



**CITY OF CRANSTON**  
**NOTICE OF PUBLIC HEARING**  
**“30 & 40 Cindy Lane”**  
**Minor Subdivision with Waiver Requested**  
**Preliminary Plan**

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You are hereby notified that the Cranston City Plan Commission will meet to review the Preliminary Plan for a proposed Minor Subdivision with a waiver requested from Cranston’s Subdivision & Land Development Regulations entitled **“30 & 40 Cindy Lane.”** This public hearing will be held on **Tuesday, August 4, 2026, at 6:30 P.M.**, in the Council Chambers, Cranston City Hall, 869 Park Avenue, Cranston, Rhode Island. You are invited to attend this public hearing at which time plans will be presented for public comment and City Plan Commission consideration.

The subject parcel is located at 30 & 40 Cindy Lane, Lot Nos. 125 & 127 on Assessor’s Plat No. 28 with Parcel 28-125 containing 127,968 SF and Parcel 28-127 containing 266,814 SF. The applicant is Anthony Silvestri. The owner of Parcel 28-125 is Fredrick Hannon and Ashley Silvestri Hannon. The owner of Parcel 28-127 is Anthony Silvestri and Diane Silvestri. The subject parcels are zoned A-80 Single-Family Residential. The proposal seeks to reconfigure the two existing lots into three (3) lots. The new lot will be serviced by a new private well and a new on-site wastewater treatment system.

The Proposal requires a waiver from Cranston’s Subdivision & Land Development Regulations, **Section VII.E.1 – Land Unsuitable for Development**, relating to the Minimum Area Suitable for Development. The existing lot, AP 28 Lot 125, is proposed to contain 102,189 SF of total lot area. Of that total, 69,464 SF is identified as unsuitable for development. The applicant is requesting a waiver to have 32,725 SF of land suitable for development where 80,000 SF is required. The newly proposed lot, “Parcel A”, is proposed to contain 103,509 SF of total lot area. Of that total, 66,742 SF is identified as unsuitable for development. The applicant is requesting a waiver to have 36,767 SF of land suitable for development where 80,000 SF is required.

The full Site Plan, staff reports, and the Zoom link for remote participation on this application 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/>. The 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 on YouTube: <https://www.youtube.com/@cityofcranston>. If you are unable to access the internet, you can contact the City Planning Department directly at 780-3136 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 because 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 780-3136, seventy-two (72) hours prior to the meeting date.

Steven Frias  
*President*

Beth E. Ashman, MCP, AICP  
*Planning Director*

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