



CITY OF CRANSTON
NOTICE OF PUBLIC HEARING
“Vaughn Lane”
Residential Planned Development

The Cranston City Plan Commission will hold a public hearing to review the **Master Plan** for a proposed Residential Planned District development entitled “**Vaughn Lane**”. This public hearing will be held on **Tuesday, April 7, 2026, at 6:30 P.M.**, in the Council Chamber, 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 parcels are located on 0/99 Vaughn Lane designated as Lot No. 4, 83, 84, 85 & 258 on Assessor’s Plat No. 30. The applicant and owner of Lots 83, 84, 85 & 258 is 777 Main Street LLC. The owner of Lot 4 is Richard and Tamrra Conway. The lots proposed for development contain 91 +/- acres. The proposal is to construct a new street on Lot 4 connecting to Main Street and create 44 cluster development lots for single-family use while preserving 56.0 +/- acres of open space. The applicant is not seeking improvements to Vaughn Lane. The parcels are zoned A-20 and A-80 Residential. The project will be serviced by public water and sewer. The proposed Residential Planned District development is a use allowed by-right within the Cranston Zoning Code. The applicant is requesting a waiver from subsections X.B.3.a of the Subdivision and Land Development Regulations requiring sidewalks in exchange for applying low-impact development standards throughout the subdivision, and a waiver to create a 47.6ft right-of-way at the intersection of Main Street where 50ft are required.

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 780-3138, seventy-two (72) hours prior to the meeting date.

Steven Frias
President

Beth E. Ashman, MCP, AICP
City Planning Director