



# **City of Cranston**

## **Zoning Board of Review**

*July 12, 2023*

**Chairman of the Board**  
Christopher E. Buonanno

### **Members**

Joy Montanaro (Vice-Chair)

Paula McFarland

Dean Perdikakis

Carlos Zambrano

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

Vacant (2<sup>nd</sup> Alternate)

Frank Corrao III (3<sup>rd</sup> Alternate)

Vacant (4<sup>th</sup> Alternate)

► Ward 6

► **COMMONWEALTH ASSOCIATES, LLC (OWN) and J&J GASBARRO OAKLAWN LIQUORS (APP)** have applied to the Board to install a new sign exceeding the allowable area and add a new LED message center at **985 Oaklawn Avenue**, A.P. 18, lot 1232, area 66, 646 sf. zoned C2. Applicants seek relief per Section 17.92.010- Variances; Section 17.72.010- Signs.

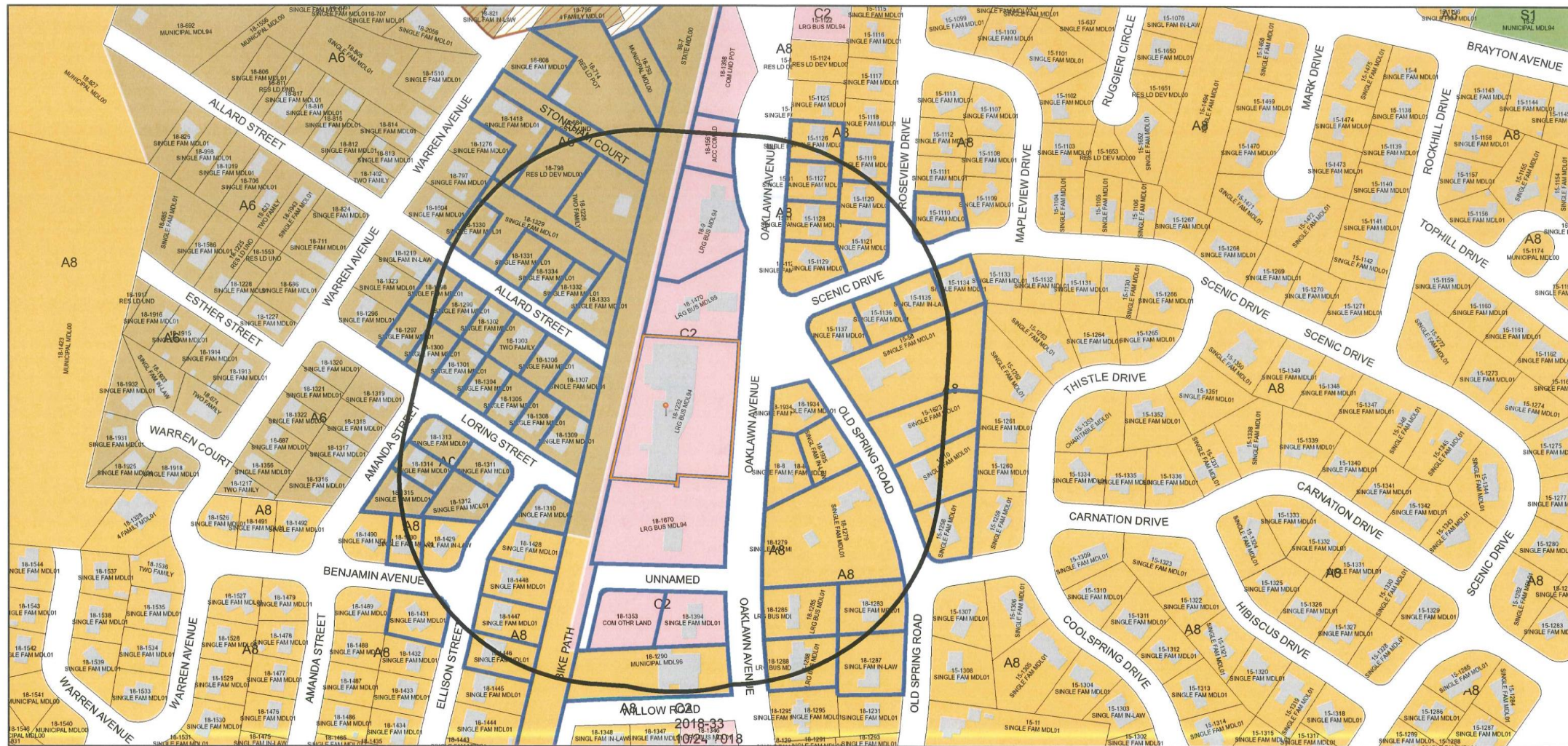
► Application filed 5/11/2023. David V. Igliozi, Esq.

► Representing Attorney, Mark A. Charleson, Esq.























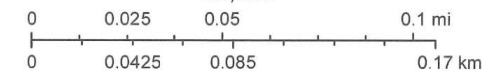
985 Oaklawn Ave 400' Radius Plat 18 Lot 1232



3/20/2023, 10:09:39 AM

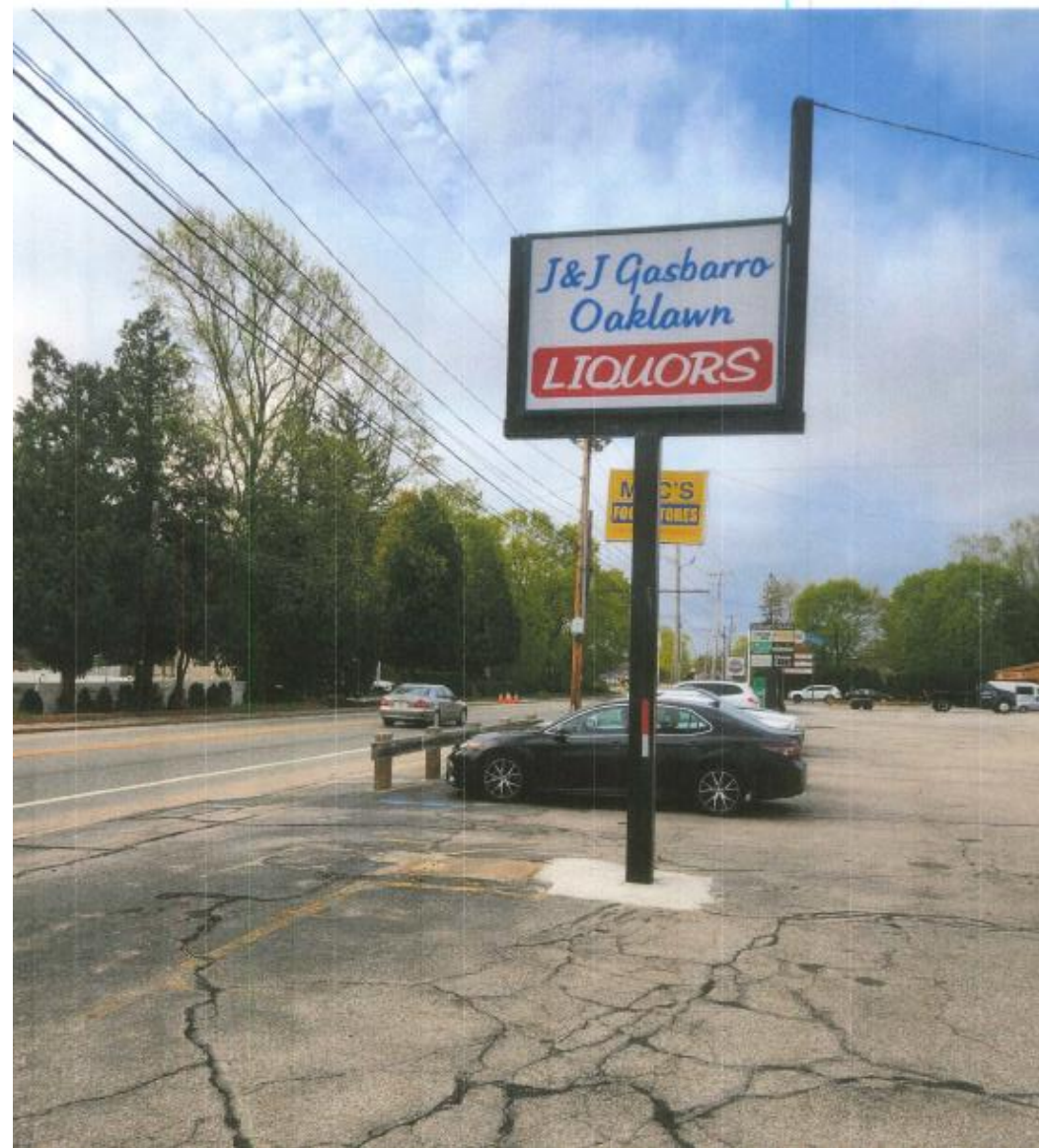
|                   |   |                           |   |    |   |    |   |       |
|-------------------|---|---------------------------|---|----|---|----|---|-------|
| Parcel ID Labels  |  | Historic Overlay District |  | A8 |  | C3 |  | MPD   |
| Streets Names     | <b>Zoning</b>   |             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

1:2,225

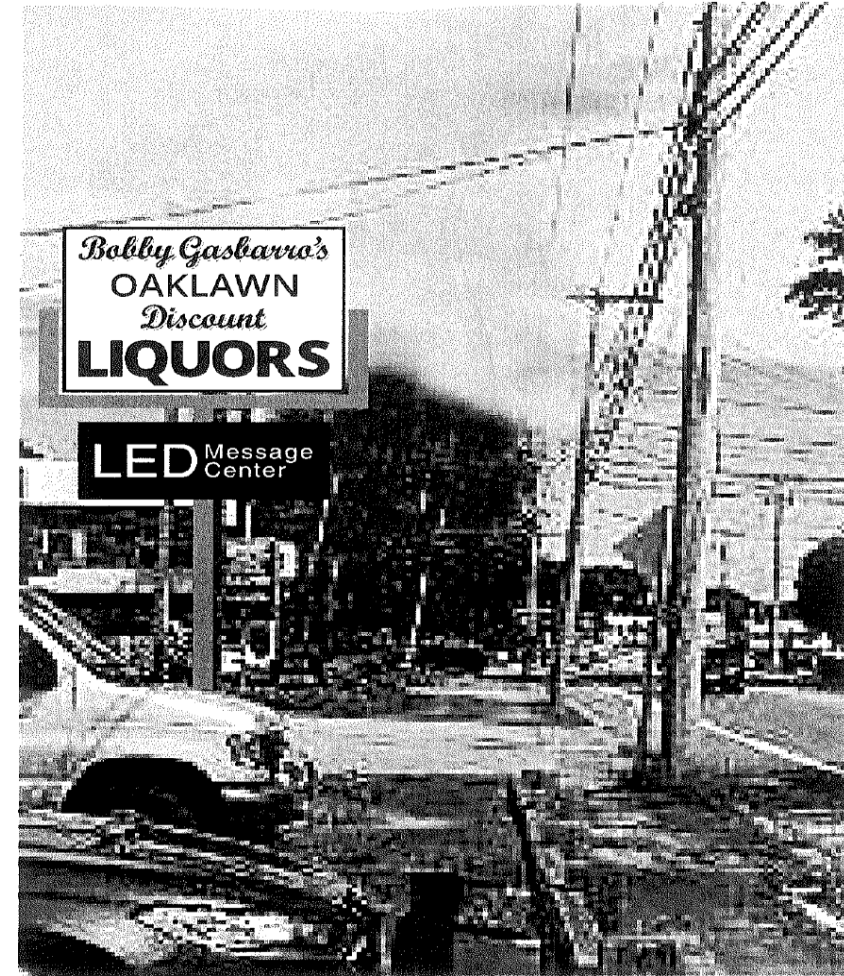
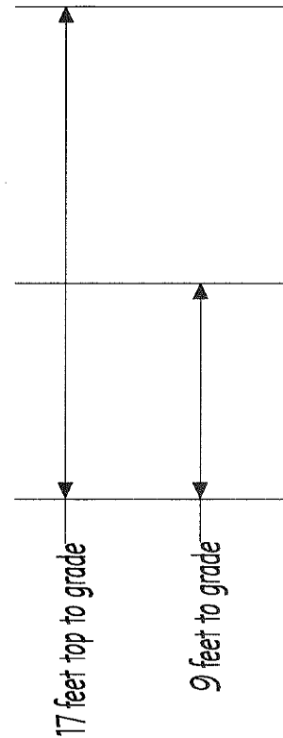


City of Cranston









Existing sign - 60" X 84", total 35 sq ft.  
 "Ice" sign - 24" X 60", total 10 sq ft.  
 Total 45 sq ft.

Existing sign - 60" X 84", total 35 sq ft.  
 New LED sign 28" X 75", total 14.58 sq ft.  
 Total 49.58 sq ft.

JOB:  
**GASBARORO LIQUORS**  
 LOCATION:  
**985 OAKLAWN AVE CRANSTON RI**

FILE:  
**GASBARORO LIQUORS\_SIGN W LED DISPLAY\_1 31 20**  
 DATE:  
**1 31 20**

PROJECT MANAGER:  
**BS**  
 DESIGNED BY:  
**KRK**

CLIENT APPROVAL

NOTICE TO CLIENT

This drawing is a representation of how your signage will appear. By signing this drawing you are accepting the design as it is presented on this page.

**AA Thrifty**  
**sign & awning**

221 Jefferson Boulevard • Warwick, RI  
 T / 401.738.8055 F / 401.738.8244

This design proposal is the property of AA Thrifty Sign & Awning. It is furnished with the expressed understanding that it will not be copied in any manner without written permission.



## REFERENCE:

1. R.I. STATE HIGHWAY PLAT 616
2. DEED BK. 500 / PG. 884
3. "SURVEY OF OAKLAWN PLAZA PLAT"  
PLAT CARD 606

EXISTING COMMERCIAL BUILDING  
985 OAKLAWN AVENUE  
A.P. 18-4 / LOT 1232  
N/F  
COMMONWEALTH ASSOCIATES LLC

OAKLAWN LIQUORS

#985

EXISTING PARKING LOT

MOBIL  
STATION

LOCUS MAP

## ZONING DISTRICT C-2

MINIMUM LOT AREA 6,000 S.F.  
MINIMUM LOT FRONTAGE 60 FT.  
MINIMUM SETBACKS: FRONT 25 FT.  
SIDE 8 FT.  
REAR 20 FT.  
MAXIMUM BUILDING HEIGHT 30'  
MAXIMUM LOT COVERAGE 60%

## SIGN RELOCATION PLAN

A.P. 18-4 / LOT 1232  
985 OAKLAWN AVENUE  
CRANSTON, R.I.

SCALE: 1"= 30' DATE: MAY 4, 2023

PREPARED FOR:

**OAKLAWN LIQUORS**

985 OAKLAWN AVENUE  
CRANSTON, R.I. 02920

PREPARED BY:

**OCEAN STATE PLANNERS, INC.**

1255 OAKLAWN AVENUE, CRANSTON, RI 02920

PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9618 / DWG. NO. 9618 - (JNP)

GRAPHIC SCALE / 1" = 30'

0 30 60 90

EXISTING SIGN POST  
MAY 4, 2023

## NOTE:

ON-PREMISE ADVERTISING SIGN  
ACKNOWLEDGMENT FROM RIDOT 2/27/23

R.I. HIGHWAY BOUNDS FOUND  
22+00.88 R= 40.00'

CENTER LINE SHP # 616

**OAKLAWN AVENUE**

(80' PUBLIC / ROUTE 5)

## SURVEY CLASSIFICATION:

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: MEASUREMENT SPECIFICATION:

LIMITED CONTENT BOUNDARY SURVEY CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION  
OF THE PLAN IS AS FOLLOWS:

TO ESTABLISH BOUNDARY LINES FOR SIGN LOCATION.

BY: *Richard T. Bzdyra* DATE: 5/08/2023

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

R.I. HIGHWAY BOUND FOUND  
24+25.00 R=117.00



► Ward 3

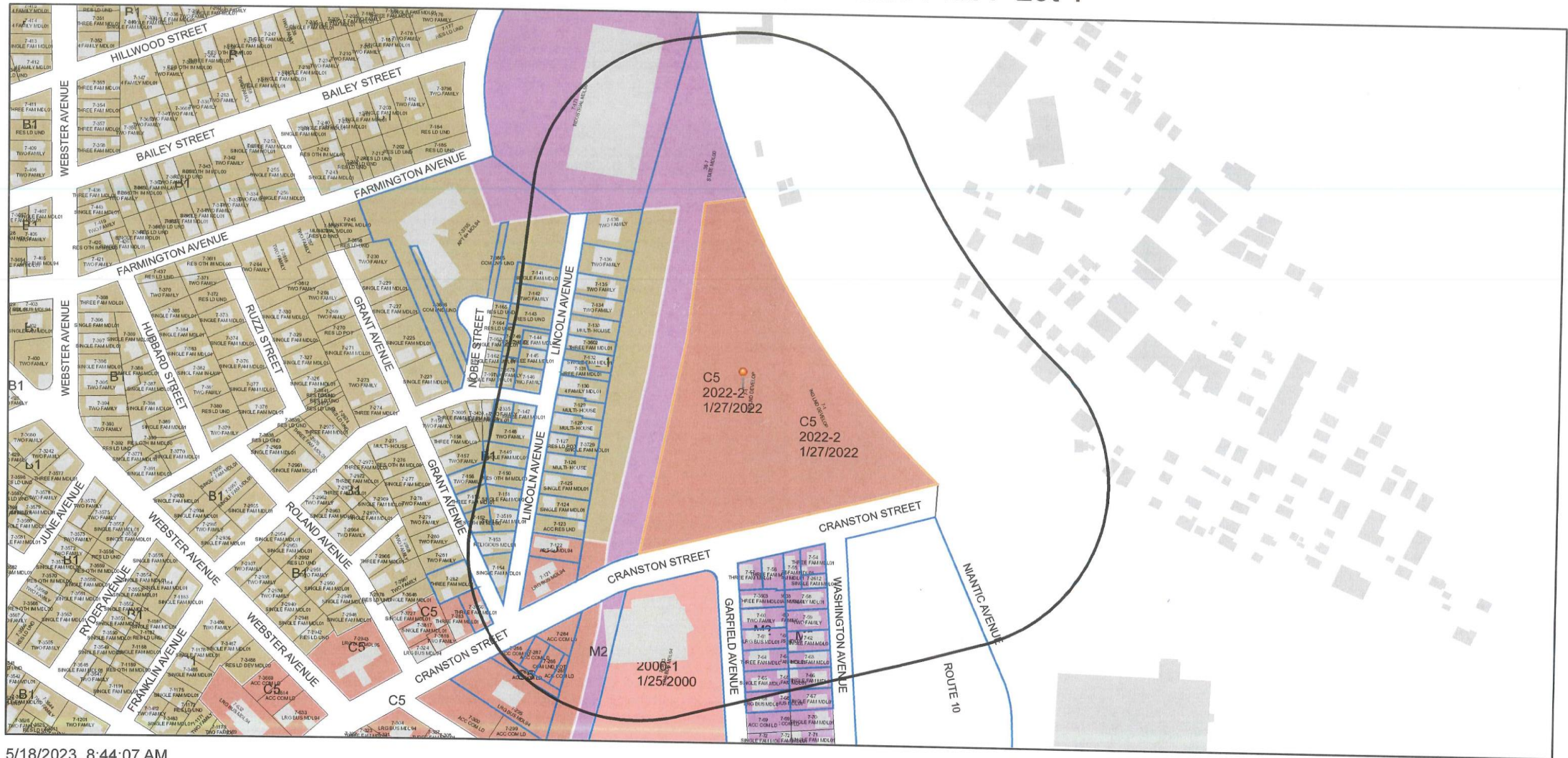
► **CRANSTON STREET ASSOCIATES, LLC (OWN) and COLBEA ENTERPRISES, LLC (APP)** have applied to the Board to construct a new Fuel station minimart with drive- through coffee shop exceeding the allowable height and signage relief on number of signs, total area, and height at **777 Cranston Street**, A.P. 7, lot 1, Building Pad No. 3, area 44,915 s.f. zoned C5. Applicants seek relief per Section 17.92.010- Variances; Sections 17.72.010- Signs; 17.20.120- Schedule of Intensity Regulations.

► Application filed 5/11/2023. Danielle E. Dufault, Esq.



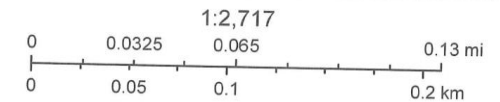


# 777 Cranston St 400' Radius Plat 7 Lot 1



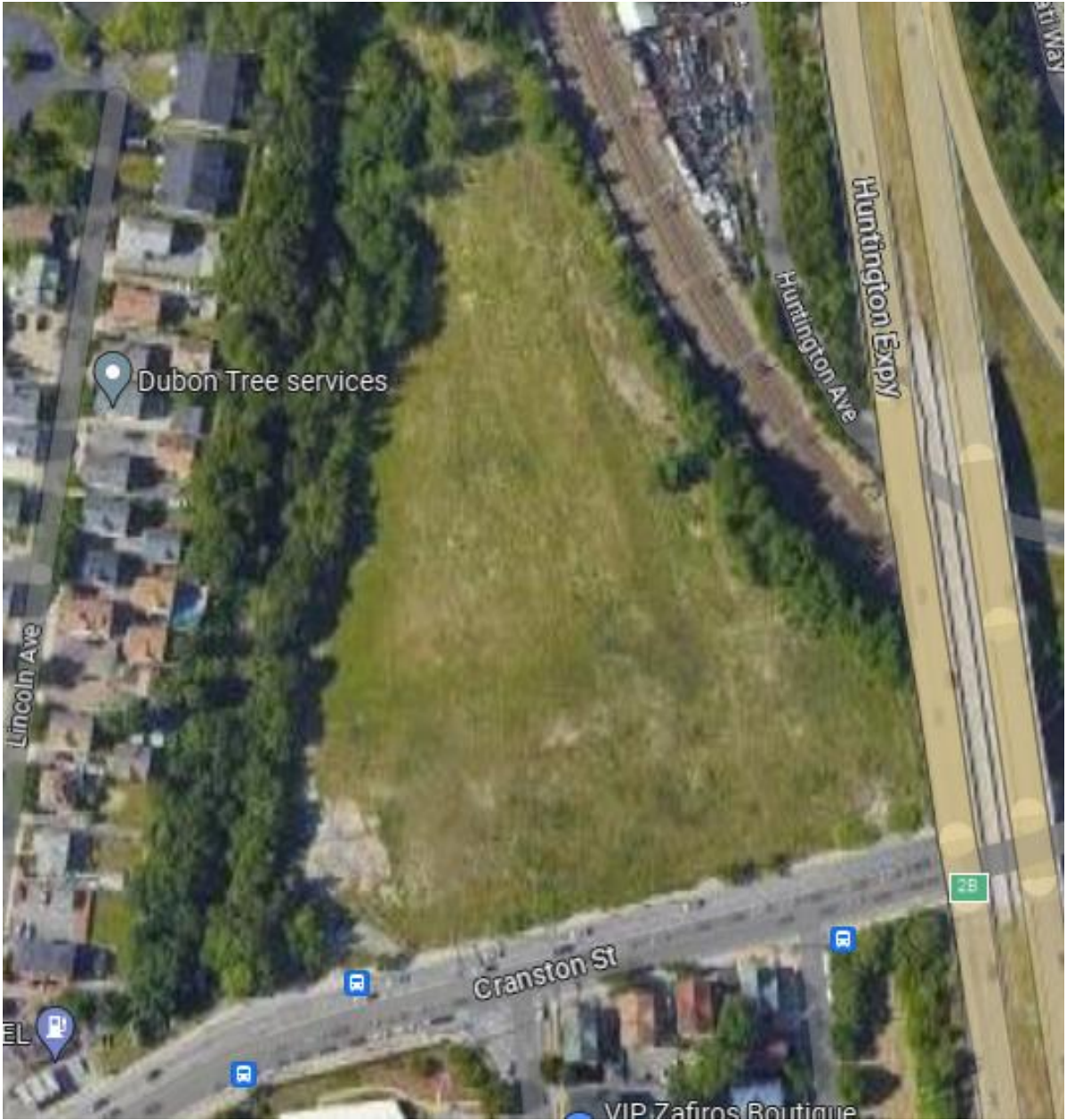
5/18/2023, 8:44:07 AM

|                       |                           |     |    |       |
|-----------------------|---------------------------|-----|----|-------|
| UserSelectedParcels   | Parcels                   | A80 | B2 | M1    |
| vParcels_Buffer       | Buildings                 | A20 | C1 | M2    |
| ParcelsInBufferOutput | Zoning Dimensions         | A12 | C2 | EI    |
| Parcel ID Labels      | Historic Overlay District | A8  | C3 | MPD   |
| Streets Names         | Zoning                    | A6  | C4 | S1    |
| Cranston Boundary     | none                      | B1  | C5 | Other |



City of Cranston











|        |   |
|--------|---|
| 7.1.0  | RDOT STD 307 CONCRETE CURB OR APPROVED EQUAL  |
| 7.1.2  | RDOT STD 367 CONCRETE TRANSITION CURB   |
| 20.1.0 | PAVEMENT MARKINGS ARROWS AND ONLY   |
| 1.09   | 1" PAINTED WHITE MARKINGS   |
| 4.04.0 | 1" WHITE STRIPING 2" ON CENTER AT 45°   |
| 2.09   | STOP LINE (REFLECTIVE MARK SECTION 38.18)   |
| 20.05  | ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.      |
| ACAB   | ADA CURB RAMP MUST COMPLY WITH ALL ADA REGULATIONS AND REQUIREMENTS.                              |
| 4.05.0 | VAN AREA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS. |
| CWK    | CROSSWALK PAVEMENT MARKINGS.  |

- NOTES:**
1. ALL PAINT MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M280 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
  2. APPLY 2 COATS OF TRAFFIC TYPE PAINT. APPLY THE FIRST COAT NOT LESS THAN FIVE DAYS AFTER THE PLACING OF BITUMINOUS PAVEMENT, ALLOW FOR MINIMUM CURE TIME OF 24 HOURS BETWEEN APPLICATIONS.
  3. ALL PAVEMENT MARKINGS INCLUDING (BUT NOT LIMITED TO) ARROWS AND TEXT TO BE IN ACCORDANCE WITH MUTCD AND RIDOT STANDARDS AND SPECIFICATION.

| SIGNAGE SCHEDULE |   |                 |                         |                            |  |            |
|------------------|---|-----------------|-------------------------|----------------------------|--|------------|
| SIGN TYPE        | DETAIL  | MUTCD REFERENCE | COLOR (BACKGROUND/COPY) | DIMENSION (WIDTH X HEIGHT) | MOUNTING HEIGHT (CLEAR HEIGHT TO BOTTOM OF SIGN) | # OF SIGNS |
| STOP             |  | 8D-1            | RED/WHITE               | 30" X 30"                  | 7'-0"  | 3          |
| DO NOT ENTER     |  | 8S-1            | RED/WHITE               | 30" X 30"                  | 7'-0"  | 1          |

SCALE: 1"=20'



A horizontal graphic scale bar with alternating black and white segments. It is marked with '0', '10'', '20'', and '40''.

Two Stafford Court Cranston, RI 02920  
Tel 401-943-1000 Fax 401-464-6006 [www.diprete-eng.com](http://www.diprete-eng.com)

Boston • Providence • Newport

No.  11876  
REGISTERED  
PROFESSIONAL ENGINEER  
CIVIL

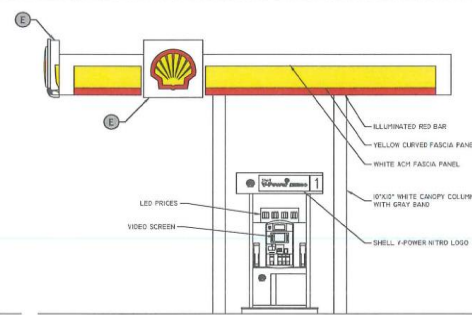
THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS STAMPED "2020S FOR CONSTRUCTION" AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF CIVIL ENGINEERING.

|               |          |                            |     |
|---------------|----------|----------------------------|-----|
| 0             | 05/25/23 | ZONING VARIANCE SUBMISSION | RSS |
| NO.           | DATE     | DESCRIPTION                | BY: |
| DRAWN BY: RSS |          | DESIGN BY: RSS             |     |

SEASONS CORNER MARKET  
ASSESSOR'S PLAT 7/2 LOT 1

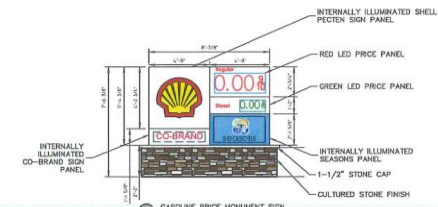
PREPARED FOR:  
**COLBEA ENTERPRISES**  
595 GEORGE WASHINGTON HIGHWAY, LINCOLN, RI 02865  
TEL 401-943-0005





**Proposed Front Canopy Elevation**  
SCALE: 1/4"=1'-0"

**Proposed Side Canopies Elevation**  
SCALE: 1/4"=1'-0"



**Main ID Note:**

1. SIGN IS DOUBLE SIDED AND HAS COPY ON EACH SIDE AS SHOWN ABOVE.
2. SIGN IS IDENTICAL ON EACH SIDE.
3. MONUMENT SIGN AND BASE DESIGN BY FEDERAL HEALTH.



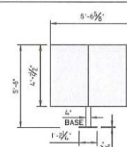
**(B)** PROPOSED "SEASONS" SIGN  
AREA=85.0 S.F.  
SIGN IS MADE UP OF INDIVIDUAL LETTERS

④ PROPOSED CO-BRAND  
AREA=17.7 S.F.

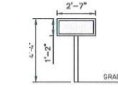
NOTE: TENANT BRANDING  
CO-BRAND SPECIFICA



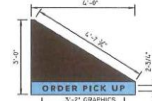
(F) PROPOSED "WELCOME" SIGN  
AREA=2.1 S.F.



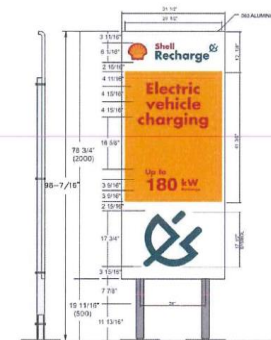
PROPOSED "DRIVE THRU" SERVICE AREA=3.0 S.F.



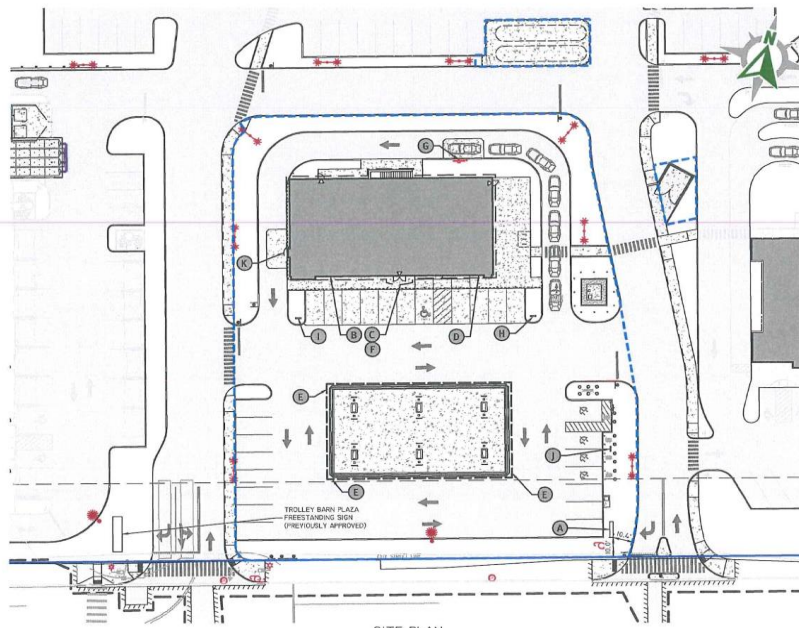
① PROPOSED "EXIT" SIGN  
AREA=3.0 S.F.



(K) PROPOSED "CORNER MARKET CAFE" AWNING SIGN

PROPOSED SIGN SCHEDULE[illegible]

① PROPOSED ELECTRIC VEHICLE  
CHARGING SIGN  
AREA=17.2 S.F.



SITE PLAN  
SCALE: 1"=30'

SIGN SCOPE OF WORK NOTE:

1. ALL SIGNAGE SHOWN ON THIS SHEET HAS REFERENCE ONLY.
2. INSTALLATION OF SIGN COMPONENTS AND SIGN MATERIALS PROVIDED BY OWNER.
3. FOOTINGS AND POWER SUPPLY BY CONTRACTOR.
4. ALL SIGNS AND ANCILLARY SIGNAGE/BRANDING ITEMS TO BE PROVIDED AND DIRECTED BY COLASIA ENTERPRISES.
5. CANOPY FOOTINGS WILL BE DESIGNED BY CANOPY DESIGNER IN ACCORDANCE WITH ALL APPLICABLE CODES AND DESIGN STANDARDS. CANOPY FOOTINGS WILL BE PLACED BY GC IN STRICT ACCORDANCE TO MAX DESIGN, INCLUDING EMBEDDING, ANCHOR BOLTS, STEEL PLACEMENT, OVERLAPPING, CONCRETE PLACEMENT, ETC.
6. MATERIALS AND COLORS DESIGNATED ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AND MOST RECENT SHELL BRAND STANDARDS

## SIGNAGE PLAN &amp; ELEVATIONS SHEET SG-1

SEASONS CORNER MARKET  
777 CRANSTON STREET  
CRANSTON, RI

ASSESSORS PLAT 7/2 LOT 1

PREPARED BY:



SCALE: NOT TO SCALE

DATE: 05/25/2023







