

Hon. Kenneth J. Hopkins
Mayor

Michael E. Smith
President

Jason M. Pezzullo, MCP, MPA, AICP
City Planning Director



Robert Coupe
Vice-President

Thomas Barbieri
David Exter
Steven Frias
Kathleen Lanphear
Lisa Mancini

Justin Mateus P.E.
Public Works Director

Thomas Zidelis
Finance Director

CITY PLAN COMMISSION

City Hall – 3rd Floor, Room 309
869 Park Avenue, Cranston, Rhode Island 02910

AGENDA **CITY HALL – 3rd FLOOR, COUNCIL CHAMBER** **6:30PM – THURSDAY, JUNE 6, 2024**

All interested parties are welcome to participate during the public comments portion for docketed items on this agenda. All materials will be posted to the City's website prior to the meeting at:

<https://www.cranstonri.gov/city-plan-commission-6.6.24/>

This meeting will be livestreamed via YouTube at the following address:

<https://www.youtube.com/@cityofcranston>

Any interested party who would like to participate in this meeting can join the meeting via Zoom in the following manner:

Please click the link below to join the webinar:

<https://zoom.us/j/99771088562?pwd=azV2UnEyVDdnSytSdjFGbEQzSy9CQT09>

Passcode: 721441

Or One tap mobile :

+16465588656,,99771088562# US (New York)

+16469313860,,99771088562# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

Webinar ID: 997 7108 8562

International numbers available: <https://zoom.us/j/99771088562>

Individuals requesting interpreter services for the hearing impaired must contact the Dept. of City Planning at (401) 780-3136 seventy-two (72) hours prior to the meeting.

CALL TO ORDER

APPROVAL OF MINUTES

(votes taken on each item)

- 5.7.24 Regular Meeting

SUBDIVISION & LAND DEVELOPMENT PROJECTS

- **“530 Wellington Avenue Self Storage Facility”** PUBLIC HEARING (vote taken)

MASTER PLAN – Major Land Development Project
Redevelopment of 1 industrial lot with existing buildings
Zoning District: M-2 (General Industry)
AP 3, Lot 107
530 Wellington Avenue, Station Street

- **“Sharpe Drive Solar”** PUBLIC HEARING (vote taken)

PRELIMINARY PLAN – Major Land Development Project
Installation of a 0.4-megawatt (ac) ground mounted solar photovoltaic system
Zoning District: M-2 (General Industry)
AP 13, Lot 47
Sharpe Drive, Ross Simons Drive

- **“Garden Park Replat”** PUBLIC HEARING (vote taken)

Unified Development Review
PRELIMINARY PLAN – Minor Land Development Project with Zoning Relief
Subdivision of 1 lot into 2 lots and construction of 1 new single-family.
Zoning District: A-6 (Single-Family, 6,000sq.ft.)
AP 11/3, Lot 1177
East View Avenue

- **“Itri Commons”** PUBLIC HEARING (vote taken)

Unified Development Review
PRELIMINARY PLAN – Minor Land Development Project with Zoning Relief
Merger of lots, mixed-use building conversion to residential, and construction of new building with 6 attached single-family units.
Zoning District: C-2 (Neighborhood business)
AP 12/2, Lots 269, 2822, 2823
1455 Park Avenue

- **“Calise Development LLC Plat”** PUBLIC INFORMATIONAL (no vote taken)

PRE-APPLICATION – Residential Planned Development Project
Merger of lots and construction of 3 duplexes
Zoning District: A-6 (Single-Family, 6,000sq.ft.)
AP 18, Lots 684, 714, 798, 808
Stoneham Court, Warren Avenue

EXTENSION OF TIME

- Champlin Heights – Preliminary Plan

Individuals requesting interpreter services for the hearing impaired must contact the Dept. of City Planning at (401) 780-3136 seventy-two (72) hours prior to the meeting.

ZONING BOARD OF REVIEW RECOMMENDATIONS

(votes taken on each item)

495 INVESTMENTS, LLC (OWN/APP) has filed an application to request permission to allow barber shop, beauty salon / body art / day spa uses in an existing building zoned industrial at **495 Atwood Avenue**, A.P. 12, lot 3116; area 13,300 sf. zoned M1. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.030- Schedule of Uses. **To be continued pending the completion of Development Plan Review process.**

CESAR H. GONZALES GONZALES (OWN/APP) has applied to the Board to request permission to expand and convert an existing single-family dwelling into a multi-family (3 unit) dwelling on an under-sized lot at **12 Howard Street**; A.P. 7, lot 1128; area 6,048 sf.; zoned B2. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations.

VERSATILE INVESTMENT GROUP, LLC (OWN/APP) has filed an application to expand an existing legal, non-conforming multi-family (5 unit) use by converting a detached accessory structure into an additional dwelling unit on an under-sized lot at **389 Laurel Hill Avenue**, A.P. 7, lot 3860; area 22,062 sf.; zoned B1. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations. 17.20.090 (A) Specific requirements. Application filed 4/6/2024. Robert D. Murray, Esq.

CITY PLANNING DIRECTOR'S REPORT

(no votes taken)

- Open positions / ongoing hiring process
- Comprehensive Plan Update Process

ADJOURNMENT

(vote taken)

Next Meeting | Tuesday, July 2, 2024, 6:30PM – **Regular Meeting**
City Hall – 3rd Floor, Council Chamber – 869 Park Avenue

Individuals requesting interpreter services for the hearing impaired must contact the Dept. of City Planning at (401) 780-3136 seventy-two (72) hours prior to the meeting.