



CITY OF CRANSTON
NOTICE OF PUBLIC MEETING
“Sinapi-Hague Property”
Minor Subdivision with Zoning Relief
Unified Development Review

You are hereby notified that the Cranston City Plan Commission will meet to review the Preliminary Plan under Unified Development Review for a proposed Minor Subdivision requiring Zoning Relief entitled **“Sinapi-Hague Property.”** 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. 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.

The subject parcel is located at 80 Phenix Avenue designated as Lot No. 129 on Assessor’s Plat No. 12. The owner and applicant is Calise Properties, LLC. The subject parcel consists of one (1) lot and contains 31,929 square feet. The proposal is to subdivide the parcel into four (4) lots. The existing four-family dwelling will remain on an undersized lot of 11,272 sq ft. A new lot of 8,000 sq ft will be created on Phenix Avenue for a two-family dwelling. Two (2) new lots of 6,000 sq ft will be created on Bolton Street for single family dwellings. The parcel is zoned B-1 Residential. The lots will be serviced by public water and sewer.

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 17.20.090 (A) - Specific Requirements for lot area for the multifamily unit and Chapter 17.20.120 – Schedule of Intensity Regulation relating to minimum lot size and minimum width requirements and street frontage. The minimum lot size for a four-family dwelling is 18,000 sq ft. The minimum width size is 60 feet in the B-1 zone and as designed the proposed frontage of the lots on Bolton Street would be 43 +/- feet.

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 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 780-3136, seventy-two (72) hours prior to the meeting date.

Steven Frias
President

Beth E. Ashman, MCP, AICP
Planning Director
