

# City of Cranston

# Zoning Board of Review

*December 9, 2020*

## **Chairman of the Board**

Christopher Buonanno (Vice Chairman)

## **Members**

Joy Montanaro

Paula McFarland

Dean Perdikakis

Carlos Zambrano

Craig Norclife (1<sup>st</sup> Alternate)

Josh Catone (2<sup>nd</sup> Alternate)

Thomas Jones (3<sup>rd</sup> Alternate)

Thomas Barbieri (4<sup>th</sup> Alternate)

**M.T.M. DEVELOPMENT CORPORATION**  
**(OWN) and THE WINDING RHODE**  
**COMPASSION CENTER, INC.** have filed an  
application for permission to establish a medical  
marijuana dispensary for the sale of same to be  
allowed at **100 Glen Road**, A.P. 10, lot 778, area  
57,402 s.f. zoned M2. Applicant seeks approval per  
17.92.020 Special use permit; Section 17.20.030  
Schedule of Uses. 17.20.120 Schedule of Intensity  
Regulations. Application filed 10/30/20. Christine  
Engustian, Esq.



EXISTING SITE - NORTH VIEW  
NOT TO SCALE



EXISTING SITE - SOUTH VIEW  
NOT TO SCALE



EXISTING SITE - WEST VIEW  
NOT TO SCALE



EXISTING SITE - EAST VIEW  
NOT TO SCALE

**JCE**  
 JOE CASALI ENGINEERING, INC.  
 CIVIL, SITE DEVELOPMENT, TRANSPORTATION  
 DRAINAGE, WETLANDS, I&ES, TRAFFIC, P. PROGRAMS  
 10118441300 40188441317 FAX WWW.JOECASALI.COM

**THE WINDING RHODE  
 COMPASSION CENTER, INC.**  
 100 GLEN ROAD  
 CRANSTON, RHODE ISLAND  
 AP 10/2, LOT 778

NO.	DATE	DESCRIPTION

DESIGNED BY: DRD  
 DRAWN BY: DRD  
 CHECKED BY: JAC  
 DATE: OCT. 2020  
 PROJECT NO: 20-144

STORMWATER  
 REPORT  
**100 GLEN RD  
 EXISTING  
 SITE  
 PHOTOS**  
**SHEET  
 1 OF 1**

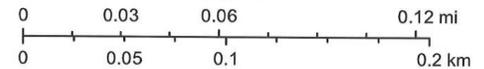
# 100 Glen Rd 400' Radius Plat 10 Lot 778



11/9/2020, 9:52:48 AM

- |  |                   |               |                           |  |     |  |    |  |       |
|--|-------------------|---------------|---------------------------|--|-----|--|----|--|-------|
|  | Parcel Outlines   |               | Buildings                 |  | A20 |  | C1 |  | M2    |
|  | Plat Boundaries   |               | Zoning Dimensions         |  | A12 |  | C2 |  | EI    |
|  | Parcel ID Labels  |               | Historic Overlay District |  | A8  |  | C3 |  | MPD   |
|  | Streets Names     | <b>Zoning</b> |                           |  | A6  |  | C4 |  | S1    |
|  | Cranston Boundary | none          |                           |  | B1  |  | C5 |  | Other |
|  | Parcels           | A80           |                           |  | B2  |  | M1 |  |       |

1:2,616

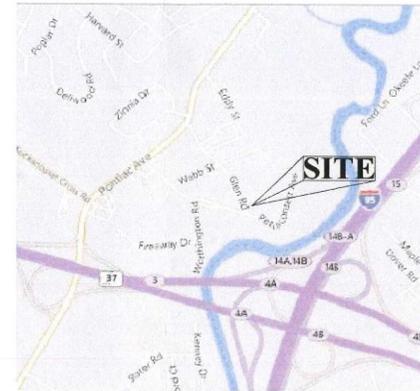
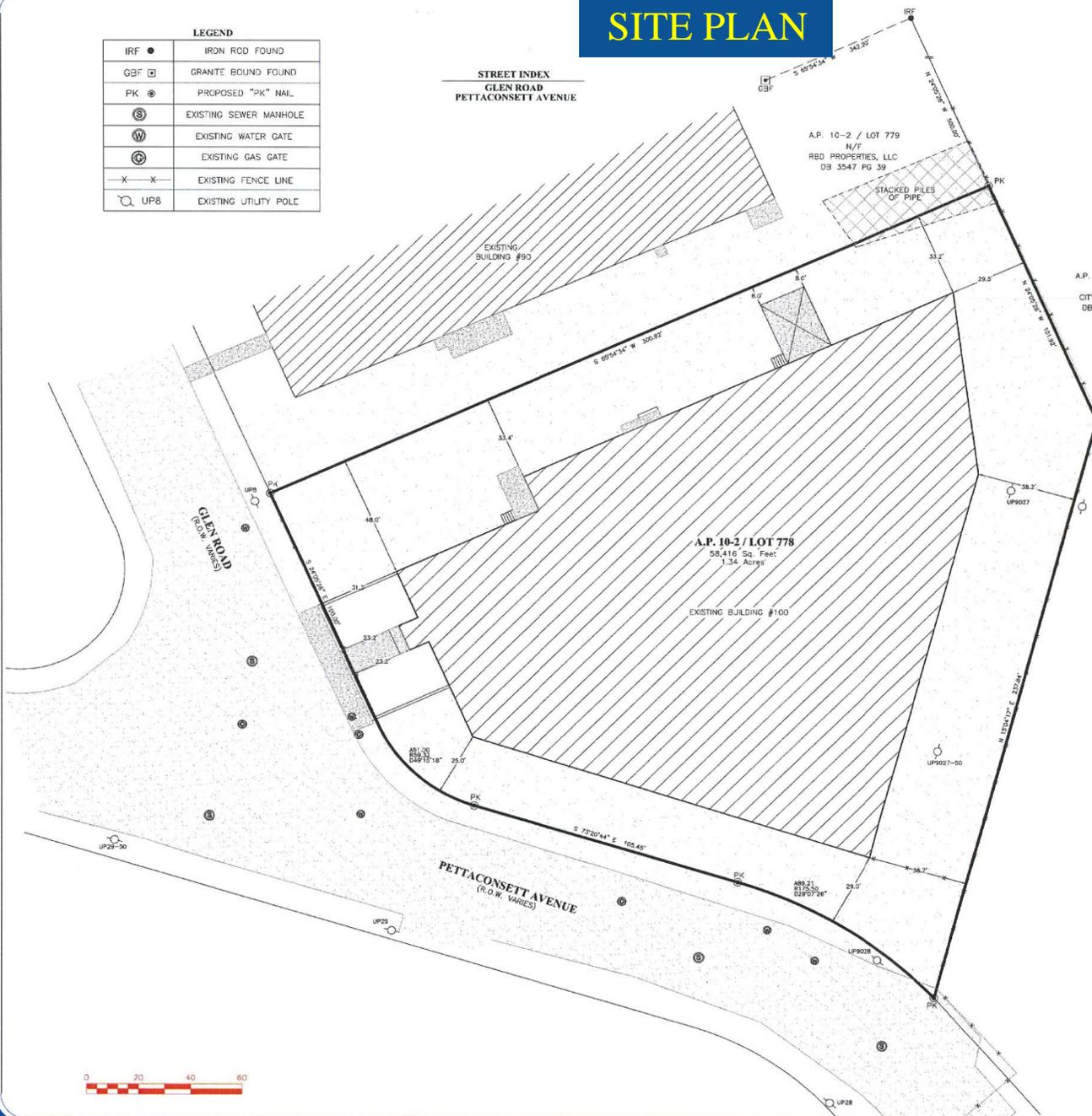


City of Cranston

# SITE PLAN

LEGEND	
IRF ●	IRON ROD FOUND
GBF □	GRANITE BOUND FOUND
PK ⊙	PROPOSED "PK" NAIL
⊗	EXISTING SEWER MANHOLE
⊕	EXISTING WATER GATE
⊙	EXISTING GAS GATE
—X—	EXISTING FENCE LINE
⊕	EXISTING UTILITY POLE

STREET INDEX  
GLEN ROAD  
PETTACONSETT AVENUE



LOCATION MAP

A.P. 10-2 / LOT 27  
N/F  
CITY OF CRANSTON  
DB 4301 PG 308

A.P. 10-2 / LOT 779  
N/F  
RBD PROPERTIES, LLC  
DB 3547 PG 39

**GENERAL NOTES:**

1. THE PARCEL OF LAND DESIGNATED AS LOT 778, ON TAX ASSESSOR'S PLAT 10-2 IS LOCATED IN THE CITY OF CRANSTON, COUNTY OF PROVIDENCE AND STATE OF RHODE ISLAND.
2. THIS PARCEL FALLS IN AN X ZONE (OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FEMA MAP NUMBER 44007C0314H, EFFECTIVE DATE 10-2-2015.
3. THE CURRENT ZONING IS M2:  
DIMENSIONAL REGULATIONS:  
MIN. LOT AREA: 60,000 SQ. FT.  
MIN. LOT FRONTAGE & WIDTH: 200 FEET  
MAX. LOT COVERAGE: 60%  
MIN. FRONT YARD SETBACK: 40 FEET  
MIN. REAR YARD SETBACK: 30 FEET  
MIN. SIDE YARD SETBACK: 25 FEET  
MAX. BUILDING HEIGHT: 35 FEET
4. THE TOTAL AREA OF A.P. 10-2/LOT 778 IS 1.34 ACRES (58,416 SQ. FT.).
5. THERE ARE NOT WETLANDS ON THIS PARCEL.

**REFERENCES:**

1. "REPLAT OF CRANSTON INDUSTRIAL DEVELOPMENT BELONGING TO THE CITY OF CRANSTON, R.I. JULY 1953, SCALE: 1"=100' BY HAROLD W. SMITH P.E."
2. CITY OF CRANSTON DB 512 PG 723, DB 332 PG 413, DB 402 PG 142, DB 4301 PG 308, DB 1418 PG 198.
3. CITY OF CRANSTON GIS WEBSITE.
4. WWW.BING.COM

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY DATA ACCUMULATION SURVEY	MEASUREMENT SPECIFICATION: CLASS I CLASS III
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THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN WAS TO PRODUCE AN EXISTING CONDITIONS SITE PLAN.

BY: *Kirk D. Andrews*  
KIRK D. ANDREWS PLS NO. 1684  
COA No.: 000A555



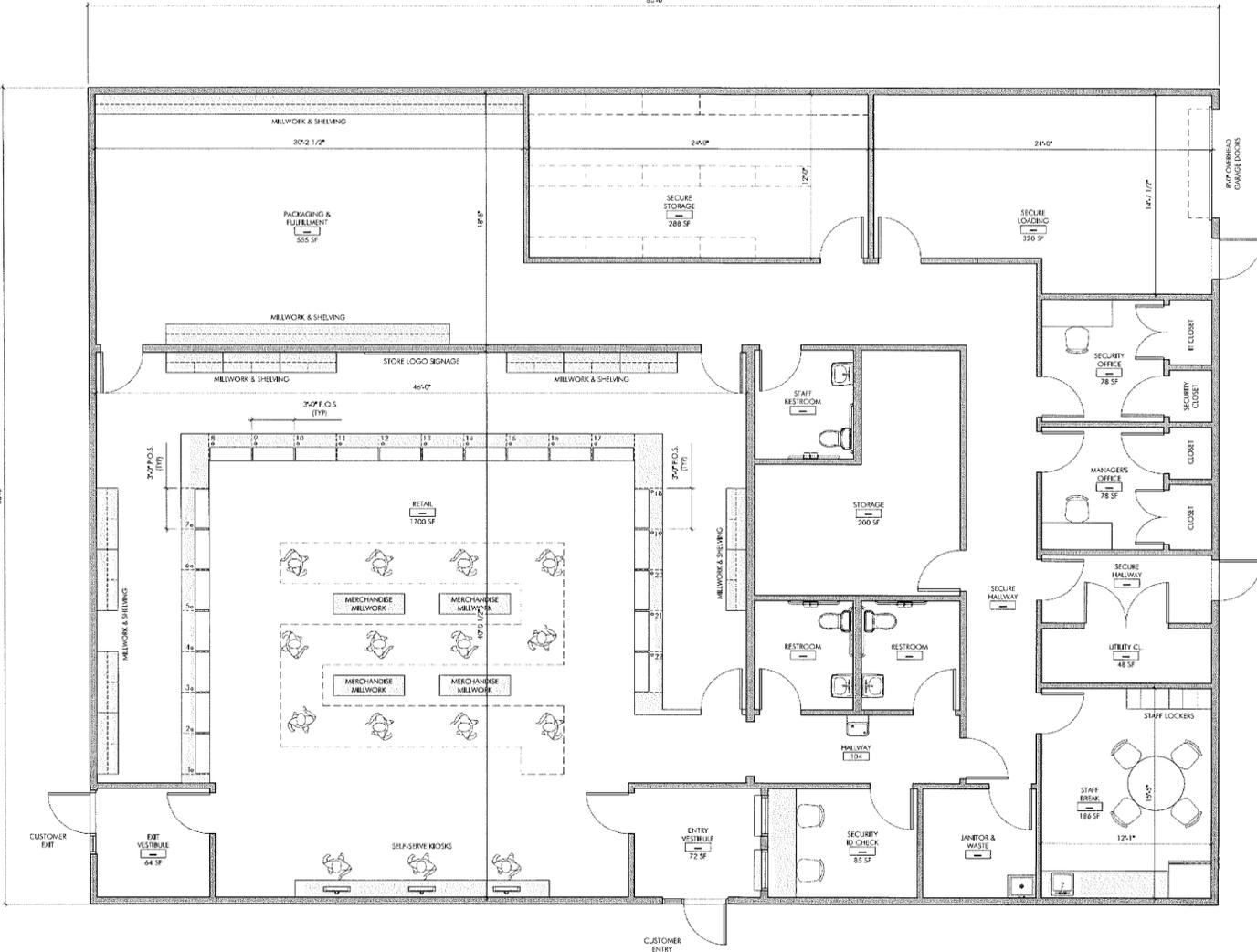
Being, ASSESSORS PLAT 10-2 LOT 778  
**SURVEY & LOCATION PLAN**  
PREPARED FOR  
MTM DEVELOPMENT  
LOCATION  
100 GLEN ROAD  
CRANSTON, RHODE ISLAND

Ordered By: K.D.A.	Drawn By: E.J.I.		
Scale: 1"=20'	Date: 4-2-2020		
REVISIONS			
NO.	REVISION	BY	DATE

**E. GREENWICH**  
**SURVEYORS, LLC**  
LAND SURVEYING AND SITE PLANNING  
1050 MAIN STREET SUITE 318  
EAST CRANSTON, RHODE ISLAND 02918  
PHONE (401) 339-2881 (401) 368-8274  
FAX (401) 881-0017 E-MAIL: KANDREWS1@GMAIL.COM



# FLOOR PLAN



TOTAL PROPOSED AREA: 4800 SF

PRELIMINARY FLOOR PLAN  
SCALE: 1/4" = 1'-0"

PROJECT:  
THE WINDING PHOENIX  
COMPASSION CENTER  
100 GLEN ROAD  
CRANSTON, RI 02920

PROJECT NUMBER: 20156



Sheet

DATE	DATE
PRELIMINARY	10.13.2020

DRAWING SCALE: 1/4" = 1'-0"

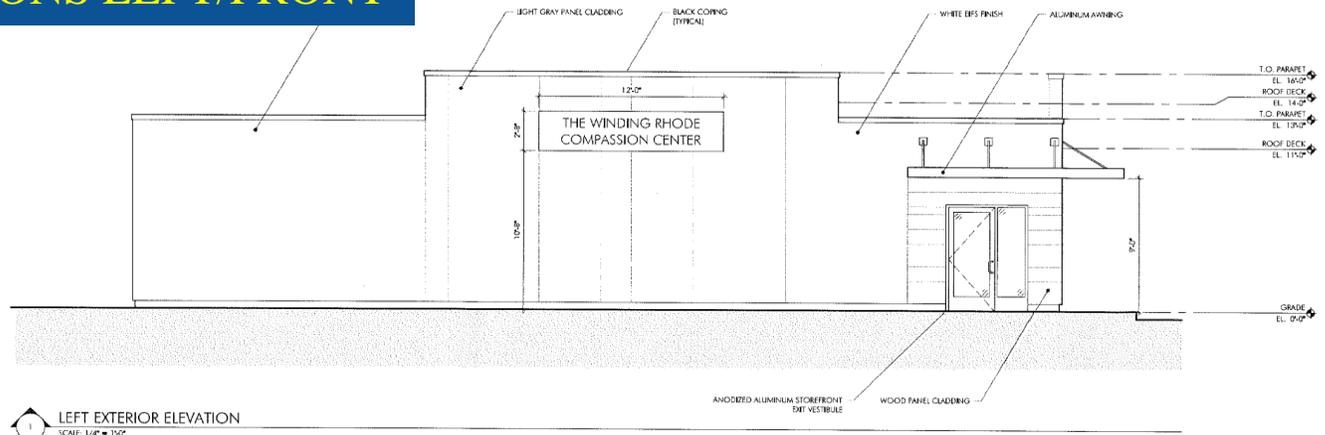
DRAWN BY: CJG CHECKED BY: EMAC

DRAWING TITLE:  
PRELIMINARY FLOOR PLAN

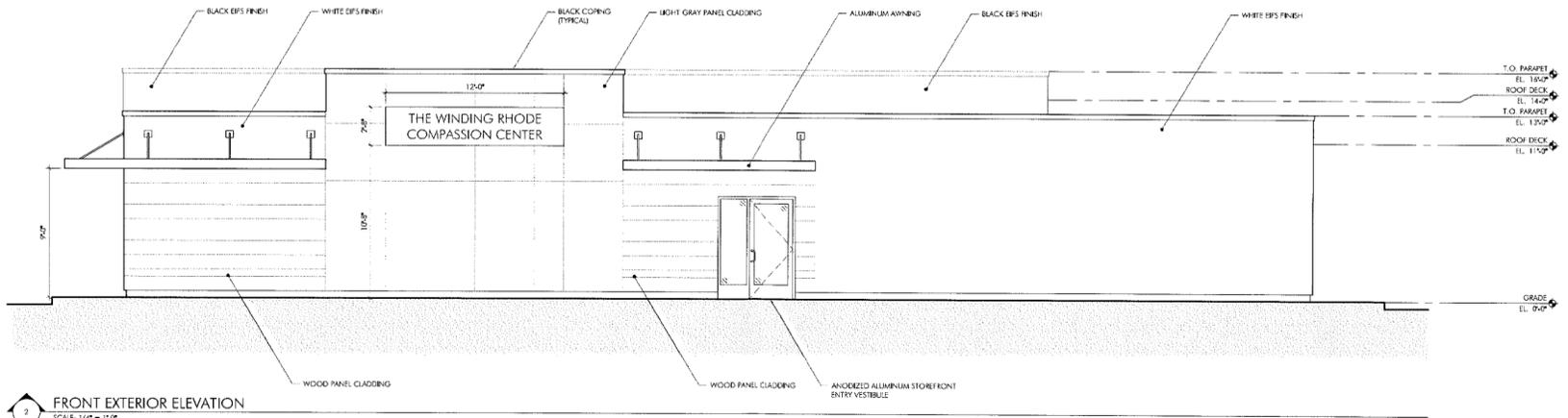
DRAWING NUMBER:

## A1.0

# EXTERIOR ELEVATIONS LEFT/FRONT



1 LEFT EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



2 FRONT EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

PROJECT:  
THE WINDING RHODE  
COMPASSION CENTER  
100 GLEN ROAD  
CRANSTON, RI 02920

PROJECT NUMBER: 20156



DATE:

REVISION: PRELIMINARY DATE: 10.12.2020

DRAWING SCALE: 1/4" = 1'-0"

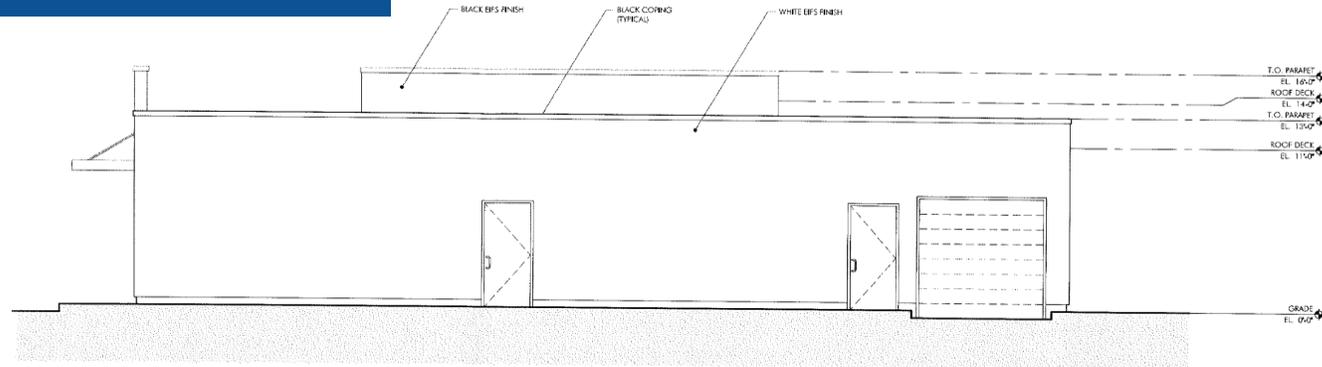
DRAWN BY: CJK CHECKED BY: DMC

DRAWING TITLE: EXTERIOR ELEVATIONS

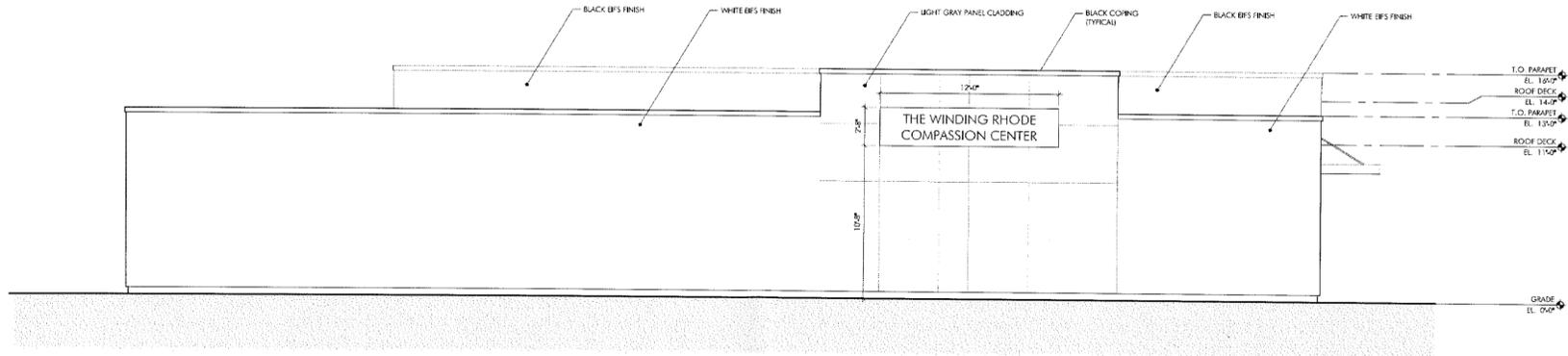
DRAWING NUMBER:

A2.0

# EXTERIOR ELEVATIONS RIGHT/REAR



3 RIGHT EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



4 REAR EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

PROJECT  
THE WINDING RHODE  
COMPASSION CENTER  
100 GLEN ROAD  
CRANSTON, RI 02920

PROJECT NUMBER 20154

**DENNIS COLWELL**  
**ARCHITECTS**  
132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035  
P: 508-241-1222 F: 508-455-4166 WWW.DC-ARCHITECT.COM



DATE

DATE	REVISION
10.12.2020	PRELIMINARY

DRAWING SCALE: 1/4" = 1'-0"

DRAWN BY: C.J.G. CHECKED BY: D.M.C.

DRAWING TITLE:  
EXTERIOR ELEVATIONS

DRAWING NUMBER:

**A2.1**

# **PLAN COMMISSION RECOMMENDATION**

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light to dark, creating a modern and professional aesthetic.