

A meeting of the Cranston Zoning Board of Review was called to order via Zoom voice and video conference by Vice- Chairperson Christopher Buonanno on **Wednesday, December 09, 2020 at 6:30 pm**. Also present were Joy Montanaro, Paula McFarland, Dean Perdikakis, Carlos Zambrano , 1st alternate Craig Norcliffe, and 3rd alternate Thomas Jones. Assistant Solicitor Stephen Marsella, Esq. was Counsel to the Board.

The following was the sign-in reference for the November 10, 2020 ZBR meeting at 6:30 pm via
ZOOM

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NEW BUSINESS

Due to the resignation of the current chairman, a new chairperson shall be elected in accordance with 17.108.030. A vice-chair shall also be appointed.

Acting Chairperson Christopher Buonanno was nominated by Joy Montanaro, and seconded by Craig Norcliffe. The Board voted unanimously to elect Mr. Buonanno as the new chairperson for the remainder of the term vacated by Mr. Matthew Gendron. The Board extends their gratitude for Mr. Gendron's services since August 2016.

Joy Monanaro was appointed to Vice Chairperson by Chairperson Buonanno.

Ward 6

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; Sections 17.20.030 Schedule of Uses. Application filed 10/30/20. Christine Engustian, Esq.

On a motion made by Ms. Montanaro and seconded by Mr. Perdikakis, the Board voted unanimously to approve the application as presented.

The Board made their decision based on the testimony given, and on the following findings of facts:

FINDINGS OF FACT:

1. The proposal is to develop a Medical Marijuana Dispensary in a new 4,800 ft² building at 100 Glen Road located in M-2 zone.
2. The M-2 and M-1 zones are the only zoning districts in the Cranston Zoning Code in which a Medical Marijuana Dispensary use is allowed to be located. Such a use is only allowed via Special Use Permit which requires a decision from the Zoning Board of Review. Full language of Zoning Ordinance Sec. 17.24.040 entitled Medical Marijuana Dispensary is enclosed.
3. A review by the Planning Department determined that the application is consistent with all required standards of Zoning Ordinance Sec. 17.24.040.
4. The site is currently occupied by a non-conforming building that will be removed and the proposed site layout will be brought into compliance with all dimensional requirements.
5. The project received conditional preliminary plan approval from the Cranston Development Plan Review Committee on 11/18/20
6. With regard to the Special Use Permit standards of review (Zoning Sec. 17.92.020), the applicant must demonstrate the proposal meets the following requirements:
 - a. It shall be compatible with its surroundings;
 - b. It shall not be injurious, obnoxious or offensive to the neighborhood;

- c. It shall not hinder the future development of the city;
- d. It shall promote the general welfare of the city; and
- e. It shall be in conformance with the purposes and intent of the comprehensive plan.

7. The applicant has provided a Land Use Report prepared by Ed Pimentel of Pimentel Consulting, Inc. that addresses the issues of neighborhood compatibility, as well as compliance with the Zoning Code and Comprehensive Plan. Mr, Pimental testified at the hearing concerning aspects of the project

8. The applicant has provided a Traffic Safety Assessment prepared by Paul Bannon of BETA Group, Inc. and it was demonstrated that the site is capable of hosting a medical marijuana dispensary without detrimental traffic impacts to the surrounding street network.

9. There was testimony by the applicant and its experts concerning the legal standards in granting a special use permit and this Board accepted said testimony and found that the applicant has met all necessary criteria in granting said permit

In this case, applying the facts above and incorporating the testimony on the record to the standard for granting a Special Use Permit, the Applicant met the requirements of the Zoning Code for relief from Sections 17.92.010 Variance; 17.92.020- Special Use Permit and the Board voted to approve the application as submitted.

The meeting was adjourned at 8:00 pm

Stanley F. Pikul

Zoning / Platting Board Secretary

