



CITY OF CRANSTON
NOTICE OF PUBLIC HEARING
“30 Pomham Street”
Administrative Subdivision with Zoning Relief
Unified Development Review

You are hereby notified that the Cranston City Plan Commission will meet to review the Administrative Subdivision requiring zoning relief entitled **“30 Pomham Street.”** This public hearing will be held on **Tuesday, September 1, 2026, at 6:30 P.M.**, in the Council Chambers, Cranston City Hall, 869 Park Avenue, Cranston, Rhode Island at which time plans will be presented for public comment and City Plan Commission consideration. As a neighboring property owner, you are invited to attend this public hearing at which time plans will be presented for public comment and City Plan Commission consideration.

In accordance with the provisions of RIGL §45-23-50.1 and §45-24-46.4 (Unified Development Plan Review), the City Plan Commission will consider and vote upon any requested zoning relief in lieu of the Zoning Board of Review for subdivisions and land development projects. The Proposal requires relief from provisions of the Zoning Ordinance including Chapter 17.20.120 – Schedule of Intensity Regulation relating to the proposed lot size of 4,800 SF where 6,000 SF is required.

The subject parcels are located at 30 Pomham Street, Lot Nos. 1264, 1263 & 1262 on Assessor’s Plat No. 7 with the three lots containing a total of 9,600 SF. The owner and applicant is Marc Spirito. The subject parcels are zoned B-1 Single/Two-Family Residential (6,000 SF/8,000 SF). Lots 1263 and 1264 are considered merged under the Zoning Ordinance to form a conforming lot of 6,400 SF, leaving Lot 1262 a buildable substandard lot of record with 3,200 SF. The proposal seeks to reconfigure the three existing lots into two lots which will each contain 4,800 SF. An existing single-family dwelling will remain on proposed Parcel B and a new single-family dwelling is proposed for the currently vacant Parcel A. The new lots will be serviced by public sewer and water.

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
