



CITY OF CRANSTON
NOTICE OF PUBLIC INFORMATIONAL MEETING
“Pavilion Avenue Plat”
Minor Subdivision
Preliminary Plan without Street Extension

You are hereby notified that the City Plan Commission will hold a public informational meeting to review a Minor Subdivision – Preliminary Plan application (without street extension) entitled “**Pavilion Avenue Plat**” This public informational meeting will be held on **Tuesday, February 6, 2024** at 6:30 P.M., at City Hall, 3rd Floor Council Chamber, 869 Park Avenue, Cranston RI. As a neighboring property owner, you are invited to attend this public informational meeting, at which time plans will be presented for public comment and City Plan Commission review and consideration.

The subject parcel is located on Pavilion Avenue, Assessors Plat 7/4, Lots 3363, 3366, 3644, and 3814. The property Owner and Applicant is AA&E Properties, LLC, 63 Richland Avenue, Cranston, RI 02910. The property is zoned **B-1**, which allows for two-family dwellings on minimum 8,000 sq. ft. lots.

The Applicant has proposed to merge the four (4) existing record lots, totaling 26,440 square feet into two (2) lots; Parcel A and Parcel B will be 13,257 square feet each. Both lots will be serviced by public water and sewer.

As neither parcel resulting from the subdivision would be entirely conforming to all standards of the B-1 zone, the Applicant has submitted variance applications to the Zoning Board of Review, which have separate abutters’ notices, public meetings, and decisions from this Minor Subdivision application.

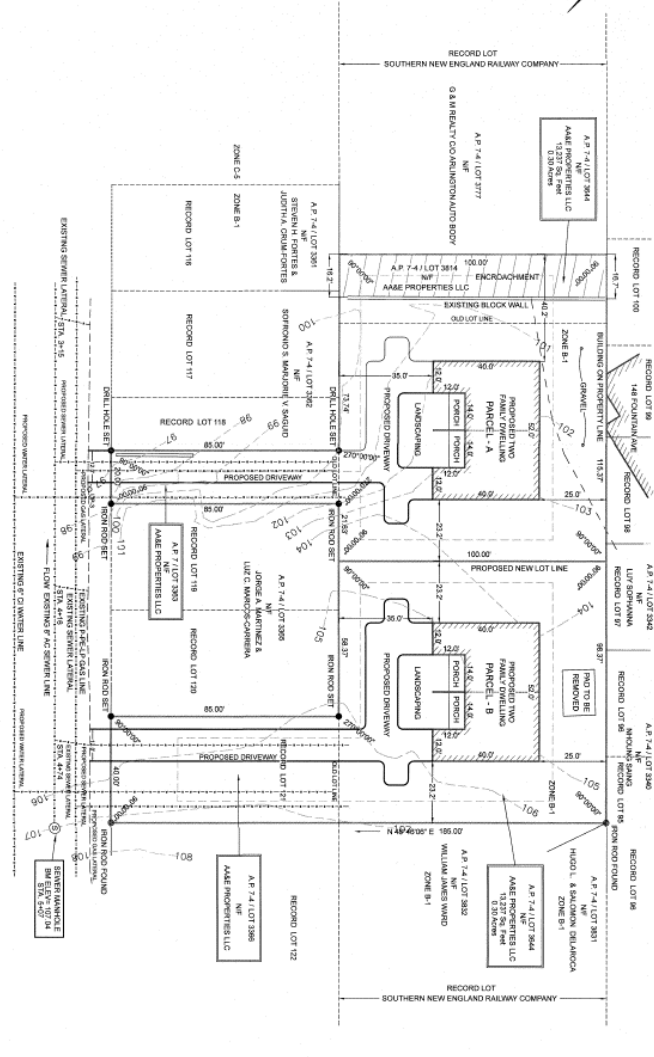
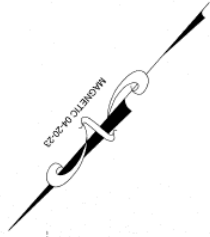
A copy of the Site Plan is on the back of this notice. The full Site Plan, Staff Report, recommendation, and additional materials will be available on the City’s webpage at <https://www.cranstonri.gov/plan-commission-2.6.24/default.aspx> prior to the meeting. If you are unable to access the internet, you can contact the City Planning Department directly at 401-780-3222 to request paper copies be mailed directly to you. Plans for this Minor Subdivision may be reviewed prior to the meeting in the City Planning Department, City Hall – 3rd Floor, Room 309, during regular office hours, 8:30 A.M. – 4:30 P.M., Monday through Friday.

Pursuant to the Subdivision & Land Development Regulations, the Minor Subdivision may be revised by the City Plan Commission as a result of further study or because of views expressed at this meeting. Individuals requesting interpreter services for the hearing impaired should contact the City Planning Department at 461-1000 ext. 3136, seventy-two (72) hours prior to the meeting date.

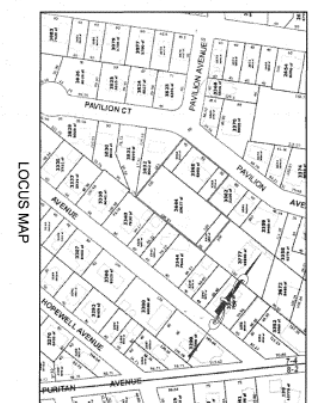
Michael Smith
President

Jason M. Pezzullo, AICP
City Planning Director

PAVILION AVENUE
STREET INDEX



PAVILION AVENUE
(SEE PLAN)



ZONING DISTRICT B-1
TWO FAMILY
MINIMUM LOT AREA: 8,000 S.F.
MINIMUM LOT FRONTAGE: 60 FT
MINIMUM SETBACKS: FRONT: 20 FT, SIDE: 8 FT, REAR: 20 FT
MAXIMUM STRUCTURE HEIGHT: 35 FT
MAXIMUM LOT COVERAGE: 50%
PARCEL - A TOTAL PERCENT COVERAGE = 35%
PARCEL - B TOTAL PERCENT COVERAGE = 35%

MINOR SUBDIVISION PLAN

PRELIMINARY PLAN
PAVILION AVENUE PLAT
A.P. 7 / LOTS 3963, 3966, 3644 & 3814
CRANSTON, R.I.

SCALE: 1"=20' DATE: OCTOBER 10, 2023
PREPARED FOR:
AA&E PROPERTIES, LLC
688 PRAIRIE AVENUE
PROVIDENCE, R.I. 02905
PREPARED BY:

OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9666 info@osplanners.com
JOB NO. 10410 / DWG. NO. 10410 - (JNP)
SHEET 1 OF 3
GRAPHIC SCALE 1" = 20'

SURVEY CLASSIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF RHODE ISLAND ON NOVEMBER 23, 2017, AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION: LIMITED CENTER BOUNDARY SURVEY CLASS: I DATA ACCUMULATION SURVEY CLASS: II

NOTE:
1. THIS MAP APPROXIMATELY 1,000 FT. ZONE 'X'
2. THIS PROPERTY IS NOT IN A NATIONAL HERITAGE SURVEY AREA

REFERENCE:
1. GEDD BK 6429 PG 13
2. REAL ESTATE IMPROVEMENT COMPANY BY FRANK E. WINTERMAN DECEMBER 1917 PLAT CARD 221
3. REAL ESTATE IMPROVEMENT COMPANY BY FRANK E. WINTERMAN DECEMBER 1917 PLAT CARD 221
4. AMERICAN ASSOCIATES PLAT CARD 514

OWNER:
AA&E PROPERTIES, LLC
688 PRAIRIE AVENUE
PROVIDENCE, RI 02905

LOT / PARCEL	OLD AREA	NEW AREA
LOT 3964	18,774 S.F.	0
LOT 3966	3,400 S.F.	0
LOT 3963	1,700 S.F.	0
LOT 3814	2,800 S.F.	0
PARCEL - A	0	13,237 S.F.
PARCEL - B	0	13,237 S.F.