
+1 386 347 5053 US  
+1 507 473 4847 US  
+1 564 217 2000 US  
+1 669 444 9171 US  
+1 669 900 9128 US (San Jose)  
+1 689 278 1000 US  
+1 719 359 4580 US

Webinar ID: 932 5300 2975

International numbers available: <https://zoom.us/u/adidrJhiGS>

---

*Individuals requesting interpreter services for the hearing impaired must contact the Dept. of City Planning at (401) 780-3136 seventy-two (72) hours prior to the meeting.*

**CALL TO ORDER**

**APPROVAL OF MINUTES**

(vote taken)

- 1.2.24 Regular Meeting

**SUBDIVISIONS & LAND DEVELOPMENT PROJECTS**

(vote taken)

- **“Pavilion Avenue Plat” PUBLIC INFORMATIONAL**  
PRELIMINARY PLAN – Minor Subdivision  
Two (2) additional lots (13,237 sq. ft. each)  
Zoning District: B-1  
AP 7, Lots 3363, 3368, 3644, & 3814  
Pavilion Avenue

**ZONING BOARD OF REVIEW RECOMMENDATIONS**

(vote taken)

- **FORT PROPERTIES LLC (OWN/APP)** have applied to seek dimensional and use relief for no changes to existing, two-family residences with reduced frontage, setbacks, and lot coverage at 1579-1581 Elmwood Avenue, AP 18, Lots 221 and 222; Area 16,747 sq. ft., zoned C-5. Applicant seeks relief per Sections 17.92.010 – Variances, Section 17.20.030 – Schedule of Uses, Section 17.20.120 – Schedule of Intensity Regulations, and Section 17.20.130 – Modifications.

**PERFORMANCE GUARANTEES**

(votes taken on each item)

- **“Lantern Hill Estates” PUBLIC INFORMATIONAL**  
f/k/a Lippitt Hill Estates  
Phase I: Bond Release Request
- **“The Estates at Camden Woods” PUBLIC INFORMATIONAL**  
Phases I – III: Bond Release Request

**ELECTION OF OFFICERS**

(votes taken on both items)

*(Continued from 1.2.24 Commission Meeting)*

- President
- Vice-President

**CITY PLANNING DIRECTOR’S REPORT**

(no votes taken)

- Capital Budget & Improvement Program FY24-29
- Open positions / ongoing hiring process
- Comprehensive Plan Update / Rescheduling of Public Workshop

**UPCOMING MEETINGS**

(votes taken)

- TBD – **SPECIAL MEETING – COMPREHENSIVE PLAN PUBLIC WORKSHOP**
- Tuesday, March 5, 2024, 6:30PM – **Regular Meeting**  
City Hall – 3<sup>rd</sup> Floor, Council Chamber – 869 Park Avenue

**ADJOURNMENT**

(votes taken)

*Individuals requesting interpreter services for the hearing impaired must contact the Dept. of City Planning at (401) 780-3136 seventy-two (72) hours prior to the meeting.*