

City of Cranston

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# City Plan Commission

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Kenneth J. Hopkins  
Mayor

Jason Pezzullo  
Planning Director



Michael Smith  
Chair

Frederick Vincent  
Vice-Chair

Robert Strom  
Ken Mason

Robert Coupe  
Kathleen Lanphear

Joseph Morales  
Robert DiStefano

Anne Marie  
Maccarone

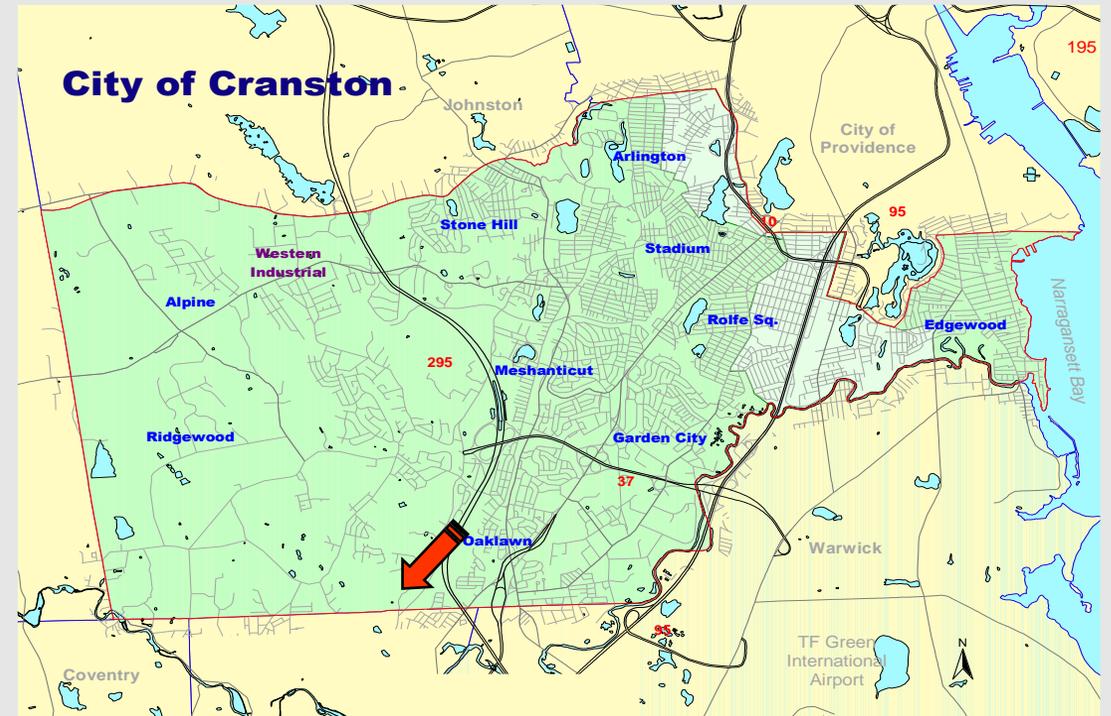
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February 2, 2021

# NATICK AVENUE SOLAR

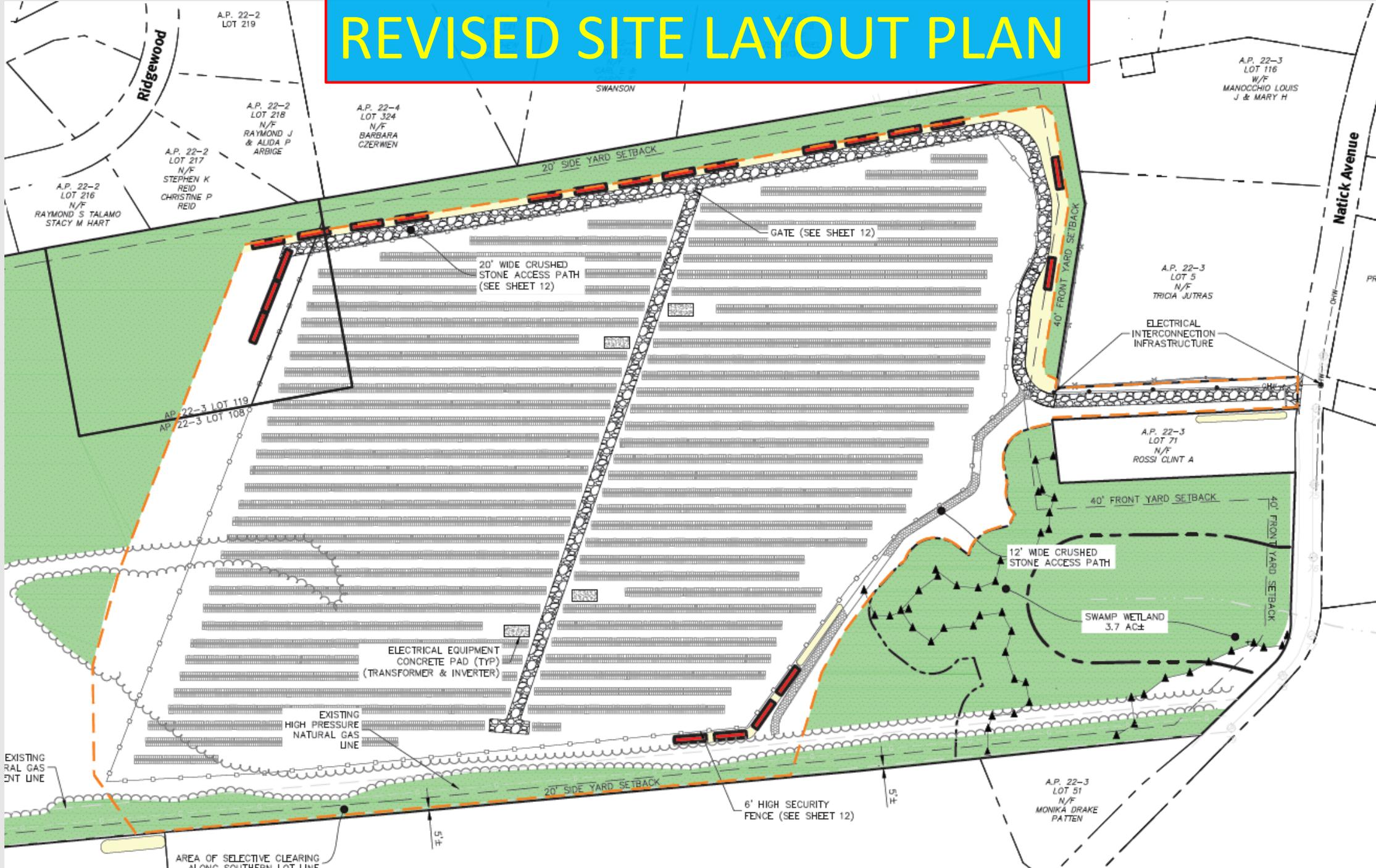
## MLD Preliminary Plan

**Owner:** Ronald Rossi  
**Applicant:** Natick Solar, LLC  
**Location:** Natick Avenue  
**Plat & Lot:** A/P 22, Lot 108 & 119  
**Area:** 64 acre site, 23 acre development  
**Zone:** A-80 (single family dwellings)  
**FLU:** Single Family Residential less than 1 unit/acre

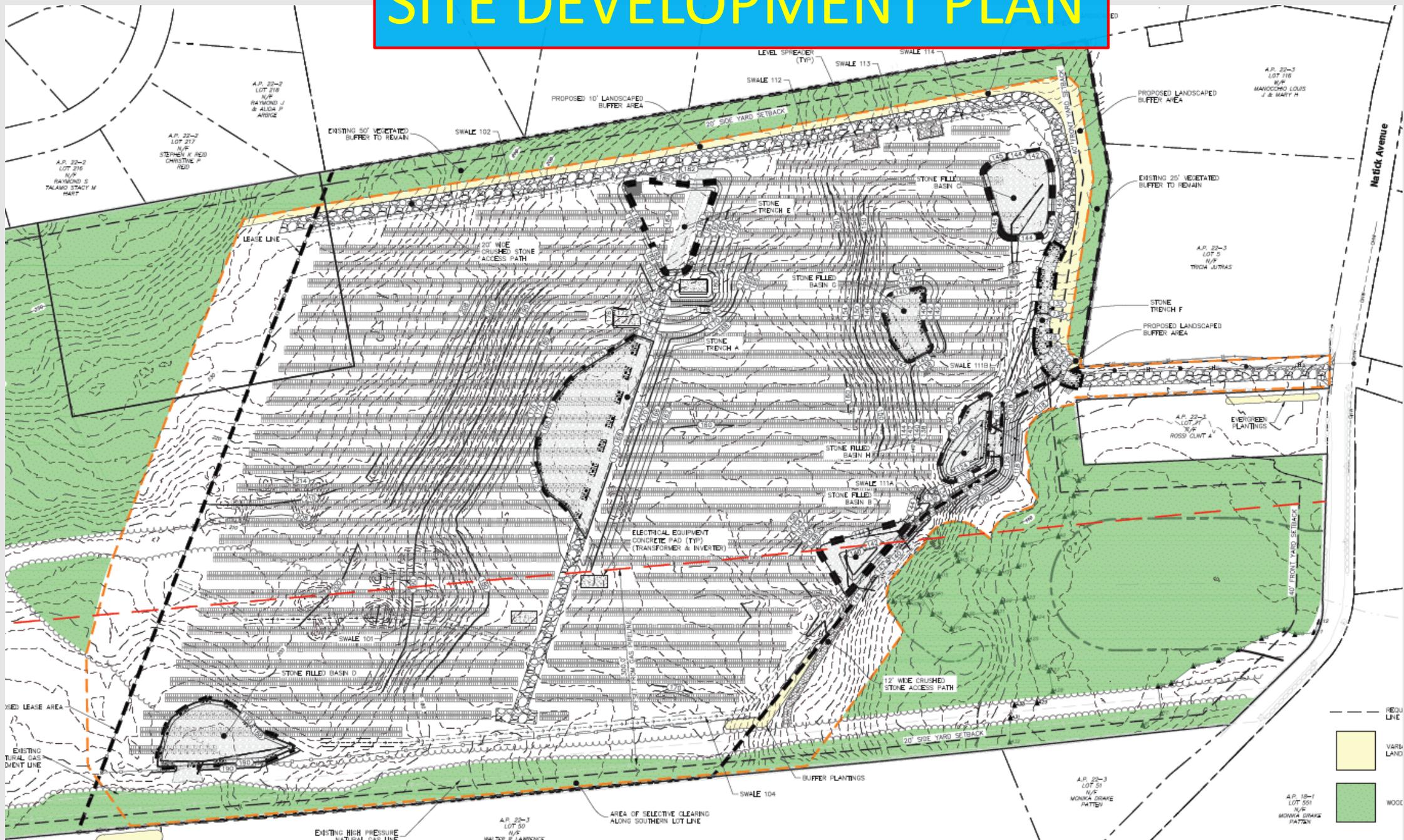


*Continued from January 5, 2021*

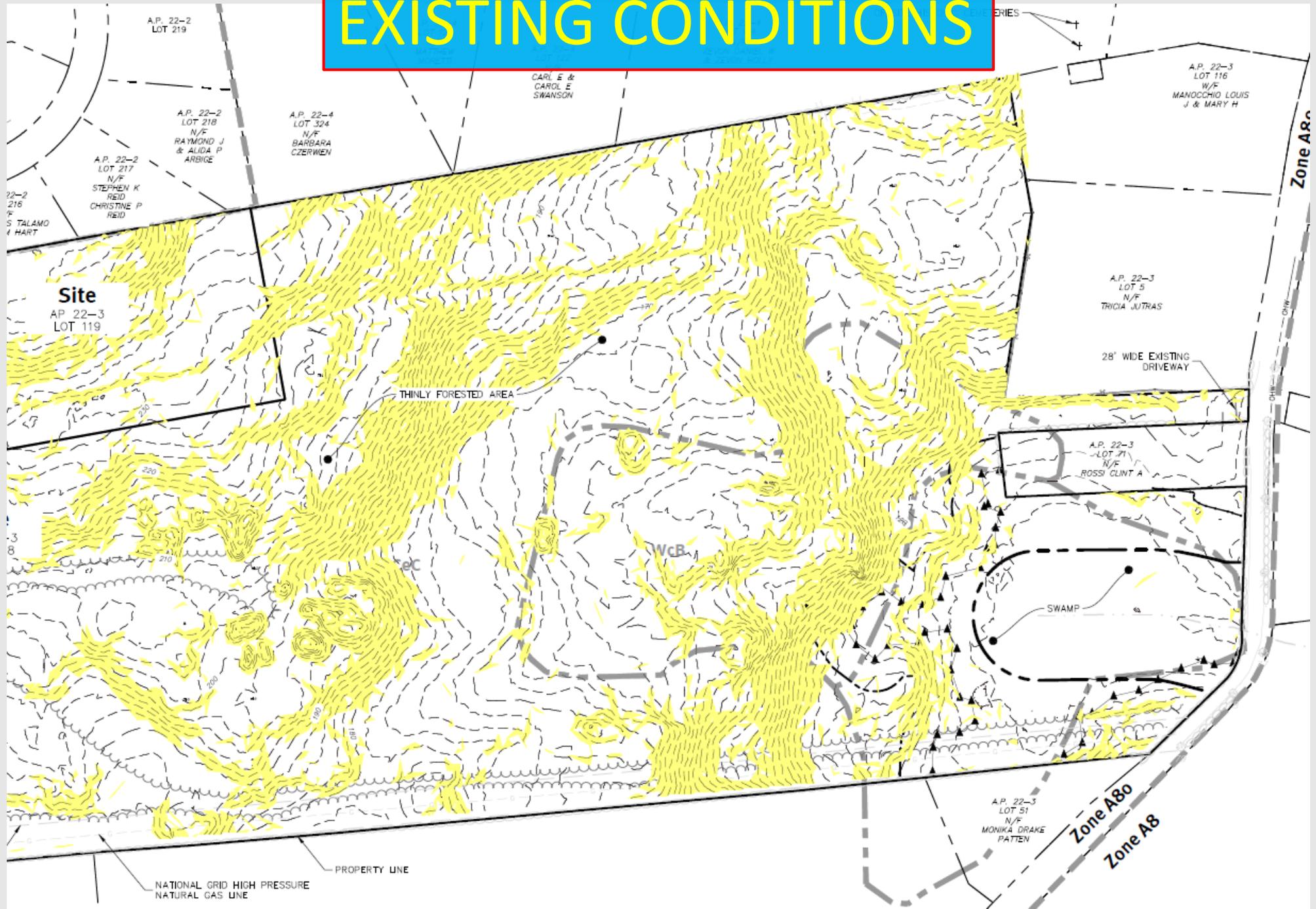
# REVISED SITE LAYOUT PLAN



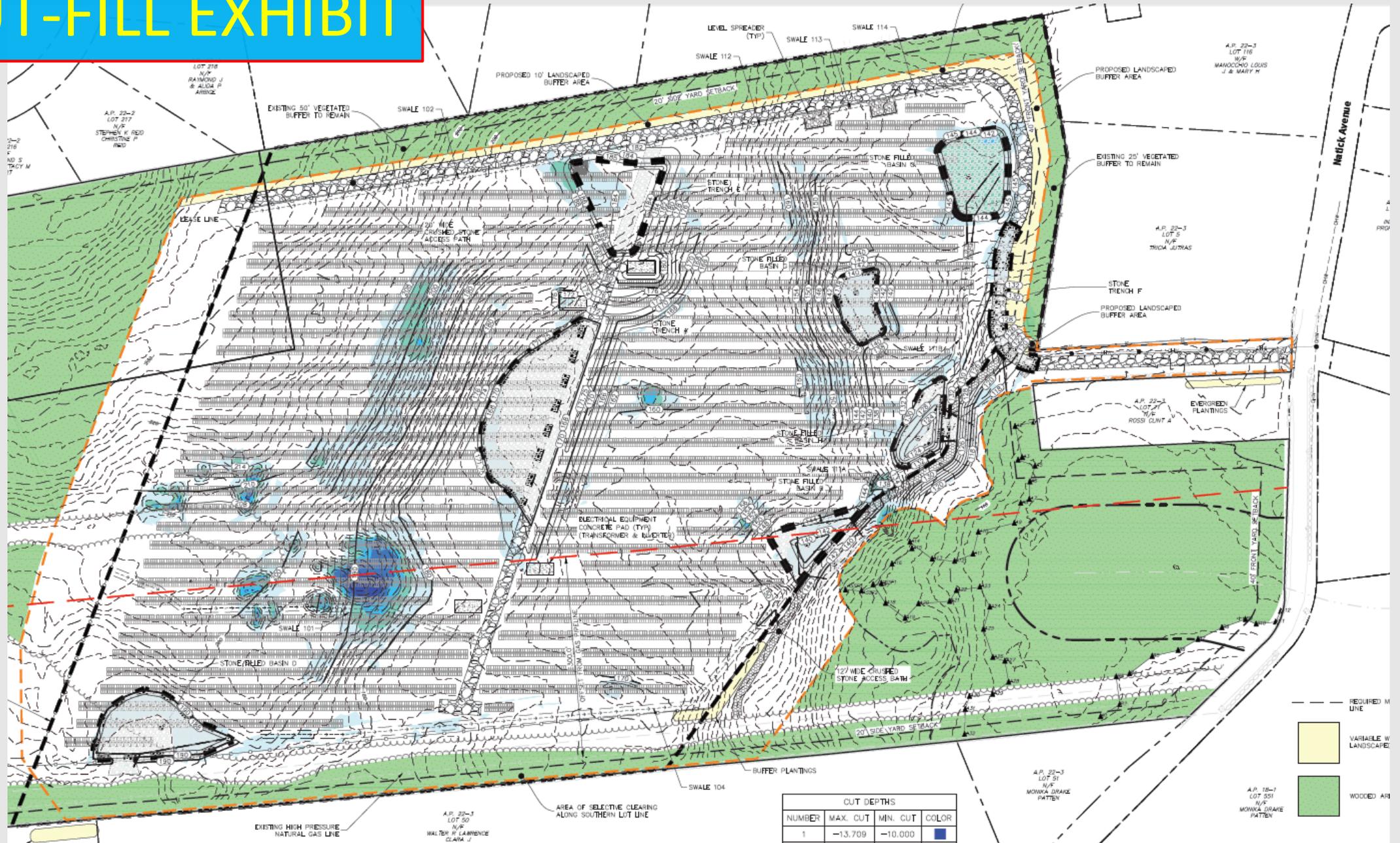
# SITE DEVELOPMENT PLAN



# EXISTING CONDITIONS



# CUT-FILL EXHIBIT



Cut/Fill Summary						
Name	Cut Factor	Fill Factor	Cut	Fill	Net	
Volume-EXSU-PRSU-Nov2020	1.000	1.000	11,869 Cu. Yd.	23,720 Cu. Yd.	9,851 Cu. Yd.<F111>	

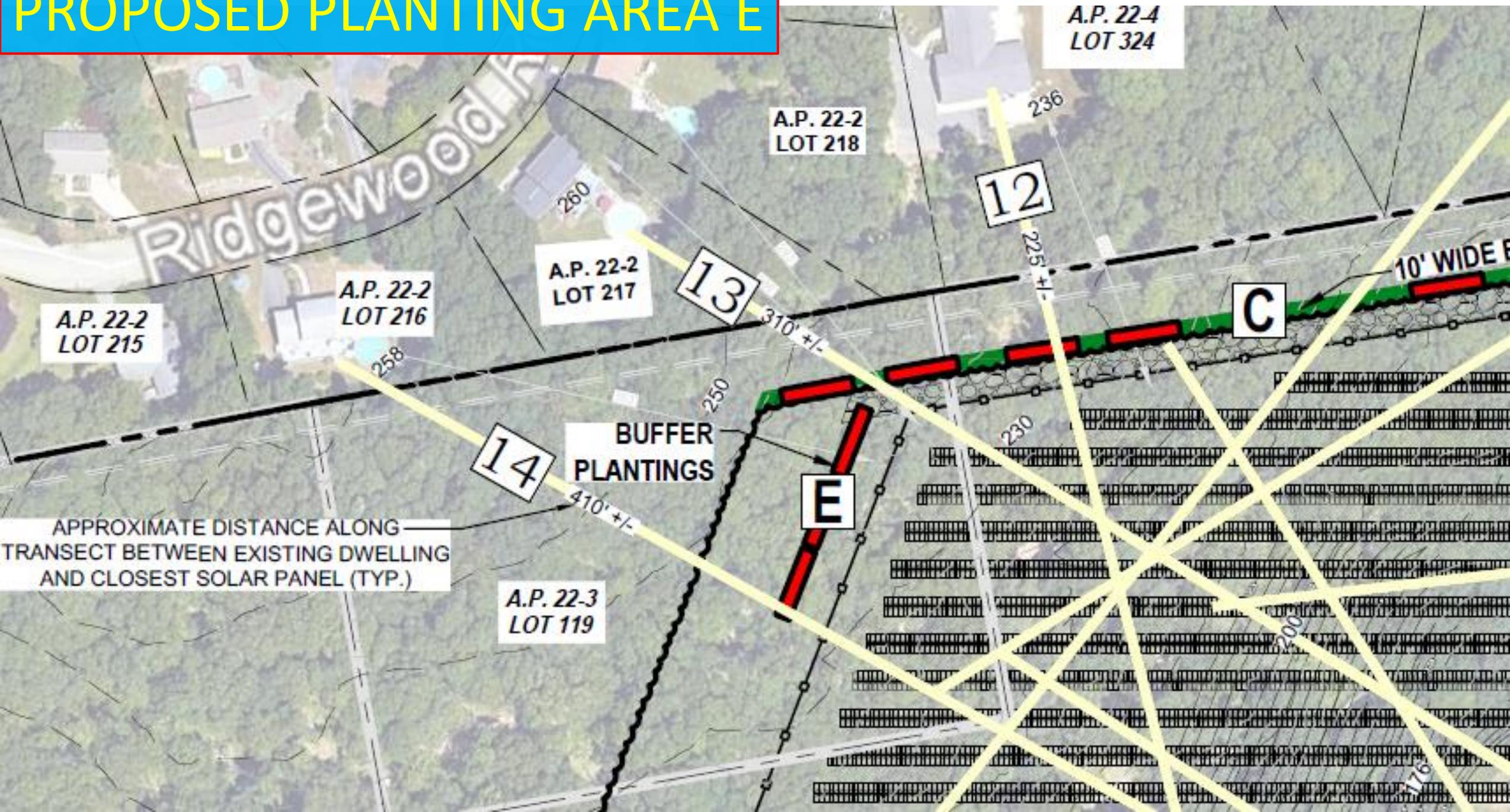
CUT DEPTHS			
NUMBER	MAX. CUT	MIN. CUT	COLOR
1	-13.709	-10.000	Blue
2	-9.999	-7.000	Dark Blue
3	-6.999	-5.000	Light Blue
4	-4.999	-3.000	Teal
5	-2.999	-0.100	Light Green

**Dimensional Regulations:**  
 CURRENT ZONING: A-80  
 MINIMUM LOT AREA: 80,000 SF  
 REQUIRED: 2,78

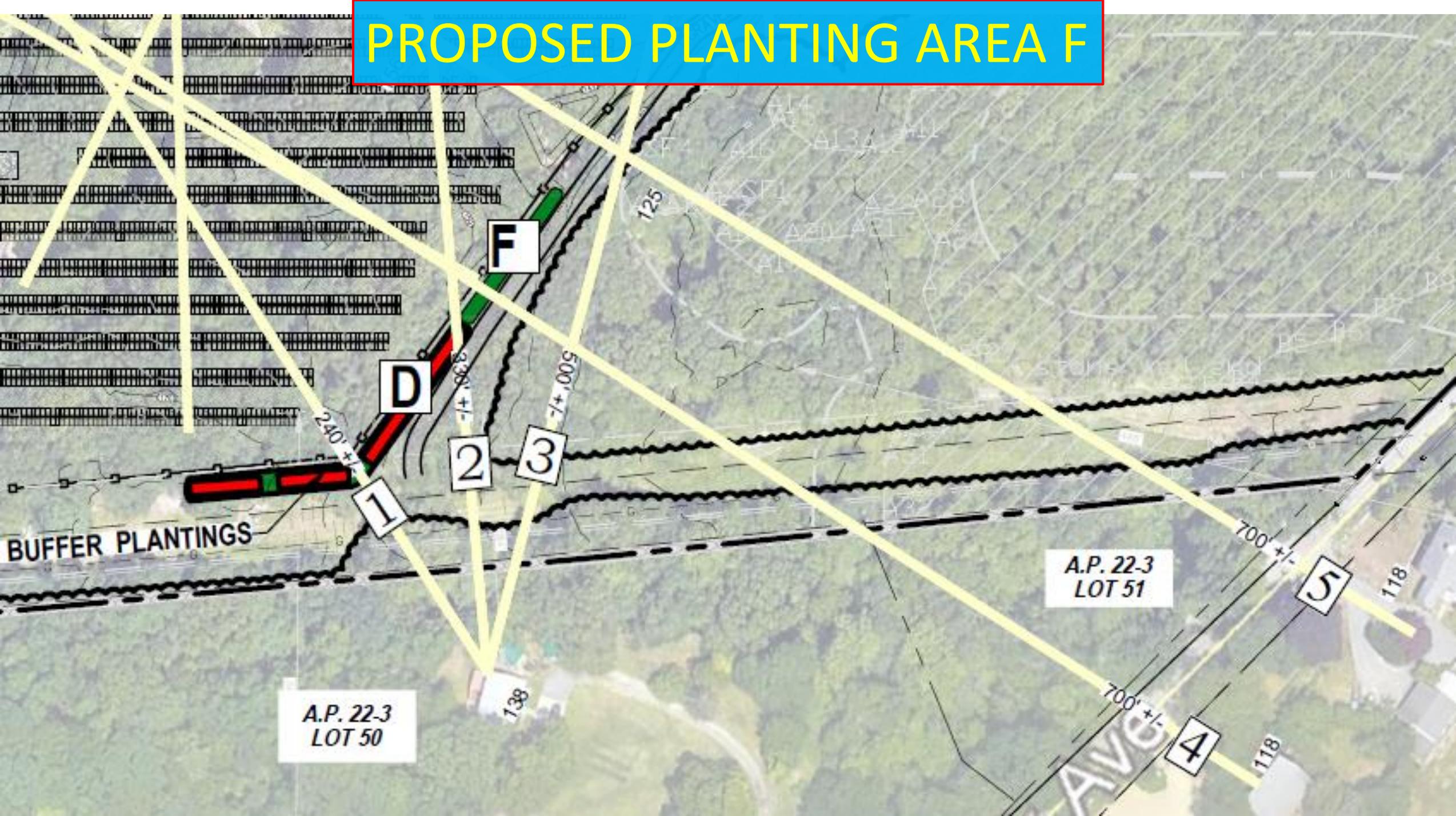
--- REQUIRED M LINE  
 --- VARIABLE W LANDSCAPE  
 --- WOODED AREA



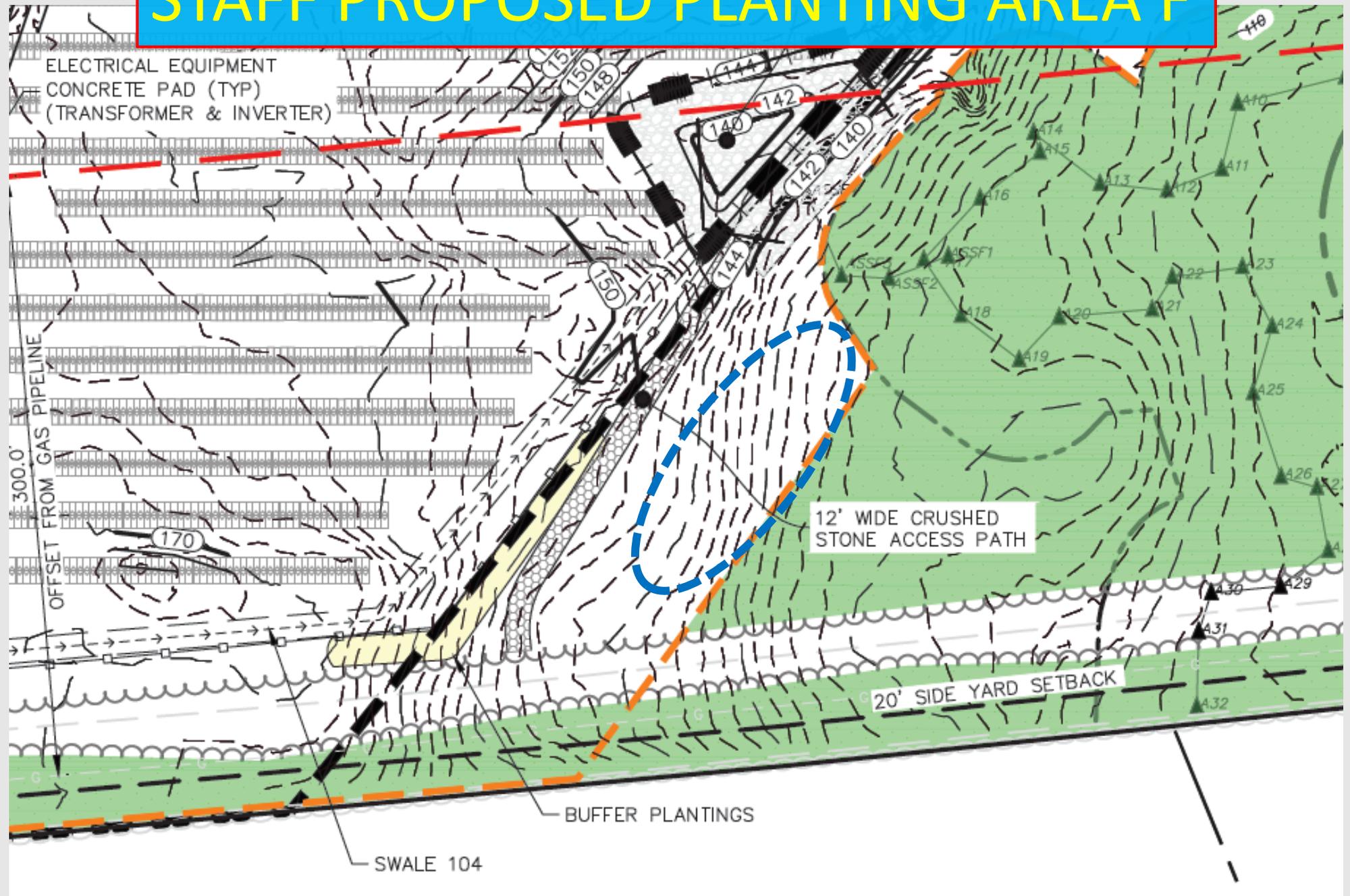
# PROPOSED PLANTING AREA E



# PROPOSED PLANTING AREA F



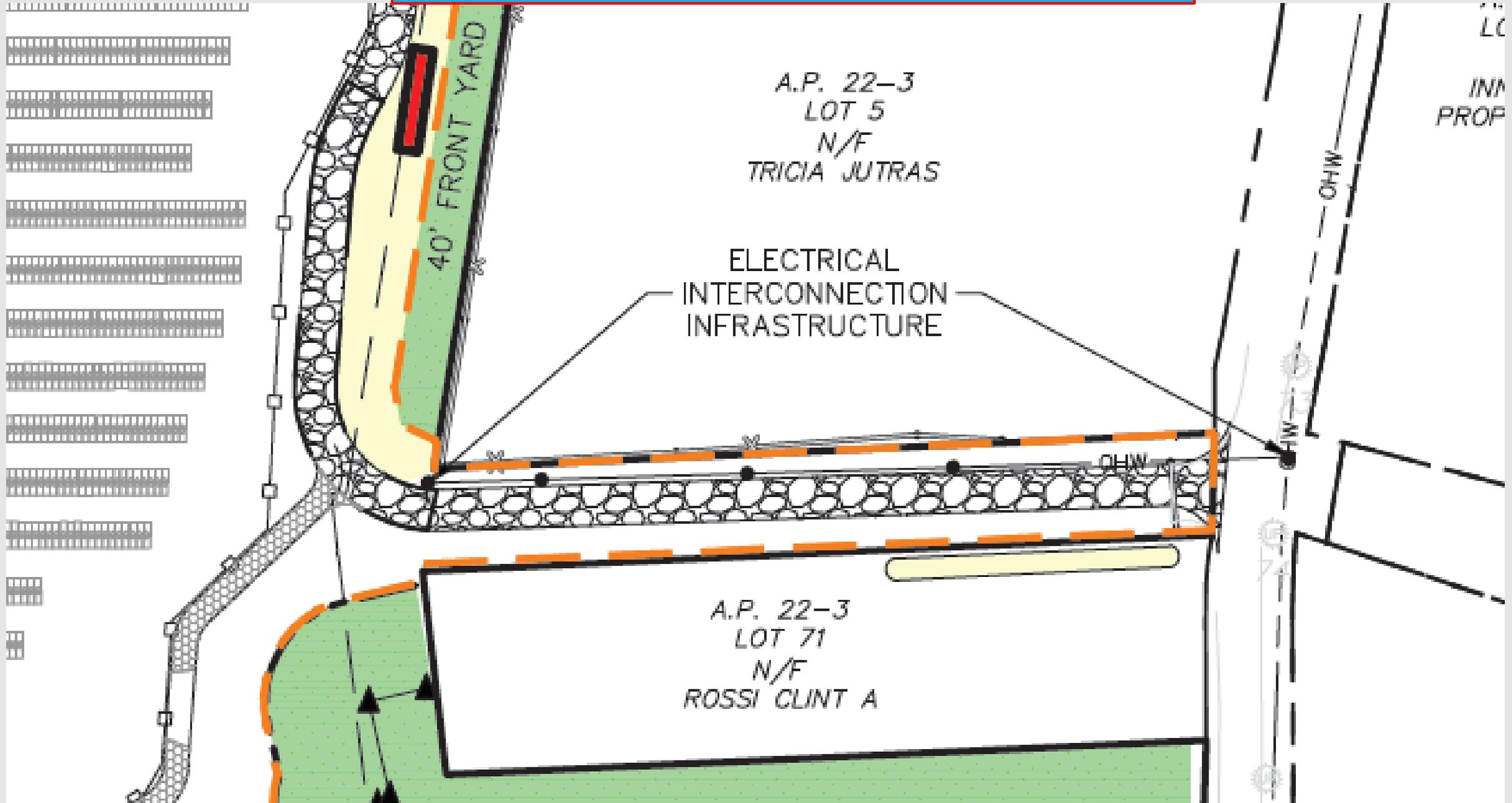
# STAFF PROPOSED PLANTING AREA F







# ON-SITE INTERCONNECTION





PRIVATE PROPERTY  
ONLY AUTHORIZED  
PERSONS PERMITTED  
TO ENTER

# Planning Analysis

- The grading, soil erosion and drainage meet state and local requirements;
- The applicant will have complied with the viable Master Plan conditions of approval applicable at this stage;
- The proposal is consistent with the required findings of fact;
- Staff recommends conditions to mitigate anticipated impacts.

## Recommendation

Staff finds this proposal consistent with the standards for required Findings of Fact set forth in RIGL Section 45-23-60, the Comprehensive Plan in effect at the time of vesting of the application, as well as with the City of Cranston's Subdivision and Land Development Regulations. Therefore, staff recommend that the City Plan Commission adopt the Findings of Fact documented above and approve the Preliminary Plan submittal, subject to the conditions denoted below:

## Conditions 1 & 2

1. The applicant will work with the Tennessee Gas Pipeline to (TGP) to ensure that the project will be consistent with the terms and conditions of the easement.
2. The applicant shall use reasonable efforts to remove ledge or rock by mechanical means. Nothing herein shall prohibit the use of blasting to remove necessary ledge.

## Condition 3

3. For any of the project's installation of the utility interconnection safety, recording, monitoring and functionality equipment that is to be located onsite (Assessor's Plat 22-3, Lot 108), the applicant will pursue a request of National Grid to approve underground installation of said infrastructure provided that: (1) such approval is able to be issued on the applicant's existing interconnection application for the project that is currently pending before National Grid (as opposed to resubmission of a new application) without jeopardizing applicant's interconnection queue status or otherwise causing significant additional delay (more than 2-3 months) to the applicant receiving any of its final National Grid approvals for the project (including Authorization to Interconnect); and (2) such underground installation is reasonably feasible to National Grid and applicant, taking into account relative impacts to (a) public health and safety, (b) system functionality, (c) interconnection reliability, (d) the project's viability, and (e) timing of the project's achievement of operation. The applicant shall provide written correspondences to and from National Grid relating to this condition to DPW and the Planning Department.

## Conditions 4, 5 & 6

4. The entire perimeter fencing shall provide for at least a 6-inch gap between the ground and the bottom of the fencing to provide adequate wildlife passage for smaller species consistent with the RIDEM approval.
5. Planting Area E will be trimmed to a height no less than 18'.
6. Planting Area F shall consist of evergreens and shall be relocated to the edge of the cleared area east of the access road in the southeast corner of the site. Planting Area F shall be trimmed to a height not less than 25'.

## Conditions 4, 5 & 6

4. The entire perimeter fencing shall provide for at least a 6-inch gap between the ground and the bottom of the fencing to provide adequate wildlife passage for smaller species consistent with the RIDEM approval.
5. Planting Area E will be trimmed to a height no less than 18'.
- ~~6. Planting Area F shall consist of evergreens and shall be relocated to the edge of the cleared area east of the access road in the southeast corner of the site. Planting Area F shall be trimmed to a height not less than 25'.~~
6. Planting Area D shall be extended to the area indicated as Planting Area F on the Landscape Plans, between the proposed fence and the access road. The mixture of plants will be consistent with Area D but no white pines will be included. This change shall be reflected in the Final Plan submission and shall be subject to Sara Bradford's approval at the time of submission to verify the terms of this condition.

## Condition 7

7. At the expense of the applicant, a City's chosen landscape architect shall conduct annual inspections of the site for the next three years to monitor consistency of the installation with the approved plans. Once the landscaping has been installed, the applicant shall submit 'as-built' plans to the Planning Department demonstrating the final planting locations and materials. The as-built plans shall be accompanied by documentation itemizing any/all deviations from the final approved landscaping plans. An inspection shall be conducted by a City-hired Landscape Architect after installation of the plantings upon receipt of the as-built plan, who will submit a report on the findings of the inspection to the Planning Department. The City-hired Landscape Architect shall conduct two more annual inspections for a total of three (3) inspections.

## Conditions 8 & 9

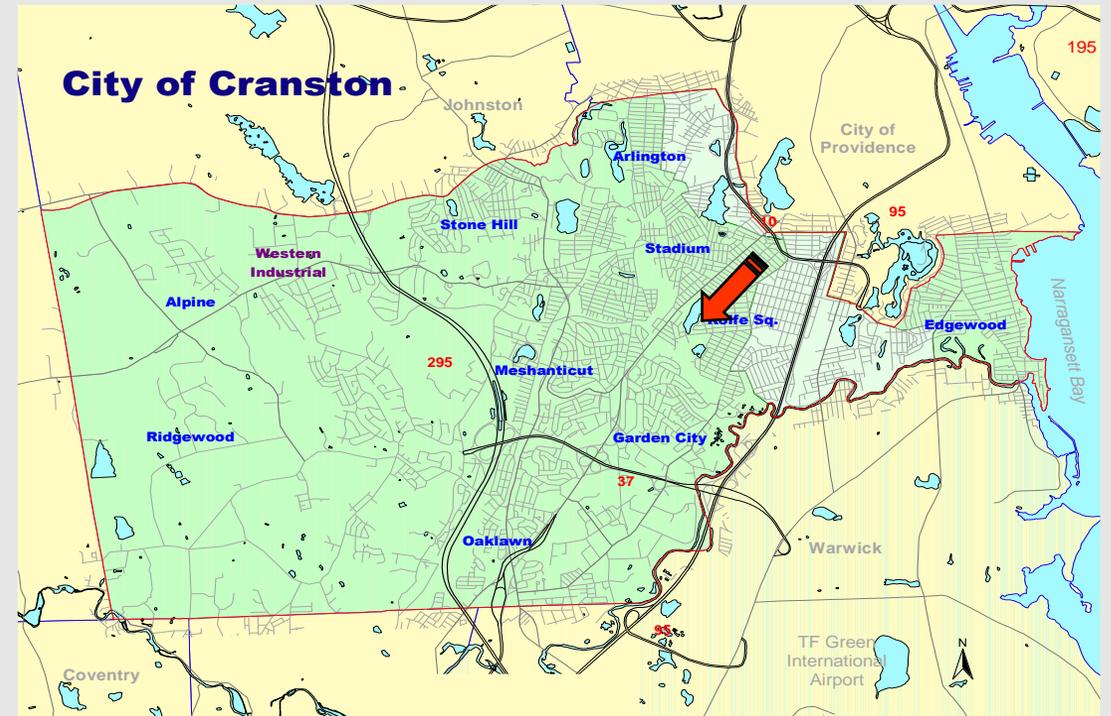
8. The site shall have a minimum of 4"-6" of suitable seed bed material where placed on existing subsoil, and a 6" requirement where placed upon areas without existing subsoil. The character of the material as 'plantable soil' shall be as indicated in the planting detail. The area within the fence shall be seeded with 'low sow growing mix' and disturbed areas outside the fenced area (except as otherwise specified by the DEM approval) will be seeded with a more pollinator and wildlife beneficial mix designated as 'solar surround mix' as noted in the Landscape Plans. These requirements shall be clearly reflected in the Final Landscape Plan. This condition supersedes Master Plan Condition of Approval #11.
9. The applicant shall be responsible to reinstall all street lights disturbed by the interconnection.

# Garfield Avenue Subdivision

## Administrative Subdivision

**Owner/App:** CP Associates, LLC c/o Paolino Properties  
**Location:** Garfield Avenue, AP 7, Lot 91  
**Zone:** C-4 (Highway business)  
**FLU:** Highway Commercial/Services

**PROPOSAL:**  
Administrative Subdivision seeking to subdivide the existing 17.65 acre parcel, AP 7-2, Lot 91 and create two new lots. Lot A will be 10.21 acres to include Tongue Pond, the associated walking trail, drainage structures and a series of utility easements. Lot B will be 7.44 acres and will contain the Achievement First charter school.



# AERIAL VIEW – parcel



# 3-D AERIAL VIEW



# STREET VIEW (from Garfield Ave)



# ZONING MAP



# FURURE LAND USE MAP





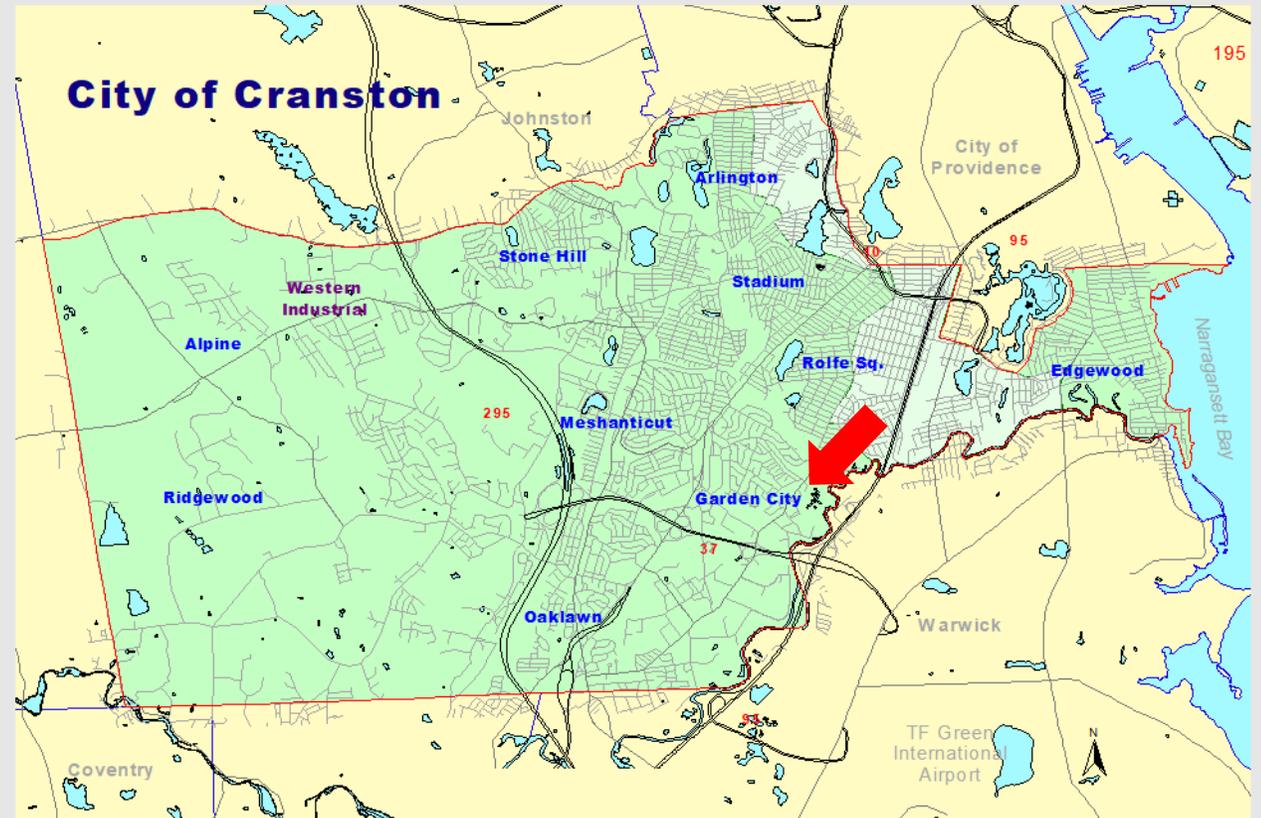
# Special Use Permit Application NEW LEAF COMPASSION CENTER, INC. (APP)

Proposed Medical Marijuana Dispensary

**Owner:** Dan Celani  
**Applicant:** NEW LEAF COMPASSION CENTER, INC.  
**Location:** 24 Stafford Court, AP 13, Lot 84  
**Zone:** M-2 (General industry)  
**FLU:** Industrial

## REQUEST:

To reuse an existing building for a Medical Marijuana Dispensary. Such a use is only allowed through a Special Use Permit process per Zoning Ordinance Sec. 17.24.040 – Medical Marijuana Dispensary (full language enclosed following this memo).



# AERIAL VIEW - neighborhood



# AERIAL VIEW – parcel



# 3-D AERIAL VIEW



Professional Salon Services

24 Stafford Ct,  
Cranston, RI 02920

Stafford Ct



# STREET VIEW (from Stafford Court)

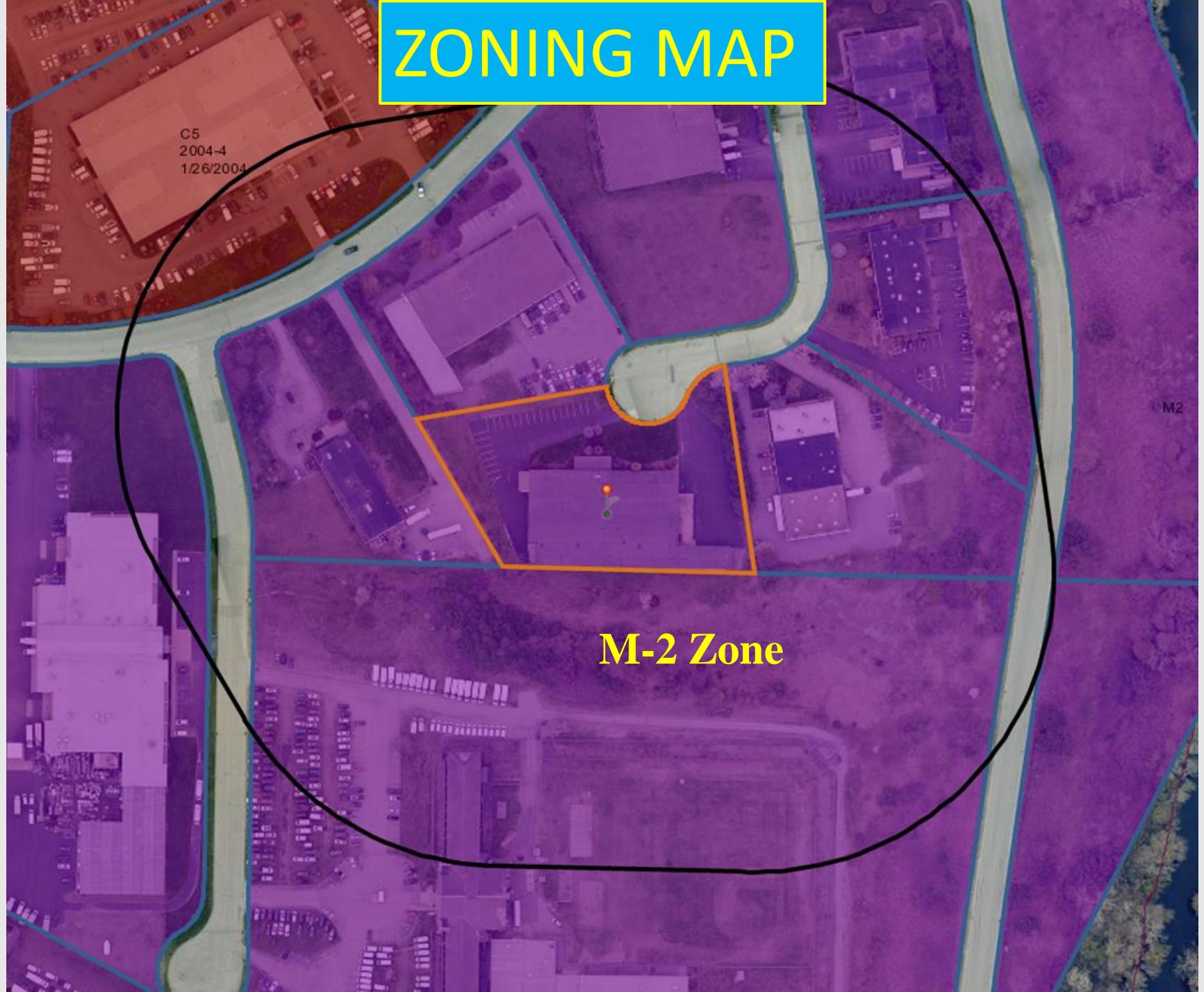


# ZONING MAP

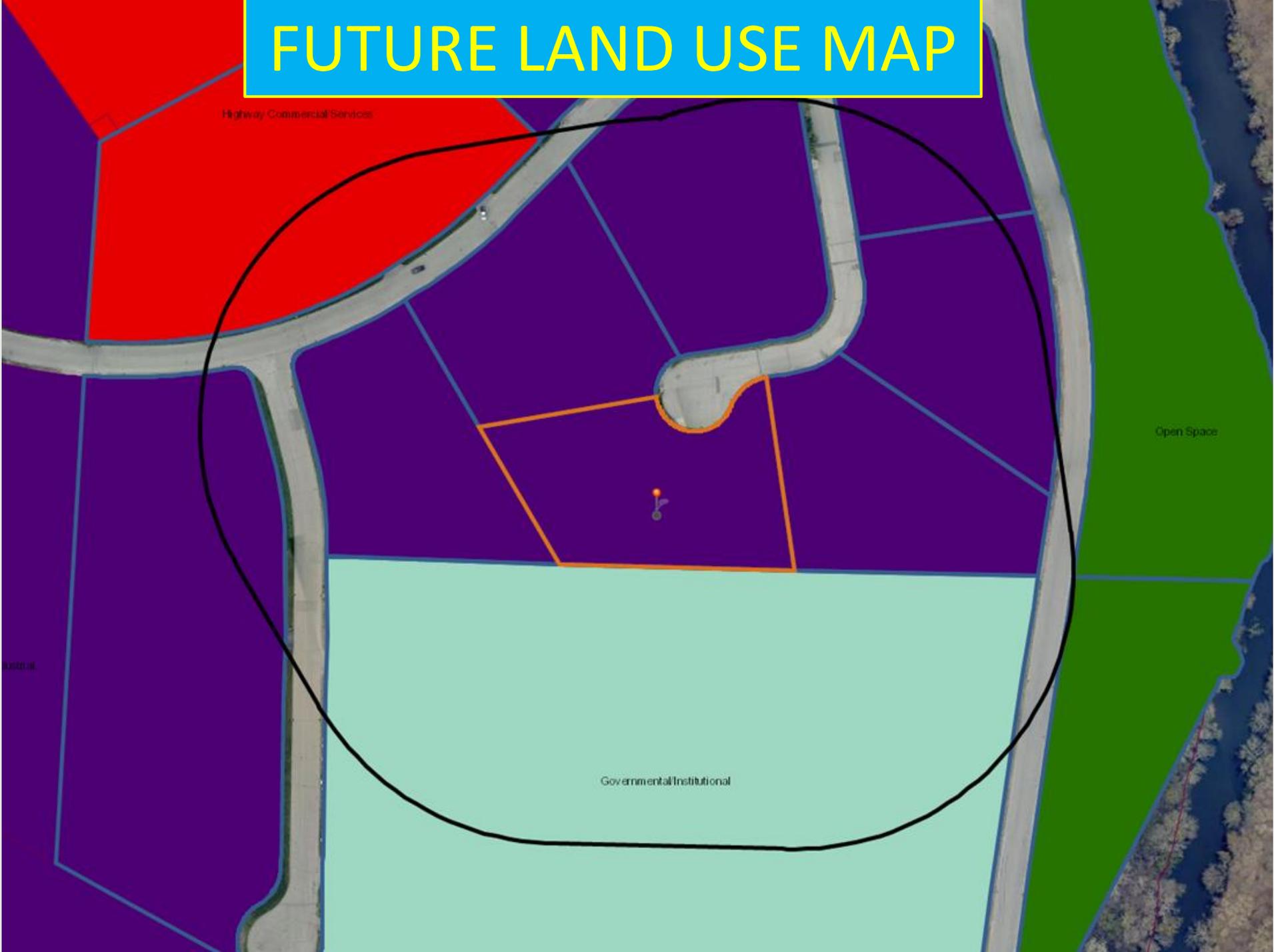
C5  
2004-4  
1/26/2004

M2

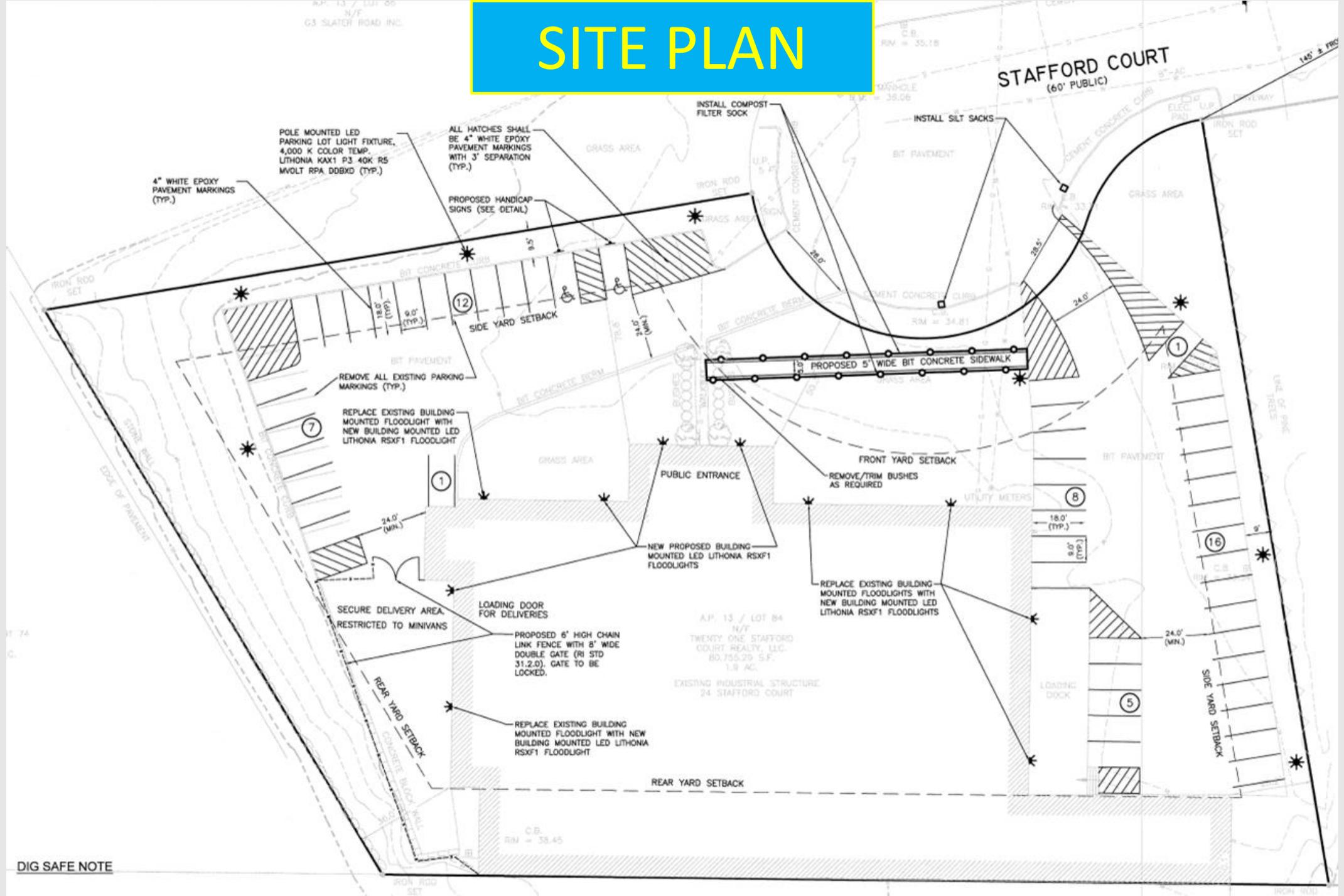
**M-2 Zone**



# FUTURE LAND USE MAP



# SITE PLAN



DIG SAFE NOTE

# Staff Analysis

- This is the second application the City has received for the use of a Medical Marijuana Dispensary. It is the staff's understanding that only one (1) site will be awarded within the City of Cranston based on the State's lottery system.
- Staff is of the view that the subject application has provided a substantial level of detail within the submitted materials to demonstrate compliance with all related regulatory and traffic issues.
- Staff is of the view that the application will not be a detriment to the surrounding area.
- The neighborhood compatibility and economic benefits of the application provide positive findings with regard to several policies within the City's Comprehensive Plan.

# Recommendation

Due to the finding that the application is consistent with the Cranston Comprehensive Plan, and due to the finding that the applicant has demonstrated compliance with all required sections of zoning, including the Special Use Permit criteria, staff recommends the Plan Commission forward a *positive recommendation* to the Zoning Board of Review.

# Dimensional Variance Application

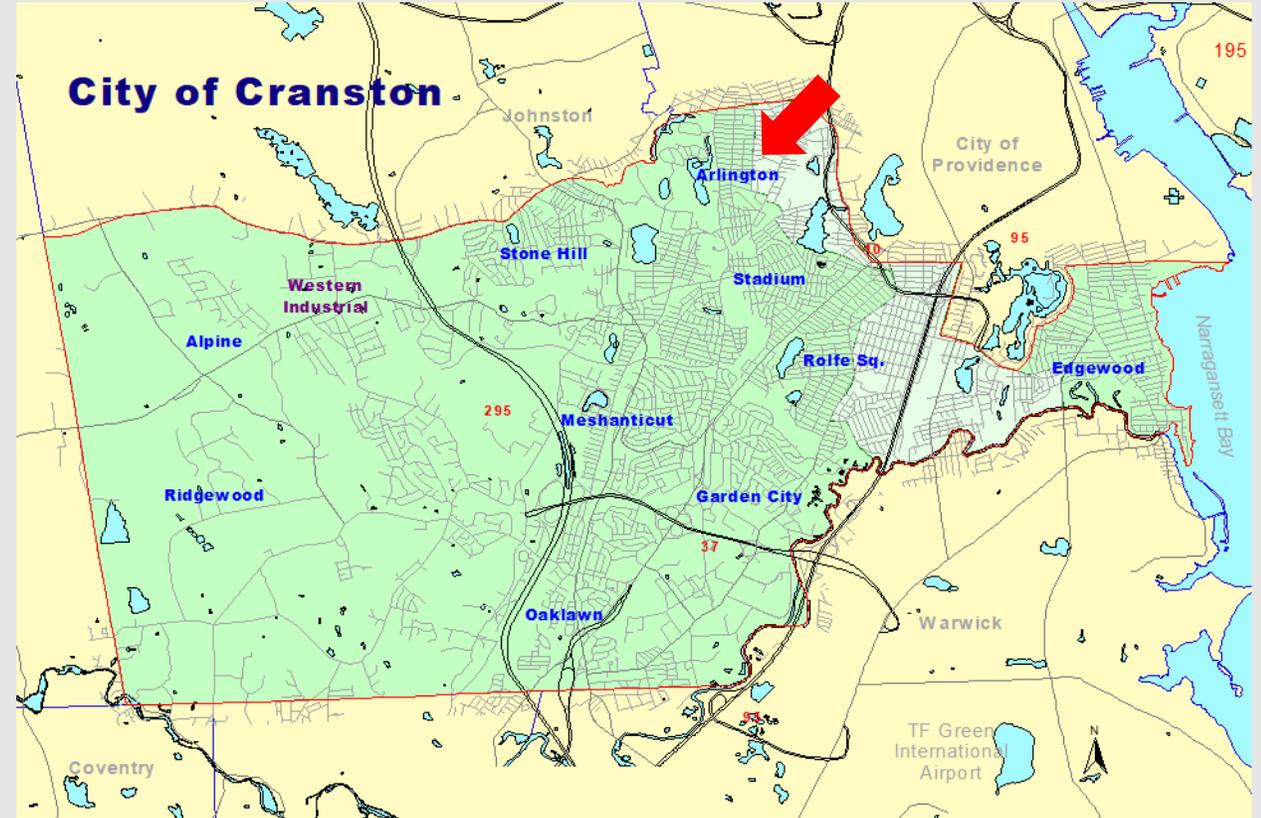
## Linda B. Marchetti; Trustee of Linda B. Marchetti Revocable

Lot Area & Width/Frontage

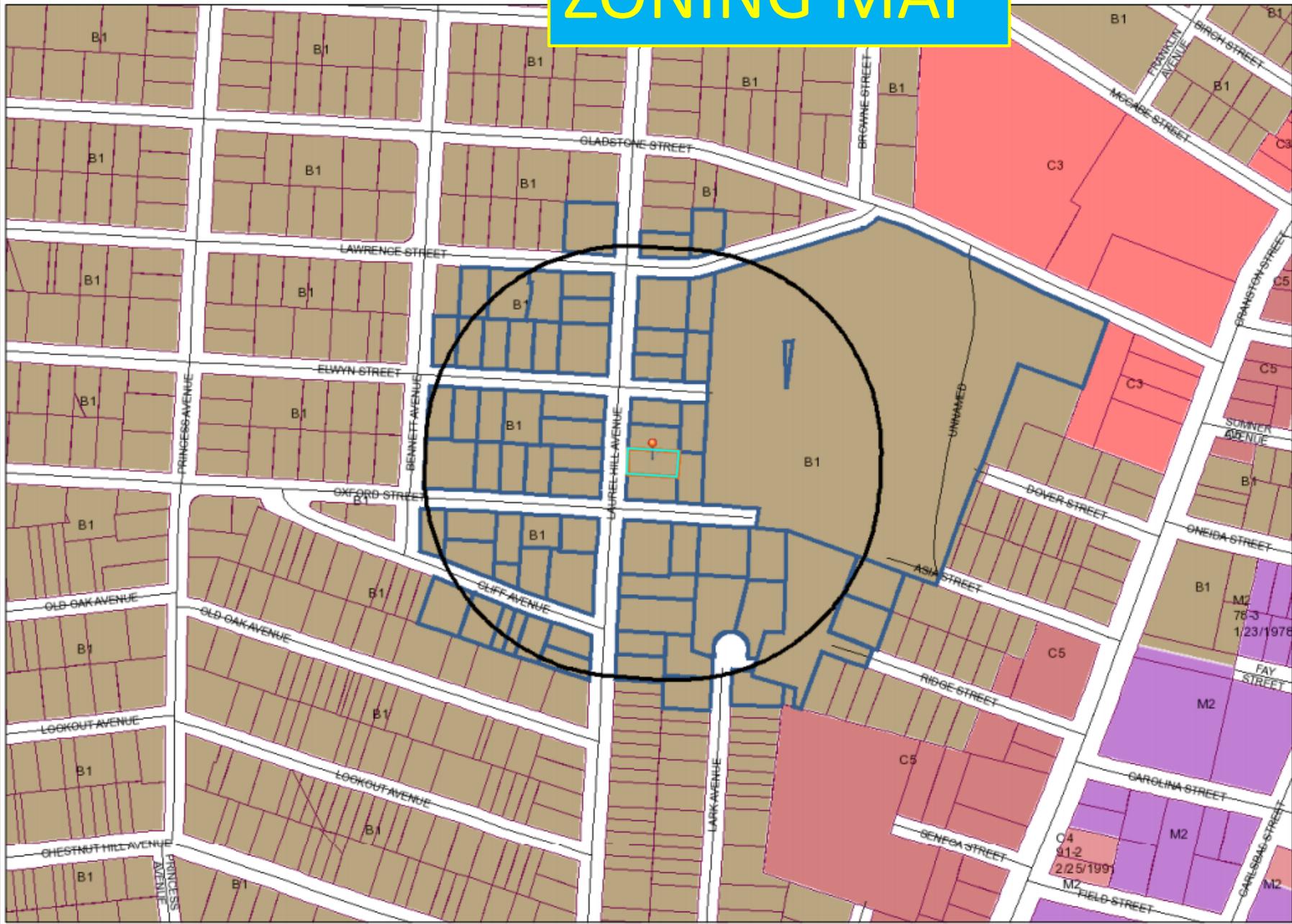
**Owner:** Linda B. Marchetti; Trustee of Linda B. Marchetti Revocable  
**Applicant:** Brian Coutcher  
**Location:** 0 Laurel Hill Avenue  
AP 7 Lots 1052  
**Zone:** B-1 (Single & Two-Family)  
**FLU:** Single/Two Family Residential Less than 10.89 units/acre

### VARIANCE REQUEST:

- To construct a single-family dwelling on a lot with 5,000 ft<sup>2</sup> of area where 6,000 ft<sup>2</sup> is required. [17.20.120 – Schedule of Intensity]
- To construct a single-family dwelling on a lot with 50' of frontage while 60' is required. [17.20.120 – Schedule of Intensity]



# ZONING MAP

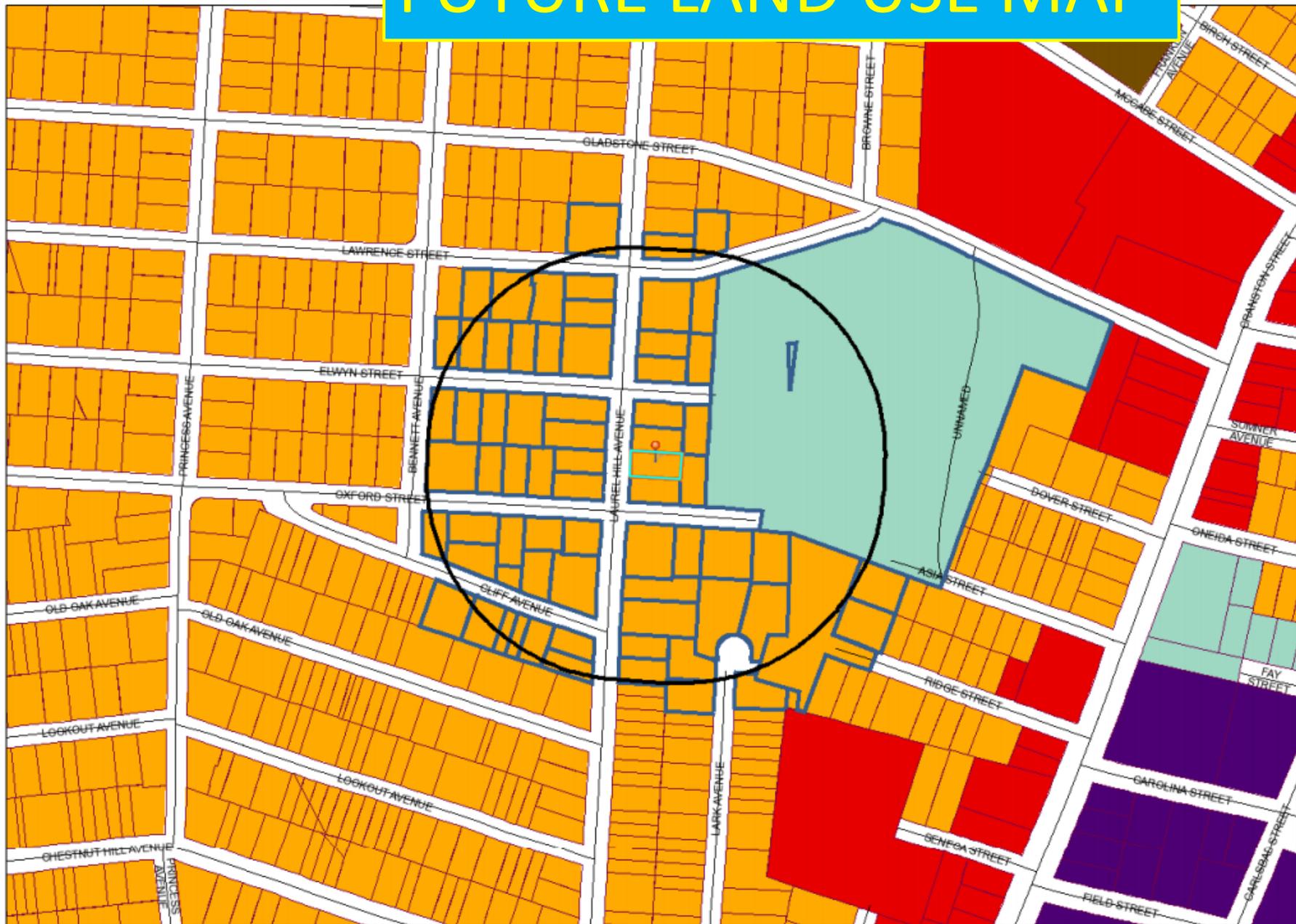
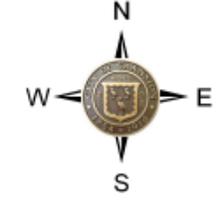


UserSelectedParcels		A20
vParcels_Buffer		A12
ParcelsIn BufferOutput		A8
Parcels		A6
Streets Names		B1
<b>Streets</b>		
City		B2
Driveway		C1
OutsideCity		C2
Paper		C3
Pastore Complex		C4
Private		C5
Railroad		M1
State		M2
Zoning Dimensions		E1
Historic Overlay District		MPD
<b>Zoning</b>		
none		S1
A80		Other
		Street Names

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# FUTURE LAND USE MAP



- UserSelectedParcels
- vParcels\_Buffer
- Parcels
- Streets Names
- Streets
  - City
  - Driveway
  - OutsideCity
  - Paper
  - Pastore Complex
  - Private
  - Railroad
  - State
  - Future Village Centers
- Future Land Use
  - Governmental/Institutional
  - Highway Commercial/Services
  - Industrial
  - Mixed Plan Development
  - Multifamily
  - Neighborhood Commercial/Services
  - Open Space
  - Residential Less Than 10.39 Units Per Acre
  - Right Of Way
  - Single Family Residential 3.63 To 1 Unit Per Acre
  - Single Family Residential 7.26 To 3.64 Unit Per Acre
  - Single Family Residential Less Than 1 Unit Per Acre
  - Single/Two Family Residential Less Than 10.89 Units Per Acre
  - Special Redevelopment Area
  - Water
  - Street Names

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0 0.05 0.1 0.15 mi

# AERIAL VIEW - neighborhood



# AERIAL VIEW – close up



# 3-D AERIAL VIEW



# STREET VIEW





"STREET VIEW"



"REAR YARD VIEW"

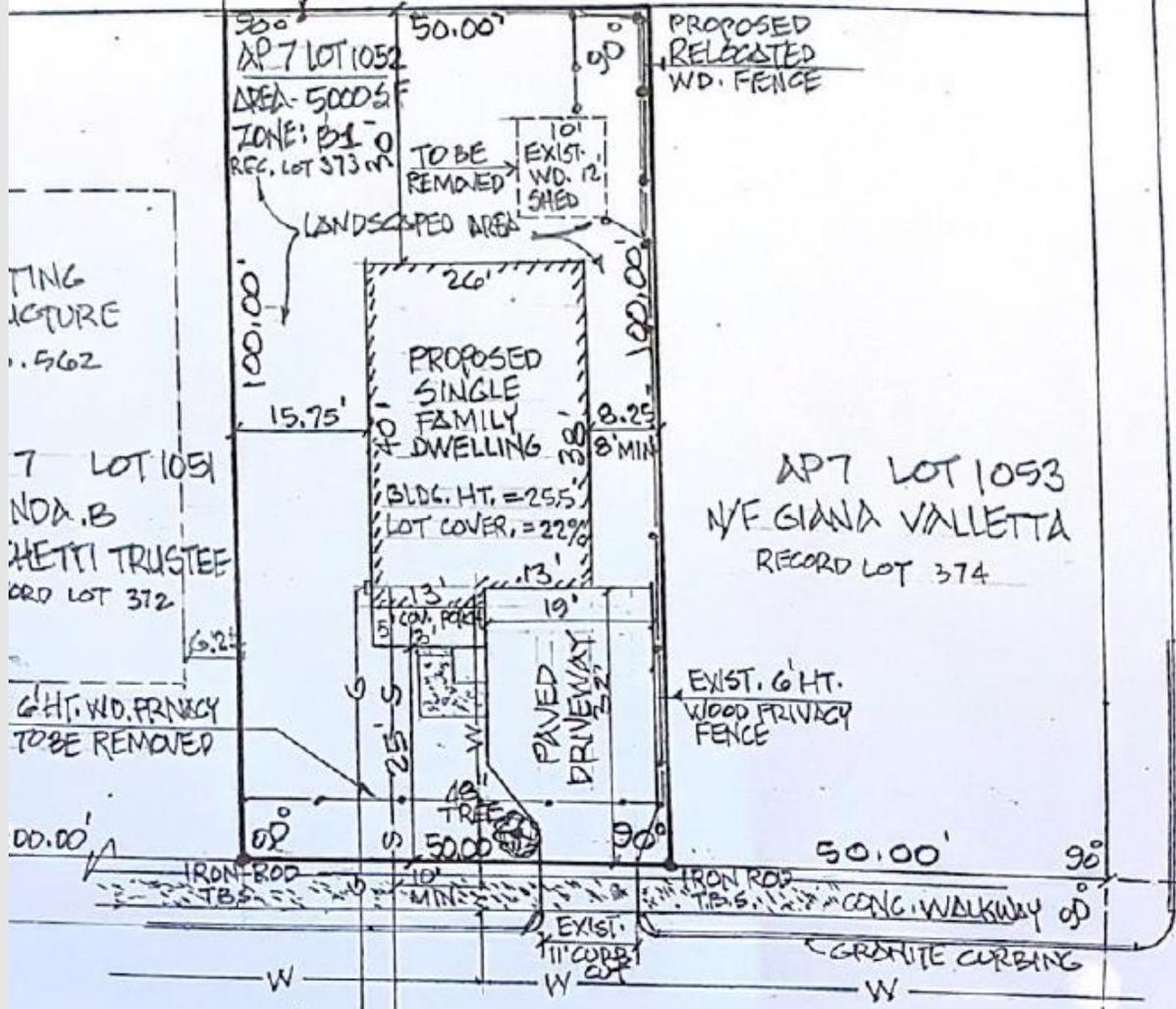


"FRONT YARD VIEW"

# SITE PLAN

LOT 1055  
EPIFANIO R.  
LUNA  
LOT 370

1/4 SECTION 8, TOWNSHIP 10 NORTH AND  
RANGE 10 WEST  
NIKKOLE T. MORRISSETTE  
EXIST. 6' HT. WOOD  
PRIVACY FENCE  
RECORD LOT 369



TING  
ACTURE  
.562

7 LOT 1051  
NDA.B  
HETTI TRUSTEE  
ORD LOT 372

AP7 LOT 1053  
N/F GIANA VALLETTA  
RECORD LOT 374

OXFORD (40' PUBLIC ROW) STREET

LAUREL HILL AVE  
(50' PUBLIC ROW.)

# Key Facts

- The lot is a preexisting substandard lot of record, platted prior to the City enacting its zoning code in 1966;
- No other relief is required, only lot area and frontage;
- The lot is within a residential neighborhood with single-fam, two-fam and limited multifam uses in the area;
- Lots with 5,000 ft<sup>2</sup> and 50' of frontage are commonly found within the neighborhood;
- The proposal is consistent with the density allocation in the Comprehensive Plan Future Land Use Map

# Staff Analysis

- Relief would be consistent with the character of the area;
- Relief requested is the least relief necessary;
- The request is consistent with the Comp Plan Housing Element which encourages infill lots in Eastern Cranston;
- The request is consistent with the Comp Plan Land Use Plan Element which supports the development of lots with 5,000 ft<sup>2</sup> (p. 31).

# Recommendation

Due to the fact that the application is consistent with the Cranston Comprehensive Plan, and due to the fact that the proposed lot size is consistent with the character of the surrounding neighborhood, staff recommends the Plan Commission forward a *positive recommendation* to the Zoning Board of Review.

# Dimensional Variance Application

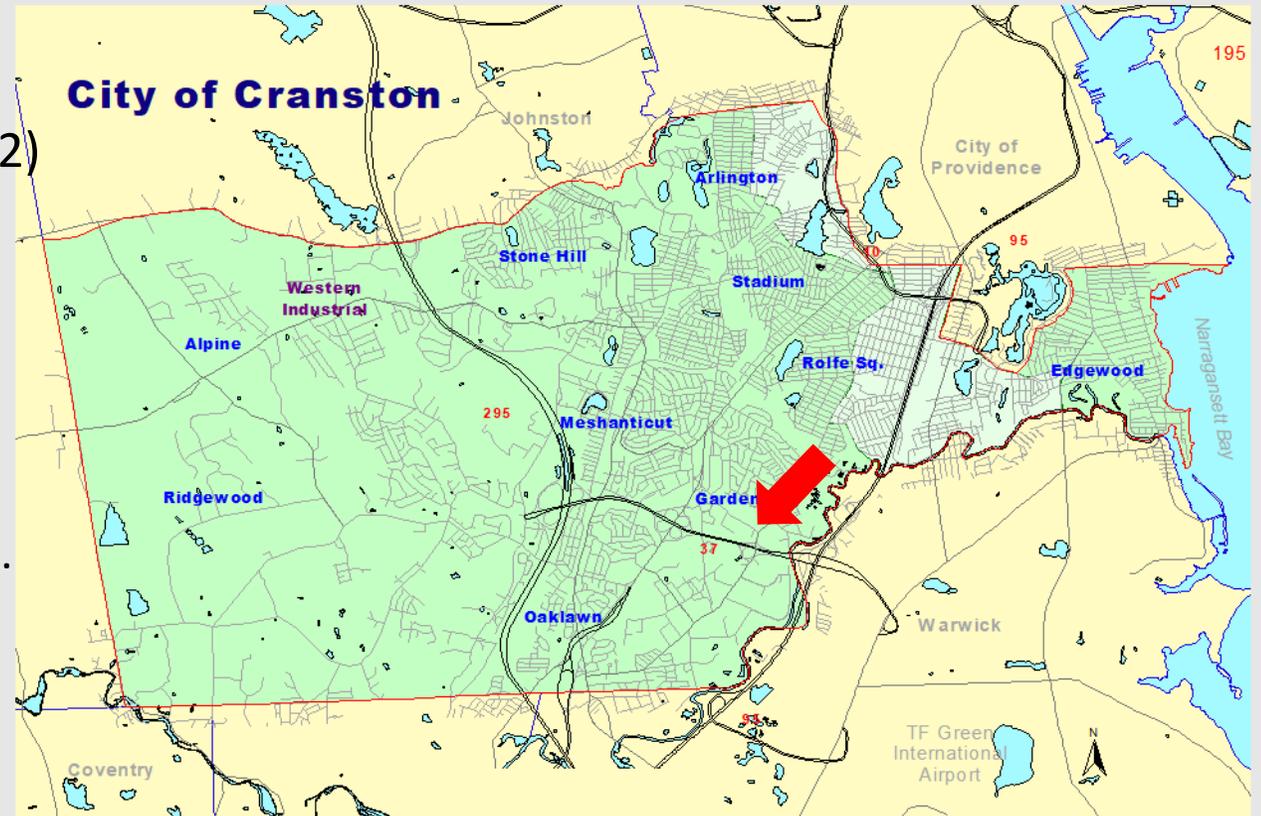
## B&F CONSTRUCTION (APP)

Request Relief for Drive-thru Lane Stacking

**Owner:** Renaissance Development Corp.  
**Applicant:** B&F CONSTRUCTION  
**Location:** 1155 Pontiac Ave (AP 10-4, Lot 1502)  
**Zone:** C-4 (Highway business)  
**FLU:** Commercial/Highway Services

### VARIANCE REQUEST:

To allow two (2) drive-in lanes that do not contain the required 6 stacking spaces each [17.28.010 - Drive-in Uses].



# AERIAL VIEW - neighborhood



# AERIAL VIEW – parcel



# 3-D AERIAL VIEW



Webster Bank

Pontiac Ave

# STREET VIEW (from Pontiac Ave)



# STREET VIEW

(north east entrance from Pontiac Ave)



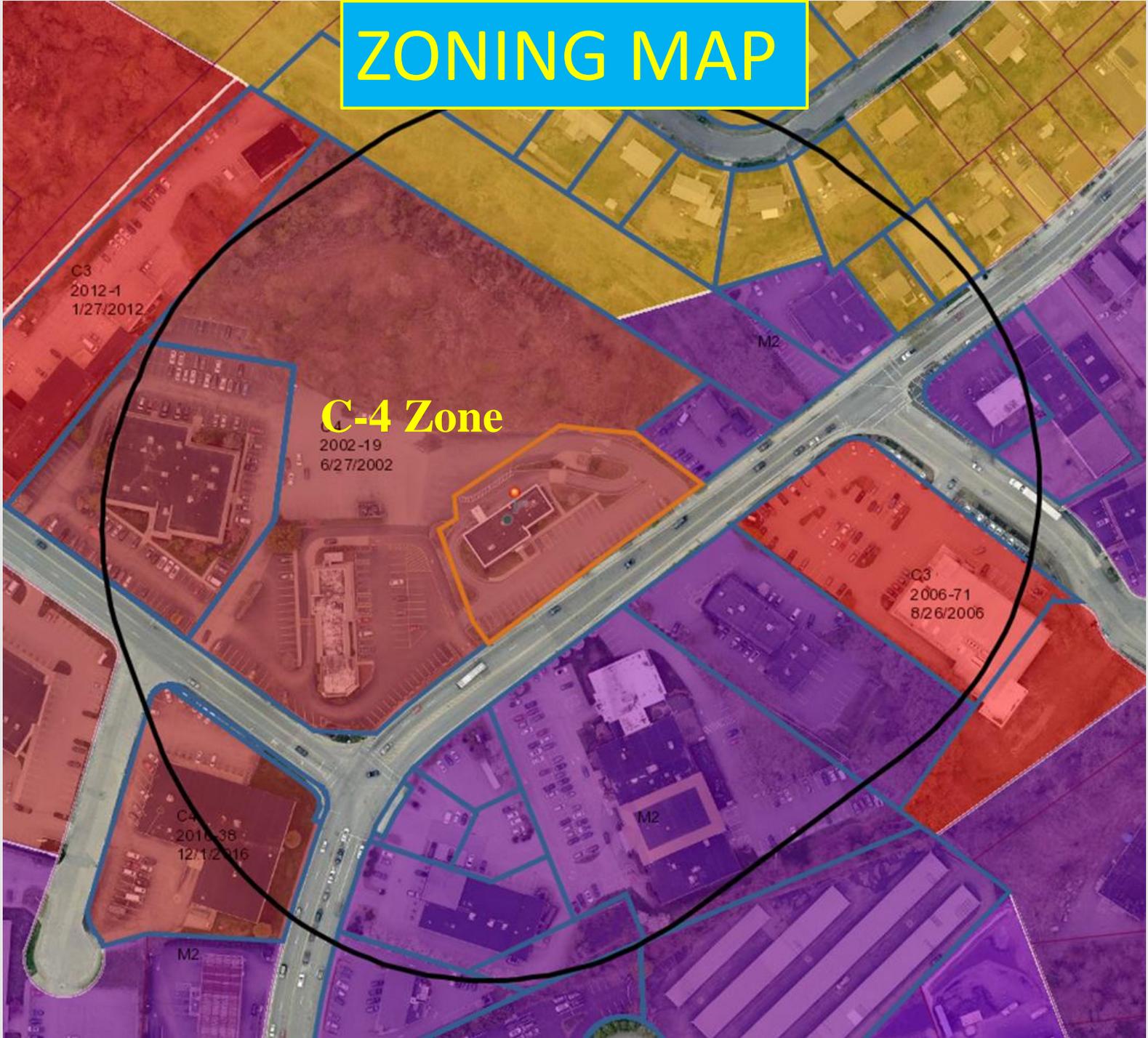
# STREET VIEW (front of building)



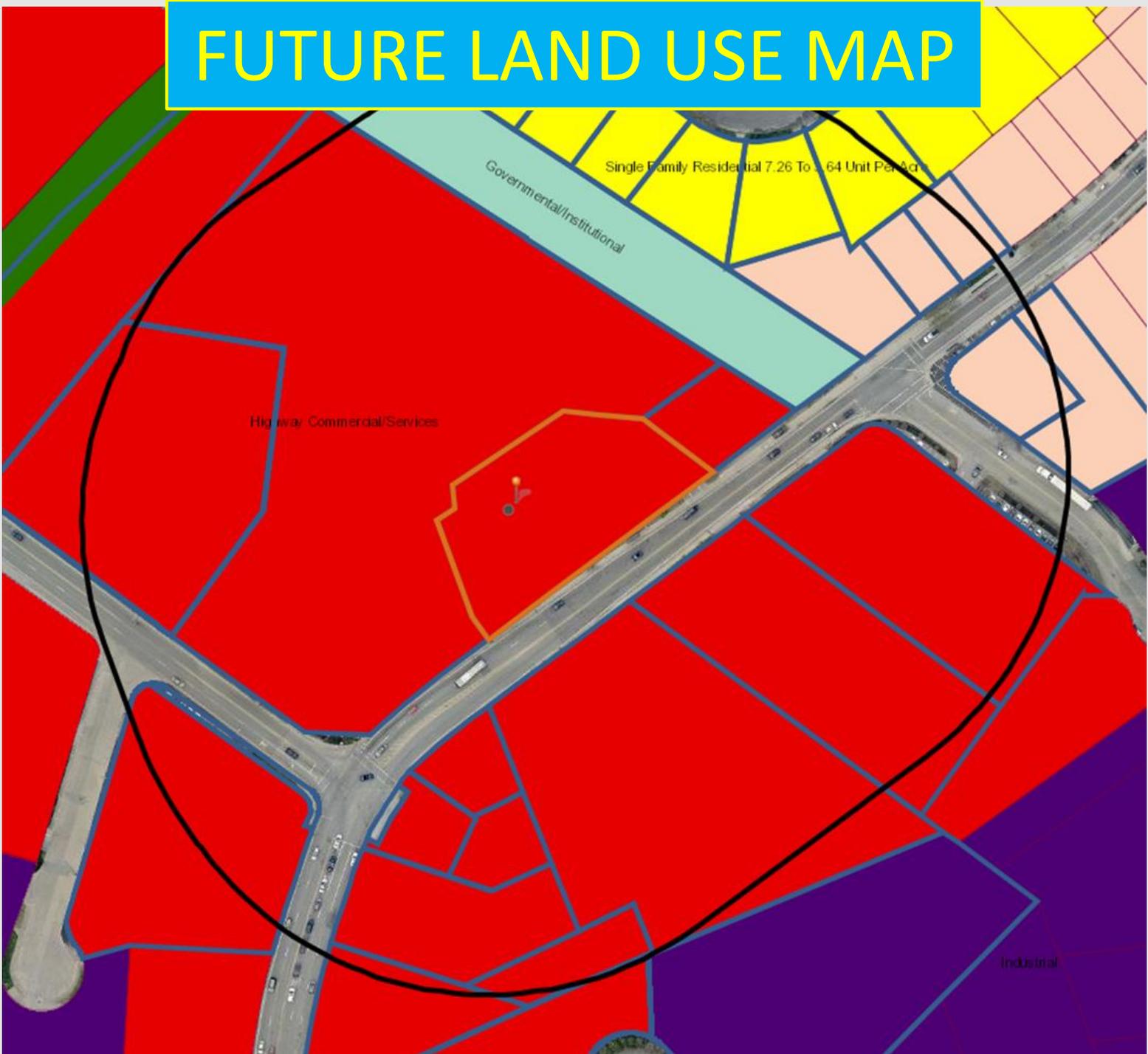
# STREET VIEW (back of building)



# ZONING MAP



# FUTURE LAND USE MAP





# Staff Analysis

- The applicant is proposing to redevelop the site (former Webster Bank) while also minimizing site disturbance to the greatest extent practical through utilizing the existing footprint of the building, existing parking area, existing landscaping, and existing site circulation pattern.
- The City's zoning code assumes that every order point should have the same number of stacking spaces. Staff finds that adding a second order point will not increase the number of customers at the site, and instead will lead to more efficient movement of existing customers through the drive-thru lanes.
- Assuming the applicant provides supplementary information as discussed in FINDING #11 of staff memo, staff finds that the proposed design will not create an undue traffic nuisance to interior site circulation or surrounding neighborhood.
- Staff finds that this proposal is consistent with the general content of the Comprehensive Plan due to the Plan's support for efficient use of properties while minimizing negative impacts to the neighborhood.

# DRAFT Recommendation

Due to the finding that the application is consistent with the general content of the Comprehensive Plan, and due to the finding that the application will not create undue traffic impacts to the surrounding streets, staff recommends the Plan Commission forward a *positive recommendation* to the Zoning Board of Review.