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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, SEPTEMBER 1, 2026**

Zoom webinar information for remote participation:

<https://zoom.us/j/93531081394?pwd=OsrXHnbbpETQowdRe6LuPfkqMRYuKp.1>

Passcode: 599309

Phone one-tap:

+13092053325,,93531081394# US

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

Webinar ID: 935 3108 1394 International numbers available: <https://zoom.us/j/93531081394?pwd=OsrXHnbbpETQowdRe6LuPfkqMRYuKp.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)

- August 4, 2026

SUBDIVISIONS/LAND DEVELOPMENT PROJECTS – OLD BUSINESS

- **"30 Pomham Street"** **PUBLIC HEARING** (vote taken)
Administrative Subdivision/Unified Development Review
Proposal: Applicant seeks to reconfigure three existing lots, each of which has 3,200 sf, into two lots. The proposed lots will both 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.
Zoning District: B-1 (Single/Two-Family Residential)
AP 7, Lots 1263, 1264, and 1262
30 Pomham Street

SUBDIVISIONS/LAND DEVELOPMENT PROJECTS – NEW BUSINESS

- **"425 Hope Road"** **PUBLIC INFORMATIONAL** (no vote taken)
PRE-APPLICATION – Comprehensive Permit
Proposal: To remove a single-family structure and construct 12 residential units of which three (3) units (25%) will be deed-restricted affordable. The development is comprised of eight (8) single-family detached structures and two (2) two-family structures with access to public water and sewer. The development will require adjustments for front and rear setbacks.
Zoning District: A-80 (Single-Family Residential, 80,000sf)

AP 28, Lot 1
425 Hope Road

- **“80 Phenix Avenue”** **PUBLIC HEARING** **(vote taken)**
PRELIMINARY PLAN/Unified Development Review - Minor Subdivision
Proposal: 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.
Zoning District: B-1 (Single- and Two-Family Residential)
AP 12, Lot 129
80 Phenix Avenue

ORDINANCE RECOMMENDATIONS

- **“Ordinance # 07-20-01”** **PUBLIC INFORMATIONAL** **(vote taken)**
Recommendation of the City Plan Commission on an amendment to the Cranston Zoning Ordinance (Chapter 17 of the Cranston Code of Ordinances) which proposes to create various new standards for land development including regulations for impervious surfaces, stormwater mitigation, riparian buffers and off-street parking facilities.
- **2026 State Legislation** **PUBLIC INFORMATIONAL** **(vote taken)**
The City Plan Commission will consider and possibly vote to forward an amendment of the Cranston Zoning Ordinance (Chapter 17 of the Cranston Code of Ordinances) to the City Council. This ordinance proposes various changes to the Zoning Ordinance in response to legislation passed during the 2026 legislative session of the Rhode Island General Assembly.

DISCUSSION OF AMENDMENTS TO SUBDIVISION REGULATIONS

- **2026 State Legislation Amendments** **PUBLIC INFORMATIONAL** **(vote taken)**
Discussion of proposed amendments to the Cranston Subdivision and Land Development Regulations in response to legislation passed during the 2026 legislative session of the Rhode Island General Assembly. The City Plan Commission may vote to hold a public hearing at a future date where the amendments will be considered for adoption.

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

RAYMOND WILLIS (OWN/APP) has applied to the Board for permission to raze and reconstruct a detached garage with reduced side and rear setbacks at **185 Albert Avenue**; A.P. 2, lot 1682; area 6,962 sf; zoned B1. Applicants seek relief per 17.92.010- Variance; Section 17.20.120 Schedule of Intensity Regulations.

JENNY CLEMENT (OWN) AND JOSHUA DEBROSSARD (APP) have applied to the Board for permission to leave an existing single-family dwelling on a lot with reduced frontage and setbacks previously merged by zoning at **75 Gladstone Street**, AP 7 Lot 875; area 6,536 sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard Lots of Record and Lot Mergers; Section 17.64.010 - Off-Street Parking.

JENNY CLEMENT (OWN) AND JOSHUA DEBROSSARD (APP) have applied to the Board for permission to construct a new two-family dwelling on an undersized lot with reduced frontage previously merged by zoning at **0 Gladstone Street**, AP 7 Lot 874; area 7,173sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard Lots

of Record and Lot Mergers; Section 17.20.060 - Required Yards Not to be Used by Another Building; Section 17.20.090 – Specific Requirements.

PATE LAKAY ENTERPRISE LLC (OWN) AND STEVEN GILBERT(APP) have applied to the Board for permission to operate a restaurant in an existing legal, non-conforming building with no off-street parking and to install new wall signage exceeding the allowable size and total area at **357 Dyer Avenue**, A.P. 8, lot 2798; area 3,535 sf; zoned C4. Applicant seeks relief per Section 17.92.010-Variances; Sections 17.72.010 – Signs; Section 17.64.010 – Off-Street Parking.

TILAK VERMA (OWN) AND BRIAN SHULL (APP) have applied to the Board for permission to construct an accessory dwelling unit (ADU) above an existing garage within the front and side setbacks at **2 Kensington Road**, AP 2 Lot 909; area 25,159sf, zoned A12. Applicants seek relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations.

PHILLIPE LAFRENAYE (OWN) AND JOVANI TORRES (APP) have applied to the Board for permission to leave an existing three-family dwelling on an undersized lot with reduced frontage and setbacks previously merged by zoning at **118 Maplewood Avenue**, AP 7 Lot 3234; area 5,000 sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 -Schedule of Intensity Regulations; 17.88.010 Substandard Lots of Record and Lot Mergers; Section 17.20.090 Specific Requirements.

PHILLIPE LAFRENAYE (OWN) AND JOVANI TORRES (APP) have applied to the Board for permission to construct a new two-family dwelling on an undersized lot with reduced frontage and setbacks previously merged by zoning at **0 Maplewood Avenue**, AP 7 Lot 3237; area 5,000 sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard Lots of Record and Lot Mergers; Section 17.20.090 Specific Requirements.

APRIL WOODWORTH (OWN) AND JOSEPH VILLAMAN (APP) have applied to the Board for permission to make legal an existing two-family dwelling on an undersized lot with reduced setbacks at **110 Laurens Street**, AP 5 Lot 192; area 7,600 sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Section 17.20.090 Specific Requirements.

CITY PLANNING DIRECTOR'S REPORT

(no vote taken)

ADJOURNMENT

(vote taken)

Next Regular Meeting | October 6, 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.