

MARIO CARLINO (“APPLICANT”)
MARIO CARLINO AND LORI-ANN CARLINO (“OWNER”)

**44 Village Avenue
Cranston, RI 02920**

PROJECT NARRATIVE

This project narrative is offered in connection with application of Mario Carlino (“Owner / Applicant”) for a minor subdivision of land to create one (1) lot under the subdivision regulations for the property at 44 Village Avenue. This application is submitted under the Unified Development Review regulations.

The subject property is designated as Lot No 2499 on Assessor’s Plat No. 12/3 and is in an A-12 residential zone requiring a minimum lot size area of 12,000 square feet.

There is an existing single- family dwelling at 44 Village Avenue that will remain on a proposed undersized lot containing 8,097 +/- square feet.

As proposed the newly created lot to the rear along Elena Street would conform and contain 12,001 +/- square feet.

The new lot on Elena Street will be serviced by public water and sewer.

Applicant has sufficient area to build an accessory dwelling unit but desires to create a new lot for a family member.

The subdivision will require the Planning Commission to grant a dimensional variance for the lot size for the existing single-family dwelling under the Unified Development Review process.

The minimum width size is 125 feet in the A-20 zone and as designed the primary frontage on Hope Road would be 53.74 feet.

The applicable sections of the Zoning Code are:

17.20.120 Schedule of Intensity Regulations

The minimum lot size is 12,000 square feet in the A-12 residential zone

17.86.010 Authorization

17.92.010 Variance for dimensional relief

The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant;

The hardship is not the result of any prior action of the applicant and;

The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance codified in this title or the comprehensive plan upon which the ordinance is based.

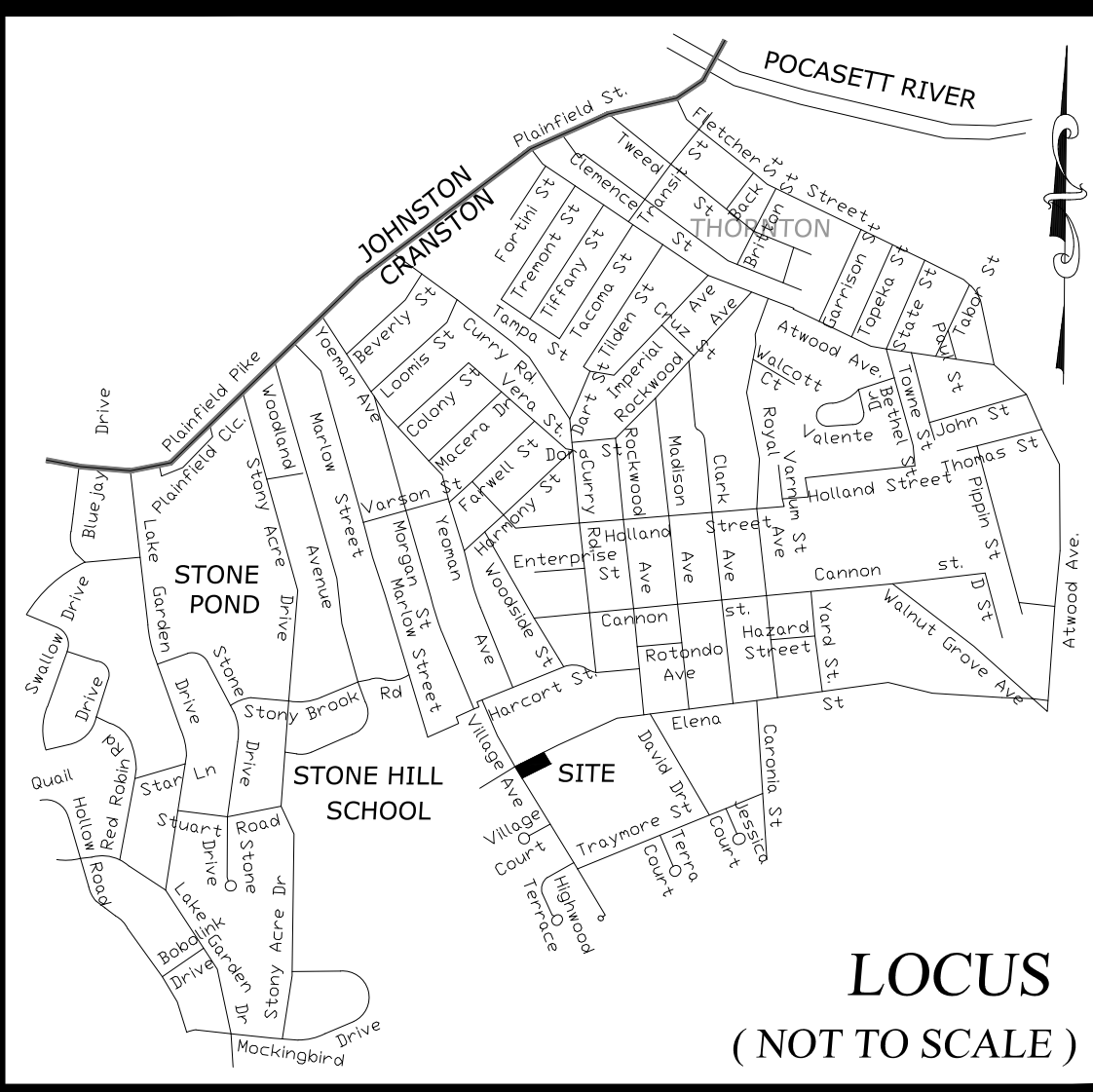
That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that the relief sought is minimal to the reasonable enjoyment of the permitted use to which the proposed property is devoted.

SUMMARY

The dimensional relief sought is minimal, reasonable in nature and will create an additional dwelling unit for housing purposes.

Prepared by:
Robert D. Murray, Esq.
Taft & McSally LLP
21 Garden City Drive
Cranston, RI 02920
(401) 946-3800 (O)
rdmurray@taftmcsally.com

Dated: 5-4-26



ABUTTERS
 ALL LOTS LOCATED ON A.P. 12/3 AND CRANSTON, 02920
 Mary E. & John A. Parrillo 260 Elena S. 02920
 Christopher Lee 54 Village Ave.

- REFERENCES:**
- CITY CLERKS OFFICE
 - PLAT CARD # 246 ENTITLED "PIRCE ORCHARD"
 - PLAT CARD # 560 ENTITLED "VILLAGE PLACE"
 - PLAT CARD # 564 ENTITLED "HIGHWOOD TERRACE PHASE III"
 - DEED BOOK 7084, PAGE 21
 - CITY DPW OFFICE SEWER AS-BUILT
 - POCASSETT PART 10 SHT. 63B VILLAGE & ELENA STREET
 - ENGINEERING -- LINE & GRADE FILES H-17 ELENA STREET

- ZONING NOTES:**
- ALL LOTS SHOWN ARE LOCATED IN AN A-12 AREA
 A-12 ZONING REQUIREMENTS: (Single Family)
- AREA 12,000 S.F. MIN.
 - FRONTAGE 100' MIN.
 - FRONT SETBACK 25' MIN.
 - REAR SETBACK 20' MIN.
 - SIDE SETBACK 10' MIN.
 - BLDG. HEIGHT 35' MAX.
 - LOT COVERAGE 30% MAX.
 - ACCESSORY USE REAR 5' MIN.
 - ACCESSORY USE SIDE 5' MIN.

FEMA NOTES:

ALL LOTS SHOWN ARE LOCATED WITHIN A DESIGNATION "X" (AREAS OF MINIMAL FLOODING) ZONE
 PER F.I.R.M. 44007C0311H, Effective 10/02/2015.

DIGSAFE:

All underground utilities have been located using the best available information. It is advised that prior to any excavation or construction, all utilities be verified by the appropriate utility companies and by DIGSAFE (1-888-344-7233)

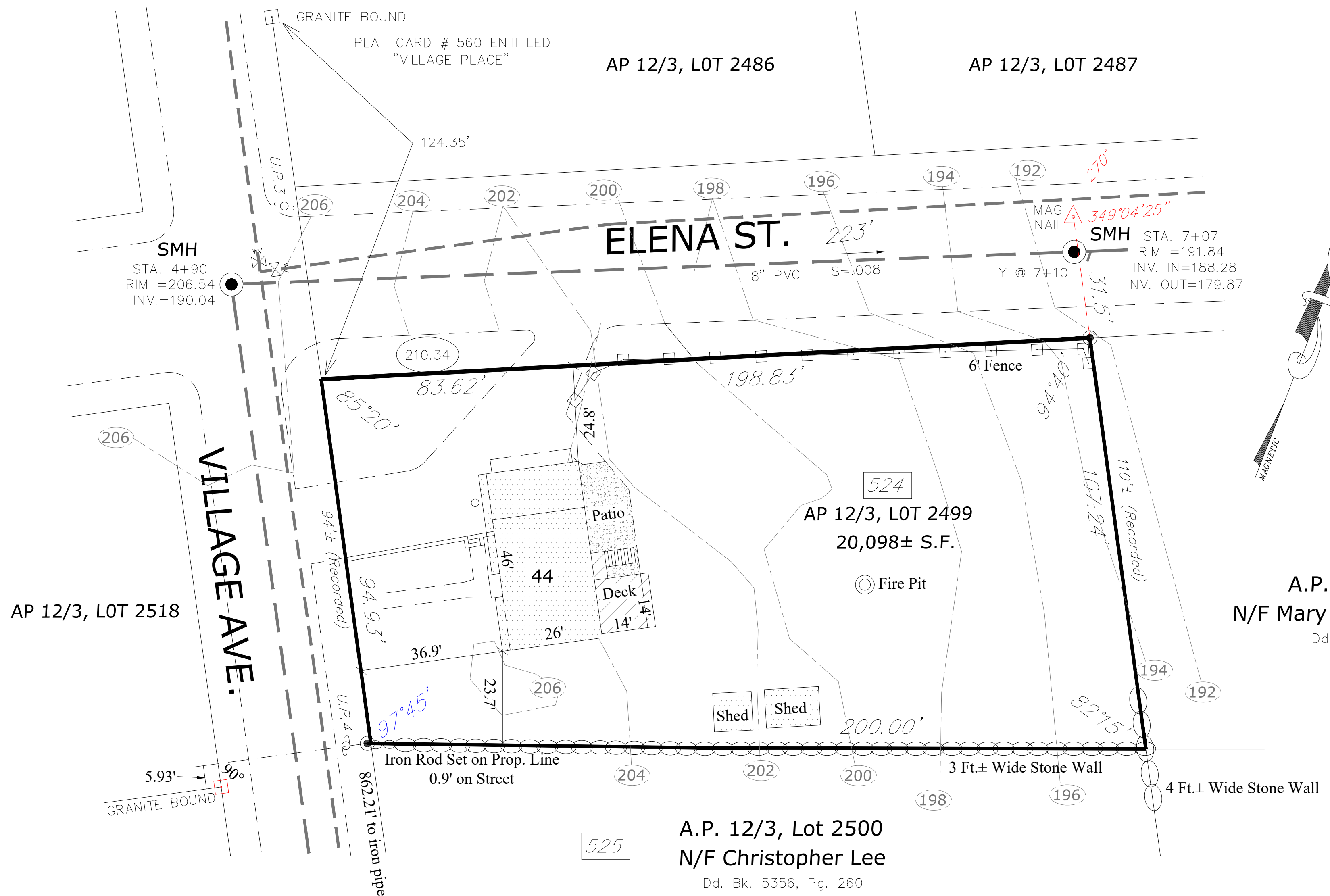
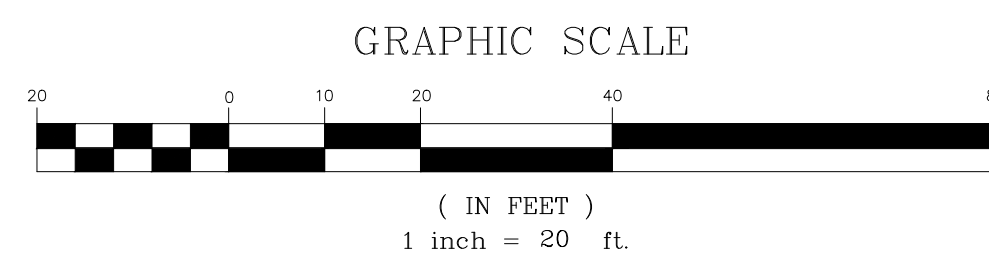
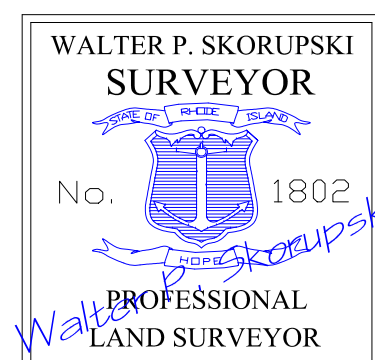
CERTIFICATION:

This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

COMPREHENSIVE BOUNDARY SURVEY -- CLASS I
 TOPOGRAPHY -- CLASS II

The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as Follows:
 To Demonstrate the Location and Dimensions of Site Features, Locate Perimeter Property Lines and prepare a Two Lot Minor Subdivision at 44 Village Ave., Lot 2499, Assessor Plat 12/3 in the City of Cranston.

By: Walter P. Skorupski 4/27/2026
 Walter P. Skorupski
 Registered Professional Land Surveyor
 LS A135-COA Date:



- LEGEND**
- 163 RECORD LOT #, PLAT CARD 246
 - 170 EXISTING GRADE/CONTOUR
 - UTILITY POLE
 - GRANITE BOUND
 - SET IRON ROD

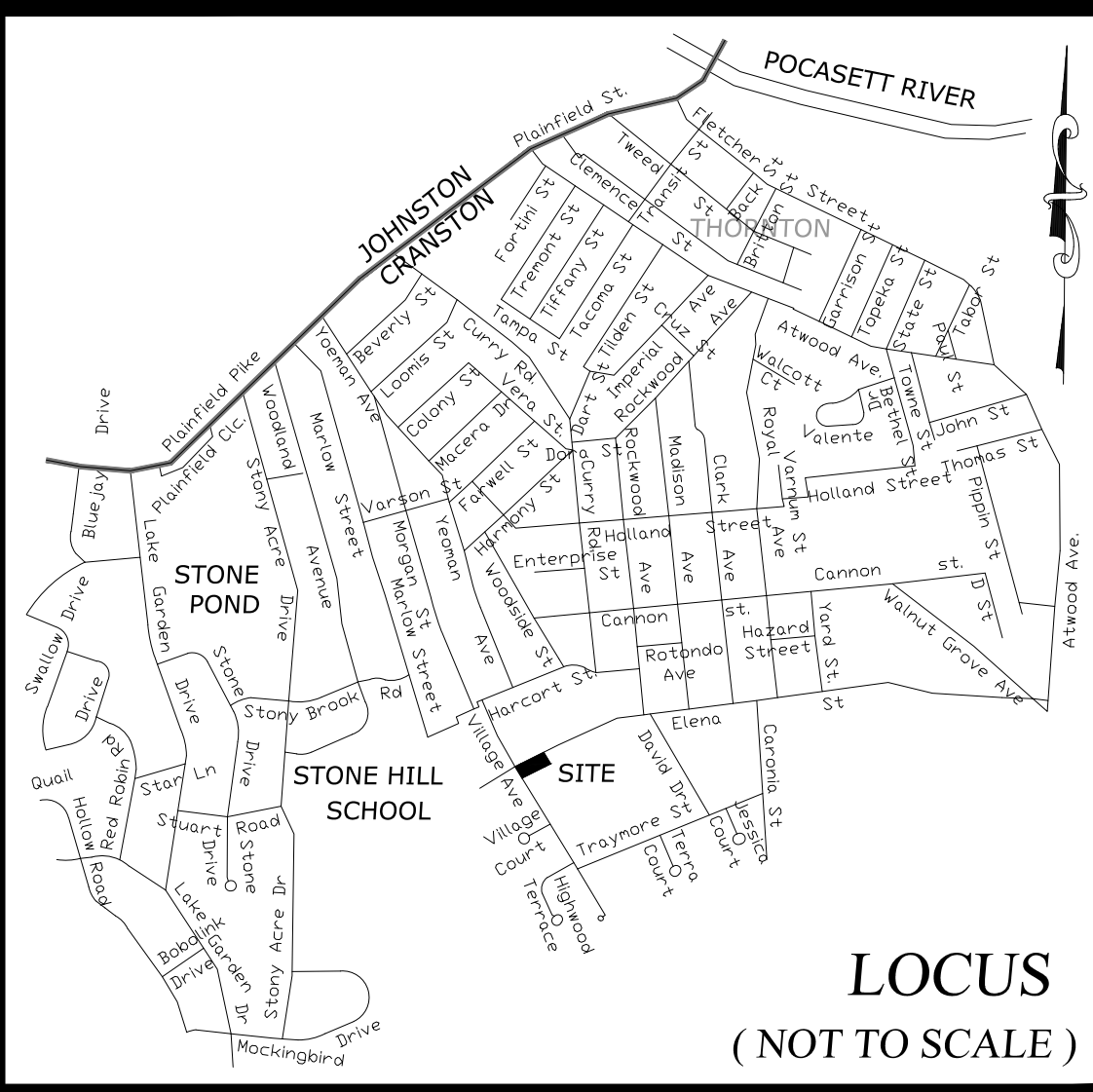
STREET INDEX
 ELENA STREET
 VILLAGE AVENUE

OWNERS / APPLICANT:
 Mario G. & Lori Ann Carlino
 45 Traymore Street
 Cranston, R.I. 02920

SURVEYOR:
 Walter P. Skorupski
 7 Wessex Street
 Cranston, R.I. 02910
 skorupskin@aol.com 401-241-5469

REVISIONS:		
#	DATE	COMMENT
0	4/21/2026	1 st. Submission

EXISTING CONDITIONS PLAN
 ELENA VILLAGE
 A MINOR SUBDIVISION
 BY W. P. SKORUPSKI
 LOCATED IN
 CITY OF CRANSTON
 ASSESSORS PLAT 12/3, LOT 2499
 APRIL, 2026



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 Mary E. & John A. Parrillo 260 Elena S. 02920
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 - ENGINEERING - LINE & GRADE FILES H-17 ELENA STREET

- GENERAL NOTES:**
- ALL PARCELS LOCATED ON ASSESSOR'S PLAT 12/3
 - TOTAL AREA OF SUBDIVISION = 20,098 S.F.± (0.461± ACRES)
 - NUMBER OF ASSESSOR LOTS PRIOR TO SUBDIVISION = 1
 - NUMBER OF LOTS AFTER SUBDIVISION = 2
 - THE PURPOSE OF THIS SUBDIVISION IS TO CREATE TWO LOTS OF RECORD FROM ONE EXISTING ASSESSOR LOT (2499). LOT ALSO BEING RECORD LOT 524, PLAT CARD 246 "PIRCE ORCHARD"
 - NO UNIQUE FEATURES, HISTORICAL CEMETERIES OR HISTORICAL FEATURES EXIST ON THIS SITE.

FEMA NOTES:
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 PER F.I.R.M. 44007C0311H, Effective 10/02/2015.

DIGSAFE:
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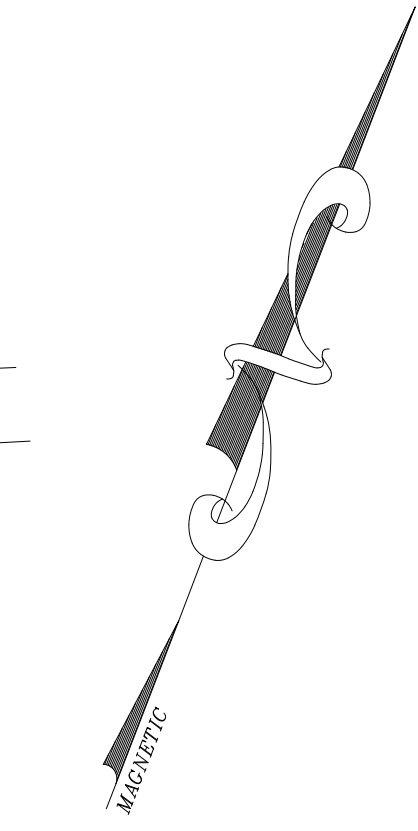
By: Walter P. Skorupski 4/27/2026
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ZONING NOTES:
 ALL LOTS SHOWN ARE LOCATED IN AN A-12 AREA
 A-12 ZONING REQUIREMENTS: (Single Family)

AREA	12,000 S.F. MIN.
FRONTAGE	100' MIN.
FRONT SETBACK	25' MIN.
REAR SETBACK	20' MIN.
SIDE SETBACK	10' MIN.
BLDG. HEIGHT	35' MAX.
LOT COVERAGE	30% MAX.
ACCESSORY USE REAR	5' MIN.
ACCESSORY USE SIDE	5' MIN.

PROPOSED

	PARCEL 1	PARCEL 2
AREA	8,097 S.F.	12,001 S.F.
FRONTAGE	94.93'	115.21'
FRONT SETBACK	25' MIN.	25' MIN.
REAR SETBACK	20'	20' MIN.
SIDE SETBACK	23.7' MIN.	10' MIN.
BLDG. HEIGHT	25'	35' MAX.
LOT COVERAGE	1,380 S.F.17%	30% MAX.



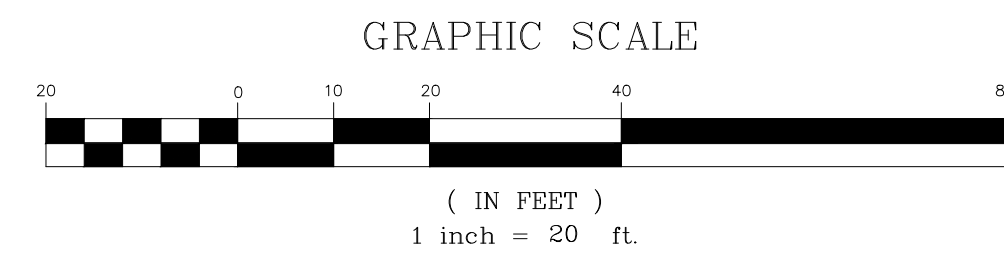
A.P. 12/3, Lot 2498
 N/F Mary E. & John A. Parrillo
 Dd. Bk. 3288, Pg. 262

A.P. 12/3, Lot 2500
 N/F Christopher Lee
 Dd. Bk. 5356, Pg. 260

LEGEND

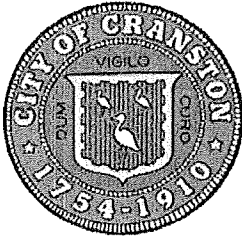
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 ELENA STREET
 VILLAGE AVENUE



OWNERS / APPLICANT:		REVISIONS:		
Mario G. & Lori Ann Carlino 45 Traymore Street Cranston, R.I. 02920		#	DATE	COMMENT
		0	4/21/2026	1 st. Submission
SURVEYOR: Walter P. Skorupski 7 Wessex Street Cranston, R.I. 02910 skorupskin@aol.com 401-241-5469				

PRELIMINARY PLAN
 ELENA VILLAGE
 A MINOR SUBDIVISION
 BY W. P. SKORUPSKI
 LOCATED IN
 CITY OF CRANSTON
 ASSESSORS PLAT 12/3, LOT 2499
 APRIL, 2026



Incorporated 1910

Minor Subdivisions & Land Developments Checklist

Name of proposed subdivision/development: Elena Village
 Preparer: Walter Skorupski
 Phone Number: 401-241-5469
 Email: skorupski@aol.com
 Date of Application: 4/30/2026
 Plat and Lot Number(s) of the land being subdivided/developed: 12/3 2499

INSTRUCTIONS

The shaded boxes in the checklist indicate an item is **not** required at a particular stage of review. If any checklist items are marked "not applicable (NA)" please note why in the space provided at the end of each section if needed.

Items listed at the pre-application stage of review are recommendations. Required checklist items for pre-application shall be determined by the Administrative Officer. Conceptual design and approximate locations of required checklist items are acceptable for pre-application plans.

For items required at the preliminary and final stage of review, engineered design and proposed final locations of required checklist items shall be provided, with certification by registered Professional Engineer or Land Surveyor where required. The City Planning Department can provide further guidance on specific checklist items. See Section V of the Subdivision Regulations for more details.

Review Codes are for administrative use: Item Confirmed – Yes (Y), No (N), Partial (P), or Not Applicable (NA)

Please check the applicable stage of review for the submission:

Project Type: <input checked="" type="checkbox"/> Minor Subdivision <input type="checkbox"/> Minor Land Development	Stage of Review: <input type="checkbox"/> Pre-Application with City Plan Commission (PA) <input checked="" type="checkbox"/> Preliminary Plan (PR) <input type="checkbox"/> Final Plan (F)
Check if requesting zoning relief for this stage of review:	<input checked="" type="checkbox"/> Unified Development Review
Check if proposing the following:	<input type="checkbox"/> Oversized Lot Subdivision <input type="checkbox"/> Street Extension/Creation

A. FORMS AND DOCUMENTS

A	PA	PR	F	REQUIRED FORMS AND DOCUMENTS	REVIEW CODE
1.				1 digital copy of all plans and application materials	
2.				2 paper copies of the plan set (24"x 36")	
3.				Application Consent Form	
4.				Relevant Filing Fee (See Table G.)	
5.				Certified Radius Package from Tax Assessor's Office (map and mailing list for abutter notices) – dated within 90 days	
6.				Names and addresses of adjoining communities or agencies requiring notification	
7.				Municipal Lien Certificate (MLCs) from the Tax Collector dated within 6 months showing taxes are paid	
6.				All relevant supporting materials as determined during Pre-Application Conference	
7.				All relevant supporting materials as conditioned by Preliminary Plan Approval	
Checklist Item #		Applicant Comments on Required Forms/Documents:			
Checklist Item #		Reviewer Comments on Required Forms/Documents:			

B. GENERAL INFORMATION (to be provided on plan sheets)

B	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		✓		Name of the proposed subdivision project	
2.		✓		Plat and lot number(s) of land being subdivided/developed	
3.		✓		Addresses, plat and lot number(s) of abutting properties and property owners	
4.		✓		Address/Location of Subdivision	
5.		✓		Name and address of the applicant(s)	
6.		✓		Name and address of property owner(s)	
7.		✓		Name, address, phone, and stamp(s) of the RI Registered Engineer and/or RI Registered Land Surveyor responsible for the plans	
8.		✓		Date of plan preparation and all revision date(s), if any	
9.		✓		True north arrow and graphic scale	
10.		✓		Site plan legend (all items displayed on site plans shall be symbolized in a legend)	
11.		✓		List of sheets contained within the plan set	
12.		NA		Notation of any permits and/or agreements obtained from or made with State and Federal agencies, including permit number if applicable	
13.		✓		Name, address, phone, and stamp(s) of the RI Registered Engineer and/or RI Registered Land Surveyor responsible for the plans	

C. EXISTING CONDITIONS PLAN(S)

C	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		✓		<u>Locus Map</u> : A general location map showing the relationship of the parcel to the area within a half-mile radius(<i>may be provided on separate sheet</i>)	
2.		✓		Certification by a RI Registered Land Surveyor that a perimeter study of the land being developed has been performed and meets a Class I standard for property lines and a Class III standard for topographic and existing conditions information	
3.		✓		Relevant references to deeds and recorded plans	
4.		✓		Boundary lines and lot lines with angles and distances marked thereon	
5.		✓		Primary Control Points	
6.		✓		Existing permanent monumentation	
7.		✓		District Dimensional Regulations of the subject parcel	
8.		✓		Zoning district(s) of the subject parcel(s), with zoning boundary lines shown if there is more than one district	
9.		NA		Notes referencing any relevant previous zoning relief including conditions of approval	
10.		NA		Boundaries and total area of any land classified as "unsuitable for development"	
11.		✓		Dimensions & area of subject parcel, and location and dimensions of existing property lines, type of easements and rights-of-way within or adjacent to the subject parcel	
12.				Existing contours at intervals at intervals of ten (10) feet	
13.		✓		Existing contours at intervals at a minimum of two (2) feet	
14.		✓		FEMA Flood Map and Base flood elevation; use the North American Vertical Datum of 1988 (NAVD 88)	
15.				Boundaries and notation of soil classifications for the entire project area including identification of soils designated by NRCS as "prime agricultural land"	
16.				Location of RIDEM and/or EPA regulated facilities such as brownfields, storage tanks, and CERCLIS sites. Include a notation of any associated permits and land use restrictions.	
17.				Location of Phase III Remediation Plan area, if required by RIDEM	
18.				Location of wetlands, watercourses or coastal features within and adjacent to the parcel(s), including buffer areas as defined by RIDEM for wetlands OR notation that none are present	
19.				Notation of existing ground cover with approximate location of wooded areas and areas of active agricultural use. Identify prime agricultural soils as determined by NRCS.	
20.		✓		Location of known easements and rights-of-way within or adjacent to the subject parcel(s), including streets, driveways, farm roads, and/or trails that have been in public use	
21.		✓		Location, width, classification, and names of existing public, private, and paper streets within and adjacent to the subject parcel(s)	
22.		✓		Location, size, and use/type of all existing buildings or significant above-ground structures, including stone walls, in and immediately adjacent to the subject parcel(s)	
23.		✓		Location, size, and type of all known, existing above and below ground utilities, including sewer, OWTS, wells, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be present on the site or within the right of way along the property frontage	
24.		✓		Location of any unique and/or historic features within or adjacent to the subject parcel(s), including stone walls, historic cemeteries and access, or, if none, a notation indicating such	
25.				Accurate location of any unique natural features present on the site, including but not limited to significant specimen trees, or if none, a notation indicating such	

C	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
26.				Determination if the proposed development or subdivision lies within any area designated by the town or state for purposes of environmental, natural or cultural resource protection, such as: <ul style="list-style-type: none"> a. Natural Heritage Areas, as defined by RIDEM b. 200' Coastal Buffer / Special Area Management Plan (SAMP) of RI CRMC c. A Groundwater Protection Overlay District d. Wellhead Protection Area e. Groundwater Recharge Area f. Areas within a TMDL watershed, as identified by RIDEM g. An OWTS Critical Resource Area, as defined by RIDEM h. A Drinking Water Supply Watershed, as defined by RIDEM i. National Register of Historic Places j. Cranston Historic District 	
Checklist Item #		Applicant Comments on Required Items:			
Checklist Item #		Reviewer Comments on Required Items:			

D. PROPOSED CONDITIONS PLAN(S)

D	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		✓		Location, size, and use/type of proposed buildings, and structures, . Include all accessory structures, building setbacks, and total lot coverage	
2.		✓		Proposed permanent monumentation	
3.		✓		Proposed lots with dimensions and areas indicated, include all interior lot lines, building setback lines and street lines with dimensions indicated and drawn so as to distinguish them from existing lot line	
4.				For lots with multiple frontages, identification of primary frontage	
5.		✓		Proposed zoning relief - Unified Development Review	
6.				Proposed waivers	
7.				Notation of zoning relief and approved waivers	
8.		NA		Boundaries and total area of any land classified as "unsuitable for development" (see definition in Subdivision Regulations)	
9.				Concept measures to minimize impacts to the natural topography of the site using the Low Impact Development (LID) Site Planning & Design Guidance Manual	
10.				Any proposed on- and /or off-site improvements including streets, access drives, loading areas, parking areas, sidewalks, and bicycle paths, include profiles and typical cross-sections	
11.				Designated trash collection area(s) and dumpster location	
12.		✓		<u>Utilities Plan</u> : Proposed location, size, and type of all above ground and underground utilities servicing the property, including wastewater, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be required for site development. Include proposed utility easements. (stamped by a Registered Professional Engineer for final plans if needed)	

D	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
13.		NA		For subdivisions without public water service: locations of underground water tank(s)/cistern(s) including details of materials and installation. Fire Department approval required at Final Plan stage.	
14.		NA		If future development is to be serviced by an On-Site Wastewater Treatment System(s), soil evaluations in the relative location where each system is proposed, which have been performed by a licensed RI soil evaluator and witnessed by RIDEM	
15.		NA		Location and dimensions of proposed easements and rights-of-way within the development parcel(s), or those to be acquired adjacent to the development parcel(s) as maybe necessary	
16.		NA		Location, dimension, monumentation, and proposed use of any area(s) proposed to be set aside as open space, if any	
17.		NA		Proposed phasing, including depiction of which structures and on- and off-site improvements are to be installed in which phase, if applicable	
18.		NA		Limits of disturbance/work relative to on-and off-site improvements and infrastructure installation	
19.				<u>Soil and Sedimentation Control Plan</u> , unless exempted by Section X(J) of the Subdivision Regulations. Exempt projects shall show contours at sufficient detail (2-foot intervals) for all on and off-site street construction	
20.				<u>Stormwater management plan(s)</u> : show accurate designs and details of proposed stormwater management infrastructure, including type, location, drainage calculations, extension of existing lines, configuration, and proposed easements, prepared by a RI-Registered Professional Engineer. Certification required at Final Plan stage.	
21.				<u>Landscape plan(s)</u> : maintenance plan and tree preservation plan, to show all significant proposed clearing of land, removal of existing vegetation, re-vegetation, landscaping on street rights-of-way, and within common areas, and landscape installation details and related notations, signed by a RI licensed Landscape Architect for final plans	
22.				<u>Lighting Plan</u> : Location, type, intensity & direction of illumination of outdoor lighting fixtures.	
23.				<u>Signage Plan</u> : Location, size, design and illumination of all signage	
24.				Any revisions to the proposed conditions required by the Preliminary Plan approval	
25.				Notation of any special conditions/documents received as required by the Preliminary Plan approval	
Checklist Item #				Applicant Comments on Required Items:	
Checklist Item #				Reviewer Comments on Required Items:	

E. PROJECTS WITH STREET CREATION/EXTENSIONS

If your project proposes to extend or create a street, please complete this section. If your project does not propose to extend or create a roadway, you may skip this section.

E	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
Required Elements in the Plans					
1.		NA		Notation whether the street extension or creation is to be private or public	
2.		NA		Roadway design plan(s) and profile(s), including existing and proposed elevations and locations of proposed utility infrastructure, and proposed street names	
3.				Final roadway design plan(s) and profile(s), including existing and proposed elevations and typical cross-sections and paved (impervious) areas delineated on the appropriate plans, including all pedestrian facilities	
Required Supporting Materials					
1.				City Engineer memo of approval and performance guarantee amount	
2.				Draft Roadway deed	
3.				Draft public improvement guarantee	
Checklist Item #		Applicant Comments on Required Items:			
Checklist Item #		Reviewer Comments on Required Items:			

F. SUPPORTING MATERIALS

F	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.				Renderings, elevations or photographs to illustrate the visual impact of the proposal for subdivision/development (on request)	
2.				Copies of a narrative report or written statement including: a. A general description of the existing physical environment and existing use(s) of the property; b. A general description of the location, use(s), type(s), and density; c. A general statement and supporting maps and/or graphics that illustrates the approach utilized in designing the proposed subdivision/development, including consideration of existing conditions and significant site features; d. Proposed waiver(s) from Subdivision Regulations; e. Proposed zoning relief citing relevant sections of the Zoning Ordinance AND provide evidence towards each of the required findings in RIGL §45-24-41.(d) & (e); f. A general analysis of soil types and suitability for the subdivision/development proposed; g. A description of proposed phasing, if any.	
3.		NA		<u>If proposing an Oversized Lot Subdivision:</u> Compilation Plan stamped by a professional Land Surveyor demonstrating that the lots can be subdivided using the standards listed in RIGL 45-23-32. The compilation plan shall include the following: a. All checklist items for preliminary plans as listed in Section B	

Minor Subdivision Checklist

City of Cranston

F	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
				<ul style="list-style-type: none"> b. All lots with lot numbers and lot areas (in sq. ft.) within a 200 ft radius of the subject lot(s) c. All lots within the 200 ft radius excluded from the calculation marked visually d. An analysis demonstrating that the lot qualifies for an oversized lot subdivision (may be provided on a separate sheet) 	
4.				Copy of the Deed/Title to the subject parcel	
5.				Draft or final Copies of all legal documents; existing and proposed legal description of property, proposed easement and rights-of-way, dedications, restrictions or other required legal documents including but not limited to covenants or Homeowners Association, Stormwater Management Plan, Landscaping Maintenance Plan, a deed conveying open space or offer of street dedication	
6.				Copies of any RIDEM stormwater or other general construction permits that are required, or an affidavit, signed by a qualified professional, stating that no RIDEM stormwater or construction permits are required	
7.				Copies of drainage calculations, associated explanatory narrative, and all supporting documentation, including an Operations and Maintenance manual for the stormwater system (submission for Final Plan stage only upon significant changes to calculations or documents)	
8.				Soil Erosion Sediment Control Plan (submission for Final Plan stage only upon significant changes to plan)	
9.				Relevant documentation of RIDEM and/or EPA regulated facilities located on subject site and associated land use restrictions	
10.				Environmental Site Assessments, if any (on request)	
11.				RIDEM Approved Environmental Site Assessment Phase III (Remediation Plan) if required	
12.				Approval letter from RI Coastal Resources Management Council if subject lot(s) is within 200' of a <u>coastal shoreline</u>	
13.				For lots containing or impacting <u>freshwater wetlands</u> or <u>tidal waters and their tributaries</u> , copies of either: <ul style="list-style-type: none"> a. A RIDEM wetlands permit, if required pursuant to RIDEM rules and regulations; or b. A letter of non-jurisdiction from RIDEM 	
14.				If <u>proposing service by public water</u> , copy of a water availability letter	
15.				If <u>proposing service by public water</u> , copies of a written statement from the applicable water service provider that the proposed plan, with plan revision date indicated, has been reviewed and which provides: <ul style="list-style-type: none"> a. Approval of connection to the existing water main as depicted on the plan; and b. If extension is proposed, approval from the company or district of the extension of the water main as depicted on the plan 	
16.				If <u>proposing service by public sewer</u> , copy of sewer service availability letter from the Department of Public Works	
17.				If <u>proposing service by public sewer</u> , copies of a written statement from the Department of Public Works and applicable sewer operator that the proposed plan, with plan revision date indicated, has been reviewed and which provides: <ul style="list-style-type: none"> a. Approval of connection to the existing sewer main as depicted on the plan; b. If a <u>sewer main extension</u> is proposed, approval of extension by the Department of Public Works as depicted on the plan. 	
18.				If <u>proposing septic and on-site wastewater treatment systems</u> , copies of a RIDEM OWTS permit must be provided.	

F	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
19.				Draft copies of the metes and bounds description(s) and warranty deed(s) for all proposed public roadways and/or lands proposed to be dedicated to the City for open space purposes, if any, in a form acceptable to the Administrative Officer and reflective of any conditions of the Preliminary Plan approval	
20.				If proposing new physical access or alteration to access to a State right-of-way a letter evidencing the issuance of a RIDOT – Physical Alteration Permit	
21.				Written confirmation and/or permits from any additional required federal, state or local agencies as needed	
22.				Traffic study performed by a RI Licensed Engineer (if requested)	
23.				Building elevations showing exterior building design, materials, colors & height (Optional)	
Checklist Item #				Applicant Comments on Required Items:	
Checklist Item #				Reviewer Comments on Required Items:	

G. FEES

Payment only via checks made out to “City of Cranston”

G	PA	PR	F		Received?
1.				Pre-Application Concept Review with CPC/TRC: \$125 + 25 per unit*	
2.				Preliminary Plan Filing Fee: - Administrative Review: \$250 + \$45 per unit* - CPC Review (UDR & Street Ext.): \$450 + \$45 per unit*	
4.				Final Plan Filing Fee: \$250 + 45 per unit*	
5.				Radius Package (collected at the City Assessor’s Office, 1st floor City Hall, 869 Park Ave. Cranston RI 02910): 200’ Radius Package: \$75.00 400’ Radius Package (UDR only): \$150	
7.				<i>For public hearings:</i> Beacon Communications advertising fee (determined after advertising, paid directly to Beacon Communications)	
<i>Fees Submitted AFTER approval of Final Plan</i>					
8.				<u>Capital Facilities Development Impact Fee:</u> (Residential only) Eastern Cranston: \$593.46 / dwelling unit Western Cranston: \$1,389.50 / dwelling unit	
9.				Final Decision Recording Fee (\$49 for each decision + \$1 per additional page)	
10.				Final Plan Recording Fee (\$49 for plat map + \$1 per additional page)	
<i>Other City fees that may be charged for Building Permit (paid on OpenGov)</i>					
11.				Sewer Connection Fee (<i>Cranston Code CH. 13.08, Art. III, Sec.13.08.100, E</i>)	
12.				Water Impact Fee (<i>Cranston Code CH. 15.04.020, Sec. 1408.0 B.</i>)	

*For residential developments the unit fee is per residential unit. For commercial/industrial developments, and non-residential elements of Mixed Used Planned Districts, unit fees are assessed per developed acre or per 1,000 square feet of gross floor area, whichever is greater.

H. Materials to be submitted prior to recording of Final Plan

H	ELEMENT REQUIRED	REVIEW CODE
1.	2 paper copies (24"x36") of the record plan if different from Final Plan set (applicant may supply additional copies for applicant's use)	
2.	2 paper copies (24"x36") of the Final Plan set	
3.	1 mylar (24"x36") of the record plan for recording	
4.	Recording Fees (see Table G)*	
5.	<i>For street creation/extension:</i> submission of improvement guarantee and 2% inspection fee	
6.	AutoCAD .DWG files compatible with ArcGIS Pro and located in the RI state plane coordinate system that, at a minimum, include parcel lines, zoning lines and dimension annotation (<i>Land Developments where no lot lines are created, moved, or removed are exempt</i>)	

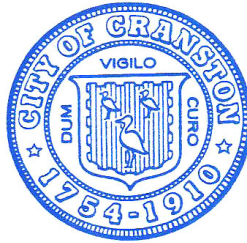
* The Final Decision is valid up to 1 year after recording. Vesting becomes permanent once the Record Plan is recorded.

Signature of Applicant or Applicant Representative: _____

Signature of reviewer: _____

Date of Review: _____

Kenneth J. Hopkins
Mayor



Frank Corrao, P.E.
Director of Public Works

**DEPARTMENT OF PUBLIC WORKS
CITY HALL, ROOM 109
869 PARK AVENUE
CRANSTON, RHODE ISLAND 02910**

May 4, 2026

Mario Carlino
Lori Ann Carlino
45 Traymore Street
Cranston, RI 02920

**Re: Sewer Availability Request
44 Village Avenue – Preliminary Plan
(Plat 12 / Lot 2499)**

Dear Property Owner:

The City of Cranston has reviewed the correspondence request for sewer availability for the above-referenced project. This letter is to inform you that sewer is available for 'Parcel 2' to be connected to an existing gravity sewer main within Elena Street for a residential development.

Please find the enclosed Veolia Water, NA Availability of Service Letter, dated May 4, 2026 for your reference. Please note this is not an authorization letter for your sewer. A new sewer lateral connection and a "New Lateral Tie-In Connection" form and applicable inspection fee prior to scheduling of work. Sewer design and installation is required to meet the requirements of Annex A - Design of Sewers.

If you have any questions, feel free to contact me at 401-780-3173.

Sincerely,

Edward Tally
Environmental Program Manager

CC: Frank Corrao, P.E. Director of Public Works;
Beth Ashman, Cranston Planning
John Arruda, Veolia Water
James Thomas, Veolia Water

Earl Salisbury, Veolia Water
Stan Pikul, Building Official



VEOLIA WATER NORTH AMERICA
140 Pettaconsett Avenue
Cranston, RI 02920

Tel. : 401-467-7210
Fax : 401-781-5260
www.veoliawatema.com

May 4, 2026

Mr. Edward Tally
Environmental Program Manager
City of Cranston
869 Park Avenue
Cranston, Rhode Island 02910

**Re: Availability of Sewer Service Letter
44 Village Avenue, Cranston "Service From Elena Street"
Parcel 2 Assessor's Plat 12/3 Lot 2499**

Dear Mr. Tally,

Veolia Water, Cranston, Rhode Island (VW) has received your correspondence from Mario Carlino on April 28, 2026 who is working with W.P. Skorupski to request an availability of sewer service for the above referenced locations. The proposed site is located at 44 Village Avenue, Cranston AP 12/3 Lot 2499 on Parcel 2 and will be subdivided to build a new 1 family dwelling.

Our records indicate that a 8" PVC sewer is available within Elena Street and a new sewer lateral will be required to connect the new property and is shown on the Pocasset Part 10 Sheet 63B record plan - as-built (See Attached).

Please note that this is not an approval of a sewer service connection. Any new connection requirement shall be through the City of Cranston's approval process. If a new sewer lateral connection is needed, we will require a "New Lateral Tie-In Connection" form to be completed and a check for \$380 to "Veolia Water" for inspection fees which must be paid prior to scheduling of work.

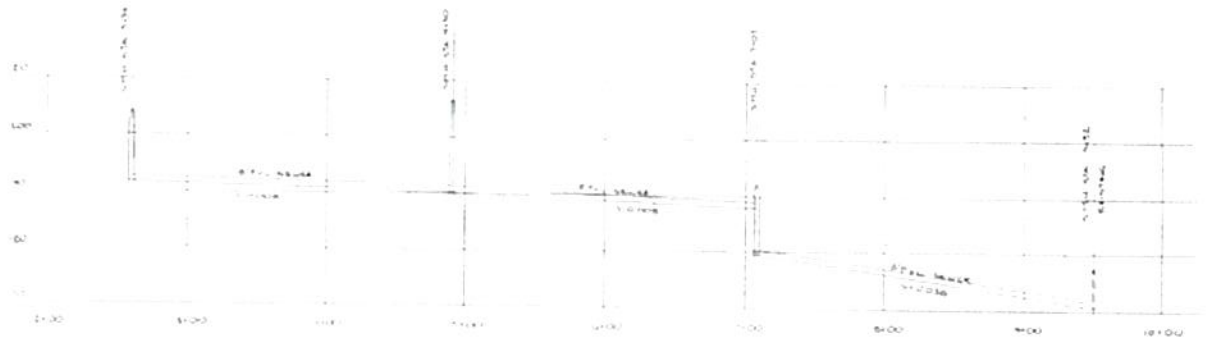
If you have any questions, you can reach me at (401) 824-0064.

Sincerely,
Veolia Water

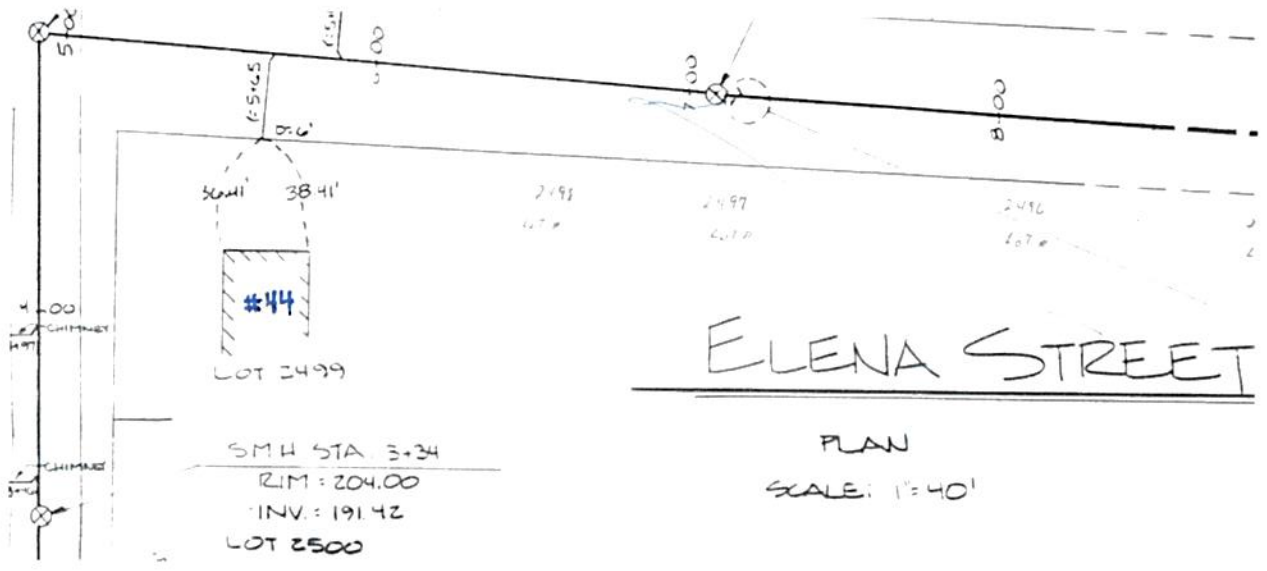
A handwritten signature in blue ink that reads "John C. Arruda Jr.".

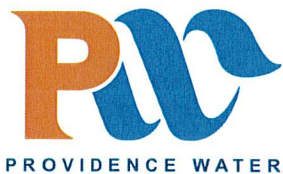
John C. Arruda Jr.
Civil Engineer - Underground Asset Manager

xc: Earl Salisbury, Veolia Project Manager
James Thomas, Veolia Collections Systems Supervisor



VILLAGE AVENUE & ELENA STREET
 PROFILE
 HORIZ. 1"=40' VERT. 1"=10'





April 28, 2026

Mario Carlino

**Re:44 Village Ave, Cranston, RI (Plat 12/3 Lot 2499, Parcel B)
Water Availability**

The Hon. Brett P. Smiley
Mayor

Ricky Caruolo
General Manager

To Whom It May Concern:

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William E. O'Gara, Esq.
Legal Advisor

In response to your request April 27, 2026, regarding water availability at the above referenced location, please be advised that Providence Water currently owns and maintains an 8-inch ductile iron water main running along Elena Street having a static pressure of approximately 45 psi. A new water service installation is required for this location.

Presently, there are sufficient reserves in the Providence Water system for this residential development. Please be advised that before the water service connection can be made to the Providence Water system, an evaluation of demand must be performed in order to correctly size the diameter of the domestic service line and water meter size. The costs associated with installing the water service and water meter are the responsibility of the applicant.

The applicant must complete and submit a Water Service Application for Domestic Service for review and approval. Please include a Site Utility Plan when submitting your application.

Should there be any questions regarding this information, please contact the Providence Water T&D Department at (401) 521-6300 extension 7102 for assistance.

MEMBER

Rhode Island Water Works Assn.
New England Water Works Assn.
American Water Works Assn.
Water Research Foundation

An EPA WaterSense Partner

(401) 521-6300

125 Dupont Drive
Providence, RI 02907

www.provwater.com

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Like us at:

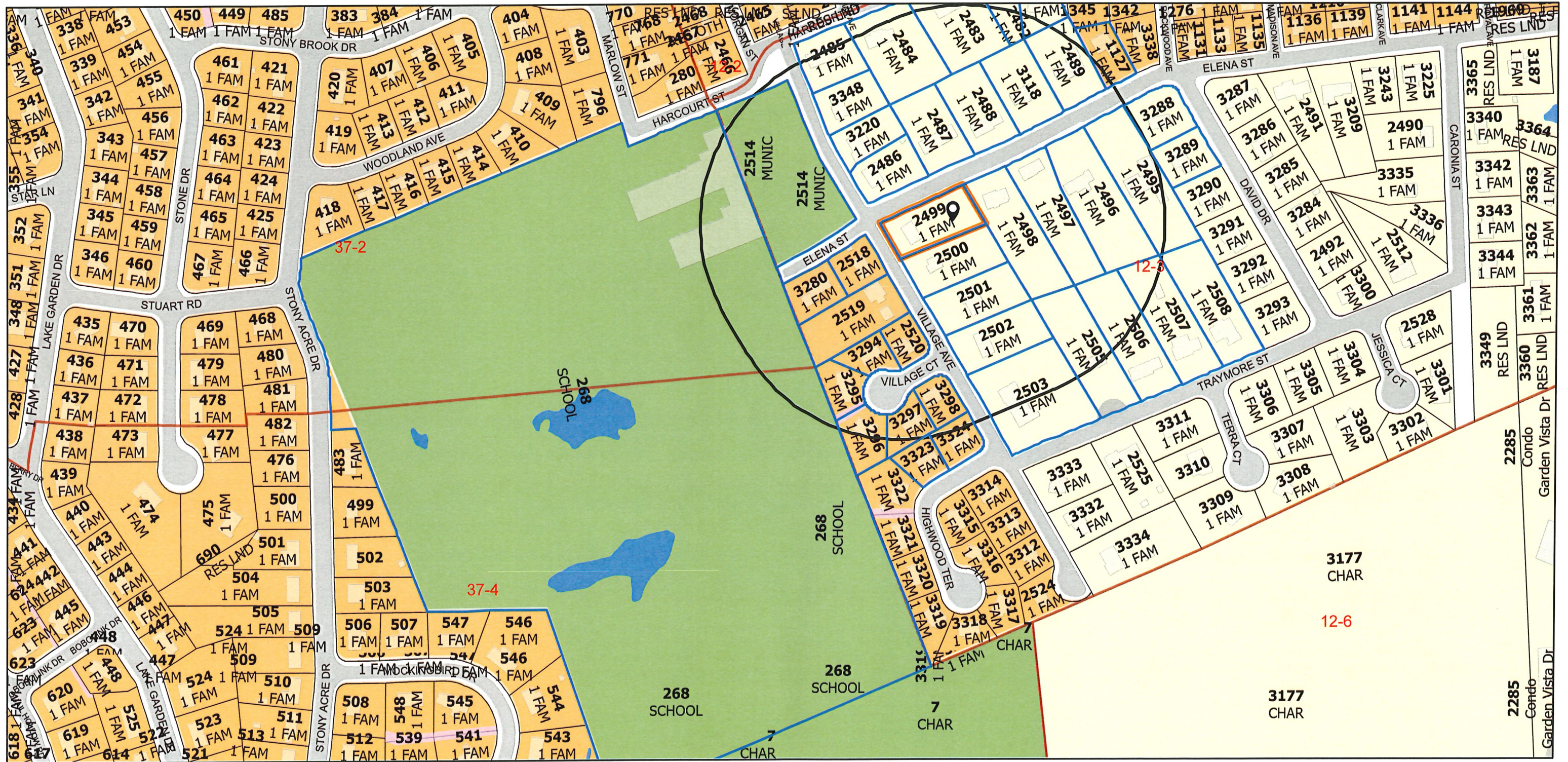
facebook.com/Providencewater

Respectfully,
PROVIDENCE WATER SUPPLY BOARD

Christopher M. Watts
Supervisor of T&D

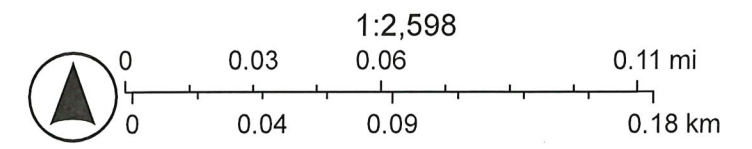
CC: File

44 Village Ave 400' Radius Plat 12 Lot 2499



4/28/2026, 10:56:48 AM

- | | | | | | |
|----------------------------------|-------------------|---------------------------|-----|----|-------|
| ParcelsInBuffer | Swamp | Cemeteries | A80 | B2 | M1 |
| SelectedParcels | Buildings | Cranston Boundary | A20 | C1 | M2 |
| SelectedParcelsBuffer | Cranston Boundary | Roads | A12 | C2 | EI |
| Labels_Radius Maps_Lot and LU v2 | Plat Bounds | Historic Overlay District | A8 | C3 | MPD |
| Hydro Poly 2001 | Easements partial | Zoning | A6 | C4 | S1 |
| Stream/Water Body | Parcels | none | B1 | C5 | Other |



Abbuter's List: 44 Village Ave 400' Radius Plat 12 Lot 2499

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
12-1127-0	225 ELENA STREET SINGLE FAM MDL01	MORIAH M MUSE JILLIAN P BEILKE JT 225 ELENA ST CRANSTON, RI 02920-4347
12-2482-0	57 HARCOURT STREET SINGLE FAM MDL01	BRIAN SAILER 57 HARCOURT STREET CRANSTON, RI 02920-2219
12-2483-0	35 HARCOURT STREET SINGLE FAM MDL01	JANE S NOEL TRUSTEE 25 ANAWAN DRIVE NARRAGANSETT, RI 02882-1907
12-2484-0	33 HARCOURT STREET SINGLE FAM MDL01	SABATINO P FALCONIO LIFE ESTATE 33 HARCOURT STREET CRANSTON, RI 02920
12-2485-0	11 HARCOURT STREET SINGLE FAM MDL01	GEORGE K CACCHIOTTI LUCIA M CACCHIOTTI T/E 11 HARCOURT ST CRANSTON, RI 02920-2219
12-2486-0	30 VILLAGE AVENUE SINGLE FAM MDL01	WILLIAM CONDON YOLANDA CONDON 30 VILLAGE AVENUE CRANSTON, RI 02920-2224
12-2487-0	265 ELENA STREET SINGLE FAM MDL01	MICHELLE M DAVID JESSICA DAVID JT 265 ELENA STREET CRANSTON, RI 02920-4348
12-2488-0	247 ELENA STREET SINGLE FAM MDL01	ELVIS SETH JESSICA SETH T/E 247 ELENA STREET CRANSTON, RI 02920-4347
12-2489-0	235 ELENA STREET SINGLE FAM MDL01	ROBERT S DEROBPIO ROBIN ANN DEROBPIO T/E 235 ELENA STREET CRANSTON, RI 02920-4347
12-2495-0	232 ELENA STREET SINGLE FAM MDL01	BRIAN M DELMAN TERRY LYNN DELMAN T/E 232 ELENA STREET CRANSTON, RI 02920-4300
12-2496-0	244 ELENA STREET SINGLE FAM MDL01	CESAR GRULLON 244 ELENA ST CRANSTON, RI 02920-4300
12-2497-0	250 ELENA STREET SINGLE FAM MDL01	RICHARD PUMPLE PAMELA PUMPLE T/E 250 ELENA STREET CRANSTON, RI 02920-4300
12-2498-0	260 ELENA STREET SINGLE FAM MDL01	MARY E PARRILLO JOHN A PARRILLO JT 260 ELENA STREET CRANSTON, RI 02920-4300
12-2499-0	44 VILLAGE AVENUE SINGLE FAM MDL01	JOSEPH S SPREMULLI JUDITH A SPREMULLI T/E 44 VILLAGE AVENUE CRANSTON, RI 02920-4329
12-2500-0	54 VILLAGE AVENUE SINGLE FAM MDL01	CHRISTOPHER LEE 54 VILLAGE AVENUE CRANSTON, RI 02920-4329
12-2501-0	66 VILLAGE AVENUE SINGLE FAM MDL01	ANTHONY MATARESE CAROL A MATARESE T/E 66 VILLAGE AVE CRANSTON, RI 02920
12-2502-0	76 VILLAGE AVENUE SINGLE FAM MDL01	THOMAS LONARDO SUSAN M LONARDO TRUSTEES 76 VILLAGE AVENUE CRANSTON, RI 02920-4329
12-2503-0	90 VILLAGE AVENUE SINGLE FAM MDL01	VIOLA DEGAITAS 1/2 HENRY J DEGAITAS 1/2 90 VILLAGE AVENUE CRANSTON, RI 02920-4329
12-2505-0	65 TRAYMORE STREET SINGLE FAM MDL01	FAN YANG 65 TRAYMORE ST CRANSTON, RI 02920-4370

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
12-2506-0	55 TRAYMORE STREET SINGLE FAM MDL01	STEVEN J FAIOLA DEBRA J FAIOLA T/E 55 TRAYMORE STREET CRANSTON, RI 02920-4370
12-2507-0	45 TRAYMORE STREET SINGLE FAM MDL01	MARIO G CARLINO LORI ANN CARLINO T/E 45 TRAYMORE ST CRANSTON, RI 02920-4370
12-2508-0	41 TRAYMORE STREET SINGLE FAM MDL01	MICHELLE L BRANCH LYNDA L AUL LIFE ESTATE 41 TRAYMORE STREET CRANSTON, RI 02920-4370
12-2514-0	0 VILLAGE AVENUE MUNICIPAL MDL00	CRANSTON CITY OF 869 PARK AVE CRANSTON, RI 02910
12-2518-0	45 VILLAGE AVENUE SINGLE FAM MDL01	BILLYE-JO E ALFONSO EDUARDO CHRISTOPHER ALFONSO T/E 45 VILLAGE AVE CRANSTON, RI 02920-4328
12-2519-0	51 VILLAGE AVENUE SINGLE FAM MDL01	SAMANTHA RODRIGUEZ DAVID RODRIGUEZ T/E 51 VILLAGE AVE CRANSTON, RI 02920-4328
12-2520-0	3 VILLAGE COURT SINGLE FAM MDL01	JEANNE M LANDRY 3 VILLAGE COURT CRANSTON, RI 02920-4378
12-3118-0	245 ELENA STREET SINGLE FAM MDL01	SHERON M LIAL 245 ELENA ST CRANSTON, RI 02920
12-3220-0	26 VILLAGE AVENUE SINGLE FAM MDL01	OLUWATOSIN D OLADOJA 26 VILLAGE AVE CRANSTON, RI 02920-2224
12-3280-0	302 ELENA STREET SINGLE FAM MDL01	PAULA A BAINS VALLEE EDWARD A VALLEE T/E 302 ELENA STREET CRANSTON, RI 02920-4330
12-3288-0	220 ELENA STREET SINGLE FAM MDL01	CARLYSLE M COWARD TRUSTEE 1/2 ROSEMARY BOWEN COWARD TRUST 1 220 ELENA STREET CRANSTON, RI 02920-4325
12-3289-0	11 DAVID DRIVE SINGLE FAM MDL01	NICHOLAS J AIELLO LAUREN T CASASANTA JT 11 DAVID DRIVE CRANSTON, RI 02920-4372
12-3294-0	11 VILLAGE COURT SINGLE FAM MDL01	ANGELO J PIRRI JULIE E PIRRI T/E 11 VILLAGE CT CRANSTON, RI 02920
12-3295-0	15 VILLAGE COURT SINGLE FAM MDL01	ANTONELLA RICCIOTTI 15 VILLAGE COURT CRANSTON, RI 02920-4378
12-3296-0	16 VILLAGE COURT SINGLE FAM MDL01	KRISTINA A MANCINI ROSA ZUENA JT 16 VILLAGE CT CRANSTON, RI 02920-4377
12-3297-0	10 VILLAGE COURT SINGLE FAM MDL01	ZEUS REALTY LLC C/O JOHN C BREZACK 1 WAYLAND AVE UNIT 310 SOUTH PROVIDENCE, RI 02906
12-3298-0	4 VILLAGE COURT SINGLE FAM MDL01	KEVIN B SULLIVAN GRACE ANN SULLIVAN T/E 4 VILLAGE CT CRANSTON, RI 02920-4377
12-3323-0	9 HIGHWOOD TERRACE SINGLE FAM MDL01	NICHOLAS C DISTAOLO VALERIE DISTAOLO JOINT LIFE ESTATE 9 HIGHWOOD TERRACE CRANSTON, RI 02920-4396
12-3324-0	3 HIGHWOOD TERRACE SINGLE FAM MDL01	HALIL ONAT ERCELIK MARIYA ERCELIK T/E 3 HIGHWOOD TERRACE CRANSTON, RI 02920-4396
12-3341-0	59 HARCOURT STREET SINGLE FAM MDL01	LISA M HANNER KENNETH W HANNER T/E 59 HARCOURT STREET CRANSTON, RI 02920-2219

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
12-3348-0	20 VILLAGE AVENUE SINGLE FAM MDL01	CATHY DIRAIMO 20 VILLAGE AVENUE CRANSTON, RI 02920-2224
37-268-0	21 VILLAGE AVENUE SCHOOL MDL94	CRANSTON CITY OF SCHOOLS 845 PARK AVE CRANSTON, RI 02910