

Kenneth J. Hopkins
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Planning Director



CITY PLAN COMMISSION
Cranston City Hall
869 Park Avenue, Cranston, RI 02910

Ken Mason, P.E.
Robert Strom
Frederick Vincent
Kathleen Lanphear
Ann Marie Maccarone
Joseph Morales
Robert DiStefano
Robert Coupe

AGENDA

Tuesday September 7th, 2021 – 6:30PM

869 Park Avenue, 3rd Floor – City Council Chamber

All interested parties are welcome to participate during the public comments portion for docketed items on this agenda. Staff reports, recommendations, and all supplemental documentation for this agenda will be posted to the City's website prior to the meeting at:

<https://www.cranstonri.gov/september-7-2021-plan-commission/default.aspx>

▪ **CALL TO ORDER**

▪ **APPROVAL OF MINUTES**

- 8/3/21 Regular Meeting **(vote taken)**
- 8/21/21 Special Joint Site Visit **(vote taken)**

▪ **ORDINANCES RECOMMENDATIONS**

- **7-21-10** Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone from C-3 to C-2 with condition for a maximum of 8 residential units – 1369 Park Avenue and 0 Park Avenue). **(vote taken)**
- **7-21-17** Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone from A-80 to A-20 – 0 Sage Drive). **(vote taken)**

▪ **SUBDIVISIONS & LAND DEVELOPMENTS**

- **"Sprague Covington Plat"** **(vote taken)**
Master Plan – Major Land Development
8 townhouse style condominium units on .81 acre combined site
Zoned C-3, proposal for conditional rezone to C-2
1369 Park Avenue – AP 11, Lots 273 & 4062

PUBLIC INFORMATION MEETING

- **“Trolley Barn Plaza”** (no vote taken) **PRE-APPLICATION**
Major Land Development
Proposed bank with drive-thru, gas station / mini mart with drive-thru, drive-thru restaurant, retail auto parts / warehouse distribution on 6.91-acre site
Zoned M-2 (General Industry), Comp Plan amendment & conditional C-5 zone proposed
777 Cranston Street – AP 7, Lot 1

- **“Comstock Industrial”** (no vote taken) **PRE-APPLICATION**
Major Land Development
Construct 2 new buildings on the 17.31-acre property for the purpose of large-scale industrial (trucking terminal) and office uses.
Zoned M-1 (Restricted Industrial)
Comstock Parkway – AP 36, Lot 46

- **EXTENSIONS OF TIME** (votes taken on all three items)
 - “Fountains at Chapel View” - Master Plan – extension for one year
 - “Champlin Hills” - Master Plan AMENDMENT – extension for one year
 - “Champlin Heights” - Preliminary Plan – extension for one year

- **ZONING BOARD OF REVIEW - RECOMMENDATIONS** (votes taken for all ZBR items)
 - **K J MAUL REALTY, LLC (OWN) and SUGARLY DELGADO (APP)** have filed an application to convert an existing non-conforming building to a commercial day care with restricted parking and off-street loading at **51 Manhasset Street**, A.P. 6, lot 1182, 5,000 sq.ft. zoned B1. Applicant seeks relief per Section 17.92.010 Variances; Sections 17.20.120 Schedule of Intensity Regulations; 17.20.030 Schedule of Uses; 17.64.010 Off Street Parking; 17.68.010 (C) (3) (*DPR proposal was denied on 9/1/21 and therefore cannot be considered by ZBR*)
 - **GRAZIANO BROCCOLI AND MARIA BROCCOLI, TRUSTEES (OWN) and ROBERT CORSI (OWN/APP)** have filed an application to expand an existing motor vehicle sales business by converting a non-conforming building on an adjacent lot at **898 Atwood Ave.** A.P. 12, lots 633 & 3130; area 8,516 s.f.; zoned C2. Applicant seeks relief per 17.92.010-Variance; 17.20.030 Schedule of Uses; Section 17.20.120-Schedule of Intensity Regulations. 17.64.010 Off Street Parking; 17.88.030- Structural Alterations.
 - **VASQUEZ PROPERTIES, LLC (OWN) and MARISELA VASQUEZ** have filed an application to allow signage installed without benefit of a permit exceeding the allowable square footage to remain at **455 Reservoir Avenue** A.P. 6, lot 1011 zoned C4. Applicant seeks relief per Sections; 17.92.010 Variance, Section 17.72.010 (C) (4) Table 17.72.010 (5) Signs.

- **PLANNING DIRECTOR’S REPORT** (no votes taken)
 - Comprehensive Plan (grant process, timetable)
 - Potential upcoming joint site visit (777 Cranston St)
 - Hazard Mitigation Plan 5-year update
 - Historic Preservation grant (comprehensive plan element update)

- **ADJOURNMENT / NEXT REGULAR MEETING** – Tuesday, October 7th – 6:30 PM – 869 Park Avenue, City Hall Council Chamber (**vote taken**)