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Lisa Mancini

Frank Corrao P.E.
Public Works Director

Robert Strom
Finance Director

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, OCTOBER 6, 2026

Zoom webinar information for remote participation:
https://zoom.us/j/98893700158?pwd=w6MGOSkbuWpJPjlIK2Ywgtf3dLgH3y.1
Passcode: 451543

Phone one-tap:
+13092053325,,98893700158# US
Telephone: +1 646 558 8656 US (New York)
Webinar ID: 988 9370 0158 International numbers available: https://zoom.us/u/aeaLhBHSm4

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

Notice: The Master Plan for "Independence Way Condos" will be re-advertised for November 10 due to the applicant amending the submission.

CALL TO ORDER

APPROVAL OF MINUTES **(vote taken)**

- September 1, 2026

SUBDIVISIONS/LAND DEVELOPMENT PROJECTS – NEW BUSINESS

- **"Kelly Plat"** **PUBLIC HEARING** **(vote taken)**
  PRELIMINARY PLAN/Unified Development Review - Minor Subdivision
  Proposal: To subdivide the existing lot into two lots which will contain 12,393 sq. ft. and 5,107 sq. ft. Both lots will front on Butler Street. Parcel B, proposed for single-family development, will require relief to have 53 feet +/- of street frontage and a lot size of 5,107 sq. ft.
  Zoning District: B-1 (Single- and Two-Family Residential)
  AP 11, Lot 559
  17 Butler Street

- **"McDonnell Property"** **PUBLIC HEARING** **(vote taken)**
  PRELIMINARY PLAN/Unified Development Review - Minor Subdivision
  Proposal: To subdivide the existing lot into two lots which will contain 8,000 sq. ft. and 8,120 sq. ft. One lot will front on Hoffman Avenue, and the other lot will front on Melody Lane. The Proposal requires relief from provisions of the Zoning Ordinance including Chapter 17.20.120 – Schedule of Intensity Regulation relating to the street frontage requirement of 80 feet. Each lot will have 75 feet +/- of street frontage. The existing dwelling will be removed.
  Zoning District: A-8 (Single-Family Residential, 8,000 sq. ft.)
  AP 16, Lot 169
  32 Hoffman Avenue

MIXED-USE CENTERS AND CORRIDORS PROJECT **PUBLIC INFORMATIONAL** **(no vote taken)**

Draft zoning language for the "Mixed-Use Centers and Corridors Project" will be presented for discussion. The City Plan Commission may consider and provide direction to the consultant team.

ORDINANCE RECOMMENDATIONS

- **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** **(no 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)**

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. Application ZBR-26-43 filed 08/07/2026. Attorney John J. Garrahy, Esq. Continued from September 09, 2026, with amendment.

PHILLIPE LAFRENAYE (OWN) AND JOVANI TORRES (APP) have amended their application to the Board for permission to construct a new single-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. Continued from September 09, 2026, with amendment.

DARAVICHET CHEY (OWN/APP) has applied to the Board for permission to convert the first floor of a legal, non-conforming mixed-use building into a beauty salon at **88 Gansett Avenue**, AP 7 Lot 2034 & 2035; area 6,637 sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.030 Schedule of Uses.

ERIC COX (OWN/APP) has filed an application to request permission to construct a fence exceeding the maximum allowed height at **26 Herod Street**, A.P. 19, Lot 160; area 8,022; zoned A12. Applicant sees relief per 17.92.010 – Variance; Sections 17.124.010 Fences and walls.

CITY PLANNING DIRECTOR'S REPORT **(no vote taken)**

ADJOURNMENT **(vote taken)**

Next Meeting | November 10, 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.