CITY OF CRANSTON

NOTICE OF PUBLIC HEARING

"1489 Pippin Orchard Road"
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 application for a proposed Minor Subdivision with variances entitled "**1489 Pippin Orchard Road"**. This public hearing will be held on **Tuesday, November 10**, **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.

The subject properties are located at 1489 Pippin Orchard Road, Assessors Plat 28, Lots 31 and 86. The applicant is Theodore Rampini, 190 Mountain Laurel Way, North Kingstown, RI 02852. The owner of Parcel 28-31 is Voltealo, LLC c/o Theodore Rampini, 190 Mountain Laurel Way, North Kingstown, RI 02852. The owner of Parcel 28-86 is Pippin Orchard Investors, LLC c/o Michael Saccoccia, 2289 Flat River Road, Coventry, RI 02816. The proposed Minor Subdivision project consists of plans to reconfigure the two existing lots into two residential lots that conform in lot size per the A-80 Residential zone. Lot 1 is proposed for single-family development on a 3.2-acre lot with 80,082 square feet of suitable land and Lot 2 will remain with the existing single-family home on a 3.0-acre lot with 92,928 square feet of suitable land. The existing home is serviced by the home's private well and OWTS which will remain as is. The proposed single-family home will be serviced by the newly proposed private well and OWTS.

Relief is being requested under Unified Development Review for frontage requirements applicable to both proposed Lots 1 and 2. The A-80 zoning district requires a minimum of 200 feet of frontage; however, both existing AP 28 Lot 31 and AP 28 Lot 86 currently have no frontage on a public street and are accessed via an existing right-of-way easement from Pippin Orchard Road. Lots 1 and 2 are proposed with 0 feet of frontage and will continue to be served by the existing shared access easement. The applicant requests waivers from the following Checklist Items: D.21 Landscape Plans, D.22 Lighting Plans, D.23 Signage Plans, F.1 Renderings, and F.22 Traffic Study.

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.

Beth E. Ashman, MCP, AICP
City Planning Director

Steven Frias
Commission President