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Mayor

Beth Ashman
City Planning Director

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David Exter
Kathleen Lanphear
Lisa Mancini

Frank Corrao P.E.
Public Works Director

Robert Strom
Finance Director

CITY PLAN COMMISSION

City Hall – 3rd Floor, Room 309
869 Park Avenue– Cranston, RI 02910

AGENDA
CITY HALL – 3rd FLOOR, COUNCIL CHAMBER
6:30PM – TUESDAY, NOVEMBER 10, 2026

Zoom webinar information for remote participation:
https://zoom.us/j/99352244924?pwd=Dnrpg6eB6ciUrUajC3CPmMpay0r668.1
Passcode: 878646

Phone one-tap:
+13092053325,,98893700158# US
Telephone: +1 646 558 8656 US (New York)
Webinar ID: 993 5224 4924 International numbers available: https://zoom.us/u/abWXmrbcRG

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.com/departments/planning/

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

CALL TO ORDER

APPROVAL OF MINUTES **(vote taken)**

- October 6, 2026

SUBDIVISIONS/LAND DEVELOPMENT PROJECTS – NEW BUSINESS

- **"Independence Way Condos"** **PUBLIC HEARING** **(vote taken)**
  MASTER PLAN – Major Land Development
  Proposal: Construction of fifty-four (54) townhouse-style dwelling units with access to public water and sewer. Approval conditioned on change of zoning district and amendment of the Future Land Use Map.
  Zoning District: C-4 (Highway business), MPD (Mixed Plan Development)
  AP 37, Lots 859 and 860 – 0 Independence Way

- **"1489 Pippin Orchard Road"** **PUBLIC HEARING** **(vote taken)**
  PRELIMINARY PLAN (Unified Development Review) – Minor Subdivision
  Proposal: To reconfigure two (2) existing lots into two (2) residential lots that conform in lot size per the A-80 standard lot area. The Proposal requires relief from Chapter 17.20.120 – *Schedule of Intensity Regulations* of the Zoning Ordinance, relating to the street frontage requirement of 200 feet. Each lot will have 0 feet of street frontage. The subdivision proposes a new single-family dwelling on Lot 1 and the existing dwelling to remain on Lot 2.
  Zoning District: A-80 (Single-Family Residential, 80,000 sq. ft.)
  AP 28, Lots 31 and 86 – 1489 Pippin Orchard Road

AMENDMENTS TO SUBDIVISION REGULATIONS

- **2026 State Legislation Amendments** **PUBLIC HEARING** **(vote taken)**
  Discussion and possible vote on adopting proposed amendments to the Cranston Subdivision and Land Development Regulations in response to legislation passed during the 2026 legislative session of the Rhode Island General Assembly.

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

FRANK DIMASCIO (APP) AND SHRINERS OF RHODE ISLAND CHARITIES TRUST (OWN) have filed an application to request permission to construct an LED message center within the corner yard setback and construct an outdoor patio with covered food and beverage areas expanding an already non-conforming use at **1 Rhodes Place**, AP 1, Lots 3, 4, 5, 184, 253, 319, 320 & 367; Area 69,751 sf; Zoned A6. Applicant seeks relief per sections 17.92.010 - Variance; 17.72.010 - Signs; 17.20.100 - Corner Visibility; 17.88.030 - Extension.

SERENDIPITY PROPERTIES, LLC (OWN) AND JEFFREY WILSON (APP) have applied to the board for permission to operate a cannabis retail establishment within the required 400ft of a residential zone with less than the required off-street parking spaces at **33 Webb Street**, AP 10 Lot 790; Area 18,750 sf, Zoned M2. Applicant seeks relief per sections 17.92.010 - Variance; 17.24.050 - Retail Sales of Cannabis; 17.64.010 - Off-Street Parking.

VINCENT AND CHRISTINE CAPRARELLI (OWN/APP) have applied to the board for permission to leave an existing two-family dwelling on a lot with reduced side setbacks previously merged by zoning at **57 Rockwood Avenue**. AP 12, Lots 1533 & 1536, Area 8,000 sf; Zoned A8. Applicants seek relief per sections 17.92.010 - Variance; 17.20.120 - Schedule of Intensity Regulations.

VINCENT AND CHRISTINE CAPRARELLI (OWN/APP) have applied to the board for permission to construct a new single-family dwelling on an undersized lot previously merged by zoning at **0 Rockwood Avenue**. AP 12, Lot 1539, Area 4,000 sf; Zoned A8. Applicants seek relief per sections 17.92.010 - Variance; 17.20.120 - Schedule of Intensity Regulations.

GELFY PEREZ (APP) AND EZOE CONSTRUCTION, LLC (OWN) have applied to the board for permission to leave a legal, non-conforming multi-house consisting of a single-family dwelling and a two-family dwelling on an undersized lot previously merged by zoning at **46 Grant Avenue**. AP 7, Lot 275, Area 4,922 sf; Zoned B1. Applicants seek relief per sections 17.92.010 - Variance; 17.20.070 - More Than One Dwelling Structure on Any Lot Prohibited; 17.20.090 - Specific Requirements; 17.20.120 - Schedule of Intensity Regulations.

GELFY PEREZ (APP) AND EZOE CONSTRUCTION, LLC (OWN) have applied to the board for permission to construct a new two-family dwelling on an undersized lot previously merged by zoning at **0 Grant Avenue**. AP 7, Lot 276, Area 5,000 sf; Zoned B1. Applicants seek relief per sections 17.92.010 - Variance; 17.20.090 - Specific Requirements; 17.20.120 - Schedule of Intensity Regulations.

JSA INVESTMENTS, LLC (OWN/APP) has applied to the board for permission to convert a legal, non-conforming single-family dwelling into a two-family dwelling on an undersized lot at **6 Franklin Avenue**. AP 7, Lot 2335, Area 2,250 sf; Zoned B1. Applicants seek relief per sections 17.92.010 - Variance; 17.20.090 - Specific Requirements; 17.20.120 - Schedule of Intensity Regulations.

CITY PLANNING DIRECTOR'S REPORT **(no vote taken)**

Upcoming Planning Outreach Events:

Garden City Nomination for the National Register of Historic Places Information Session
November 12, 2026 5:30-7 PM, Garden City Elementary School Cafeteria

Broad Street Community Outreach Event: Mixed Use Centers & Corridors Project
November 17, 2026 6 PM, William Hall Library Auditorium

ADJOURNMENT **(vote taken)**

Next Meeting | December 1, 2026 at 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 & 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.