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CITY PLAN COMMISSION

City Hall – 3rd Floor, Room 309
869 Park Avenue, Cranston, Rhode Island 02910

AGENDA

CITY HALL – 3rd FLOOR, COUNCIL CHAMBER

6:30PM – TUESDAY, NOVEMBER 12, 2024

You are invited to a Zoom webinar.

When: Nov 12, 2024 06:30 PM Eastern Time (US and Canada)

Topic: City Plan Commission Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/98531630191?pwd=cYvwOHMUVtPV7yGRiJpACgYTzOZKjY.1>

Passcode: 175071

Or One tap mobile :

+16469313860,,98531630191# US

+13017158592,,98531630191# US (Washington DC)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

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Webinar ID: 985 3163 0191

International numbers available: <https://zoom.us/u/akpnpUCIT>

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:

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>

Individuals requesting interpreter services for the hearing impaired must contact the Dept. of City Planning at (401) 780-3136 seventy-two (72) hours prior to the meeting.

CALL TO ORDER

APPROVAL OF MINUTES

(votes taken)

- 10.1.24 Regular City Plan Commission Meeting
- 10.16.24 Special City Plan Commission Meeting

SUBDIVISION & LAND DEVELOPMENT PROJECTS

“40 Meredith Drive”

PUBLIC HEARING

(vote taken)

Unified Development Review

PRELIMINARY PLAN – Minor Subdivision

Subdivision of a lot into two lots requiring zoning relief for lot size and rear setback

Zoning District: A-8 (Single-Family Residential, 8000SF)

AP 11/5, Lot 2934

Meredith Drive, Sagamore Road

(This item was continued from October 1, 2024)

“Natick Solar LLC”

DISCUSSION

(vote may be taken)

Master Plan – Major Land Development Project

Development of 30 Acre/8MW Solar Farm on 64 acre site

Zoning District: A-80 (Single-Family Residential, 80000SF)

AP 22-3, Lots 108 and 119

Natick Avenue

- Plan Commission discussion and possible vote scheduling an executive session with the City Solitor concerning the Natick Solar appeal by the intervenors.

ZONING BOARD OF REVIEW RECOMMENDATIONS

(vote taken)

COBBLE HILL DEVELOPMENT, LLC (OWN/APP) has filed an application for permission to construct a new single-family dwelling with reduced frontage and lot width at 0 Hemlock Avenue. AP 5, Lots 697, 698 & 2087; area 8,524 SF; zoned A-6. Applicant seeks relief per Section 17.92.010-Variances; Section 17.20.120 Schedule of Intensity. Application filed on 10/1/2024. Attorney John E. Shekarchi, Esq.

(This item has been continued to the December 3rd 2024 Regular Meeting at the request of the applicant)

THOMAS J. DONELLY and MELISSA A. DONELLY (OWN/APP) have applied to the Board to allow an accessory garage structure to be built in the required front yard setback at 24 Normandy Drive, A.P. 15, lot 1023; area 6,957sf; zoned A-8. Applicant seeks relief per Section 17.92.010-Variances; Section 17.60.010(B)- Location of Residential Accessory Buildings. Application filed 10/8/2024. No Attorney

WORKSHOP – SUBDIVISION AND LAND DEVELOPMENT REGULATIONS

(no vote taken)

Preliminary presentation and discussion on required and staff recommended changes to the regulations

ADJOURNMENT

(vote taken)

Next Meeting | Date and Time TBD– **Regular Meeting**
City Hall – 3rd Floor, Council Chamber – 869 Park Avenue

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