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Public Works 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, MAY 5, 2026**

Zoom webinar information for remote participation:

<https://zoom.us/j/94503117358?pwd=e9Z32XX8E4ilxUsl3MgmnkvJRRLUSm.1>

Passcode: 976032

One tap mobile: +13092053325,,94503117358# US

Telephone: +1 646 558 8656 US (New York)

Webinar ID: 945 0311 7358 International numbers available: <https://zoom.us/j/94503117358?pwd=e9Z32XX8E4ilxUsl3MgmnkvJRRLUSm.1>

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)

- April 7, 2026

EXTENSION REQUEST

- **“Champlin Heights”**

(vote taken)

Major Land Development with street extension- Preliminary Plan

Request: One-year extension to June 30, 2027.

Proposal: Construction of 152 multifamily units with accessory uses

Zoning District: B-2

Owner/Applicant: Champlin Heights II, LLC

AP 20/4, Lot 2128 and AP 12/6, Lot 3108

REINSTATEMENT REQUEST

- **“20 Goddard Drive”**

(vote taken)

PRELIMINARY PLAN – Reinstatement and Extension

Request: Request to reinstate the preliminary plan decision recorded on February 7, 2024, and that the reinstatement be extended to February 7, 2027.

Proposal: 210,000 +/- square foot warehouse development on 16.74-acre site.

Zoning District: M-2 (General Industry)

AP 13, Lot 39

20 Goddard Drive

SUBDIVISIONS/LAND DEVELOPMENT PROJECTS – OLD BUSINESS

- **“Vaughn Lane”** **PUBLIC HEARING** **(vote taken)**
MASTER PLAN - Residential Planned District
Proposal: Cluster subdivision into forty-four (44) lots for residential single-family including new street creation and street extension.
Zoning District: C-4 (Highway business), A-80 & A-20 (Residential with 80,000 & 20,000 sf lots)
AP 30, Lots 4, 83, 84, 85, & 258
0 & 538 Main Street, 0 & 99 Vaughn Lane

SUBDIVISIONS/LAND DEVELOPMENT PROJECTS – NEW BUSINESS

- **“1016 Park Ave Venue”** **PUBLIC HEARING** **(vote taken)**
Request for Continuance
Change of use with no extensive construction of improvements.
Zoning: C-4 (Highway business)
AP 9, Lot 95
1016 Park Avenue

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

MARC SPIRITO(OWN) AND CALISE DEVELOPMENT, LLC(APP) have applied to the Board for permission to leave an existing single-family dwelling on an undersized lot with reduced setbacks previously merged by zoning at **30 Pomham Street**, and to construct two new single-family dwellings on adjacent undersized lots with reduced frontages previously merged by zoning. AP 7 Lot 1264; area 3,200sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; Section 17.20.090 Specific Requirements; 17.88.010 Substandard lots of record and lot mergers

GARY FLETCH, LLC (OWN/APP) has applied to the Board for permission to utilize a vacant lot with restricted frontage for motor vehicle storage at **0 Fletcher Avenue**; A.P. 12, lot 2847; area 10,991 sf; zoned B1. Applicants seek relief per 17.92.010- Variance; Section 7.20.120 Schedule of Intensity; Section 17.20.030 Schedule of Uses Regulations.

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

The Planning Directors report will be posted on the city website in advance of the meeting

ADJOURNMENT **(vote taken)**

Next Meeting | May 12, 2026 at 6:30 p.m.– **Special Meeting**
James Giles Community Room, Central Library, 140 Sockanosset Cross Rd.
Next Regular Meeting | June 2, 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.