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## CITY PLAN COMMISSION

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

### AGENDA

#### **CITY HALL – 3<sup>rd</sup> FLOOR, COUNCIL CHAMBER 6:30PM – TUESDAY, JULY 1, 2025**

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Zoom webinar information for remote participation: Passcode:569160  
<https://zoom.us/j/98628477828?pwd=4GfGJoVUOesxrqcYF7kMT1UjlGJFqh.1>

Phone one-tap: +13017158592,,98628477828# US  
Phone audio: +1 646 558 8656 US | Webinar ID: 986 2847 7828  
International numbers available: <https://zoom.us/j/98628477828?pwd=4GfGJoVUOesxrqcYF7kMT1UjlGJFqh.1>

The entire meeting of the City Plan Commission will be live streamed on the City's YouTube channel. You will only be able to watch the proceedings: <https://www.youtube.com/@cityofcranston>

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#### **CALL TO ORDER**

#### **APPROVAL OF MINUTES**

(vote taken)

- May 6, 2025 Regular Meeting

#### **SUBDIVISIONS/LAND DEVELOPMENT PROJECTS**

- **"Vaughn Lane RPD"** **CONTINUANCE OF PUBLIC HEARING** (vote taken)  
**SITE VISIT WILL BE SCHEDULED FOR JULY. RECOMMENDING CONTINUANCE TO AUGUST 5.**  
MASTER PLAN - Residential Planned Development with street extension  
Proposal: To create 44 lots for single-family residential use and preserve 56.0 +/- acres of open space.  
Zoning District: A-20, A-80  
AP 30, Lots 83, 84, 85 & 258  
538 Main Street, Vaughn Lane
- **"199 Gladstone Avenue Subdivision"** **PUBLIC HEARING** (vote taken)  
**RECOMMENDING CONTINUANCE TO AUGUST 5, 2025**  
UNIFIED DEVELOPMENT REVIEW/PRELIMINARY PLAN  
Minor Subdivision requiring zoning relief  
Proposal: To subdivide one (1) 10,000 SF lot into two (2) 5,000 Sf lots. The proposal requires zoning relief for lot size, lot width, and frontage.  
Zoning District: B-1  
AP 8/3, Lot 90  
199 Gladstone Avenue

- **“Cullion Homes”** **PUBLIC HEARING** **(vote taken)**  
**RECOMMENDING CONTINUANCE TO AUGUST 5, 2025**  
PRELIMINARY PLAN – Minor Subdivision with street extension  
Proposal: To extend the paper street Lilyana Way and create 2 lots. Application requires waivers.  
Zoning District: A-8  
AP 18-3, Lot 2006  
Briarwood Avenue, Southview Terrace, Lilyana Way

## **ZONING BOARD OF REVIEW – PLAN COMMISSION RECOMMENDATIONS** **(votes taken)**

**DENNIS P CALDERONE and RYAN T CALDERONE (OWN/APP)** have filed an application to request permission to leave an existing two-family dwelling on an undersized lot and to separate a second lot for development at **76 Packard Street**, A.P. 6, lot 2794; area 3,320 sf; zoned A6. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity, 17.20.090 (A)- Specific Requirements. Application filed on 5/22/2025. Zachary Bourdony, Esq.

**DENNIS P CALDERONE and RYAN T CALDERONE (OWN/APP)** have applied to the Board for permission to construct a new single-family dwelling on an undersized lot with reduced area and frontage at **0 Packard Street**, A.P. 6, lot 2795; area 3320 sf; zoned A6. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity, 17.20.090 (A)- Specific Requirements. Application filed on 5/22/2025. Zachary Bourdony, Esq.

**VALENTINO & KELLY CAITO (OWN/APP)** have applied to the Board for permission to construct a new single-family dwelling on an undersized lot previously merged with A.P. 7, lot 2074 with reduced area and frontage at **0 Doane Street**, A.P. 7, lot 2073; area 3200 sf; zoned B1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity, Application filed on 5/22/2025. John O. Mancini, Esq.

## **CITY PLANNING DIRECTOR’S REPORT** **(no votes taken)**

## **ADJOURNMENT** **(votes taken)**

Next Meeting | August 5, 2025 @ 6:30 p.m.– **Regular Meeting**  
City Council Chamber, City Hall, 869 Park Avenue

*Meeting materials will be posted to the City’s website and can be found on the City Planning Department’s webpage at <https://www.cranstonri.com/departments/planning/>. If you are unable to access the internet, you can contact the City Planning Department directly at 780-3138 for access to meeting materials. The application may be reviewed prior to the meeting in the City Planning Department, Room 309, Cranston City Hall, during regular office hours, 8:30 A.M. – 4:30 P.M., Monday through Friday.*

*Pursuant to the Cranston Subdivision and Land Development Regulations, the proposed plan 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 Planning Department at 780-3138, seventy-two (72) hours prior to the meeting date.*