

Kenneth J. Hopkins
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CITY PLAN COMMISSION

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

AGENDA

CITY HALL – 3rd FLOOR, COUNCIL CHAMBER

6:30PM – TUESDAY, FEBRUARY 4, 2025

Zoom webinar information for remote participation:

<https://zoom.us/j/96720522544?pwd=Ta8EtkNGdFLd2NwVMjA8uiPHUtWw8n.1>

Passcode: 430333

Phone one-tap:

+13092053325,,96720522544# US

+13126266799,,96720522544# US (Chicago)

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.com/departments/planning/>

The entire meeting of the City Plan Commission will be live streamed on the City's YouTube channel. You will only be able to watch the proceedings: <https://www.youtube.com/@cityofcranston>

CALL TO ORDER

APPROVAL OF MINUTES

(vote taken)

- 1.7.25 City Plan Commission Meeting

NEW SUB-COMMITTEE

(vote taken)

Formation of a Sub-Committee for the purpose of reviewing applications and conducting interviews with candidates for the Position of Planning Director.

PARKS & RECREATION ADVISORY COMMISSION

(vote taken)

Select planning commission member to serve.

SUBDIVISION & LAND DEVELOPMENT PROJECTS

- "CanAm Self Storage"

PUBLIC MEETING

(vote taken)

PRELIMINARY PLAN - Major Land Development Project
Redevelopment of an industrial building for self-storage use
Zoning District: M-2 General Industry
AP 3, Lots 107
530-532 Wellington 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.

ORDINANCE RECOMMENDATION

▪ “Caraway Drive” PUBLIC INFORMATIONAL (vote taken)

Rezone Application for Terminus of Caraway Drive
Zoning District: A-80 (Single-family residential 80,000 SF)
Proposed Zoning District: A-20 (Single-family residential 20,000 SF)
AP 45, Lot 3
Owner/Applicant: Margaret M. Scaralia

• “135 Atwood Avenue” PUBLIC INFORMATIONAL (vote taken)

Plat 12, Lots 176 and 177
Owner/Applicant: Michele Lombardi
Comprehensive Plan Amendment Application for 135 Atwood Avenue
FLUM designation: Single/Two Family Residential Less than 10.99
Proposed FLUM designation: Highway Commercial/Services
Rezone Application for 135 Atwood Avenue
Zoning District: B-1 (Single- and two-family dwellings)
Proposed Zoning District: C-2 (Neighborhood Business).

ZONING BOARD OF REVIEW – PLAN COMMISSION RECOMMENDATIONS (votes taken)

OLD BUSINESS

COBBLE HILL DEVELOPMENT, LLC (OWN/APP) has filed an application for permission to construct a new single-family dwelling with reduced frontage and lot width at **0 Hemlock Avenue**. AP 5, Lots 697, 698 & 2087; area 8,524 SF; zoned A-6. Applicant seeks relief per Section 17.92.010-Variances; Section 17.20.120 Schedule of Intensity. **Application filed on 10/1/2024. Attorney John E. Shekarchi, Esq.**

NEW BUSINESS

COBBLE HILL DEVELOPMENT, LLC (OWN/APP) has filed an application for permission to leave an existing single-family dwelling with reduced side yard setbacks, frontage and to allow an existing accessory structure to remain with reduced side yard setbacks at **27 Hemlock Avenue**. AP 5, Lots 6, 2088 & 2089, 2090; & 2091 area 15,719 SF; zoned A-6. Applicant seeks relief per Section 17.92.010-Variances; Section 17.20.120 Schedule of Intensity. Application filed on 1/8/2025. Attorney John E. Shekarchi, Esq

DR. JOYCE MARTIN (OWN/APP) has applied to the Board for permission to convert an existing mixed-use building into a Rooming, boarding house at **1040 Cranston Street**; A.P. 7, lots 754,755, and 756; area 14,254 sf; zoned C5. Applicant seeks relief per Section 17.92.010-Variances; Sections 17.20.030-Schedule of Uses. Application filed on 12/10/2024. Attorney John O. Mancini, Esq.
Ward 6

STORAGE FIVE CRANSTON, LLC (OWN) and **G3 40 SHARPE DRIVE, LLC (APP)** have filed an application for permission to sub-divide an existing lot, creating a parcel of land to be utilized for the commercial vehicle storage at **0 and 40 Sharpe Drive**, A.P. 13, Lot(s) 5, 45, 50 & 67; area 9.277 ac; zoned M2. Applicant seeks relief per Section 17.92.010-Variances; Section 17.20.030- Schedule of Uses; Application filed on 12/30/2024. Attorney Robert D. Murray, Esq.

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BLUE MOON PROPERTIES, LLC and **STEVEN E. PRATT** and **PAMELA AVARISTA PRATT (OWN)** and **CINETS, INC. dba BLUE MOON PUB (APP)** have applied to the Board for permission to construct an addition with reduced side and rear setbacks and restricted parking at **42 Phenix Avenue**; A.P.11, lot(s) 2839 and 3557; area 10,251 sf; zoned C5. Applicant seeks relief per Section 17.92.010-Variances; Section 17.20.120-Schedule of Intensity; 17.64.010- Off-Street Parking. Application filed on 12/15/2024. Attorney Robert D. Murray, Esq.

AMENDMENT TO SUBDIVISION REGULATIONS

PUBLIC HEARING CONT.

(vote taken)

Public hearing and discussion of amendments to the City of Cranston Subdivision & Land Development Regulations, per 2024 changes in Rhode Island General Laws.

CITY PLANNING DIRECTOR'S REPORT

(no votes taken)

- FY25-FY30 Capital Budget and Improvement Program- Special Meeting
- Mulligan's Island Joint Workshop
- Comprehensive Plan Update
- Municipal Fellow, Toby Arment

ADJOURNMENT

(vote taken)

Next Meeting | Tuesday, March 4, 2024, 6:30PM – **Regular Meeting** Cranston East High School Auditorium
Special Capital Budget Meeting | TBD

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