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Finance Director

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, AUGUST 5, 2025**

Zoom webinar information for remote participation:

<https://zoom.us/j/94303128417?pwd=NnlzvrR1UgnsqoB4tAx34Lb96LrDjSZ.1>

Passcode: 947142

Phone one-tap: +16465588656,,94303128417# US (New York)

Phone audio: +1 646 558 8656 US (New York)

Webinar ID: 943 0312 8417

International numbers available: <https://zoom.us/u/a76pz15Yv>

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)

- June 3, 2025 Regular Meeting
- July 1, 2025 Regular Meeting
- July 17, 2025 Special Meeting

SUBDIVISIONS/LAND DEVELOPMENT PROJECTS – OLD BUSINESS

- **“Vaughn Lane RPD”** **CONTINUANCE OF PUBLIC HEARING** **(vote taken)**
MASTER PLAN - Residential Planned Development with street extension
Proposal: To create 44 lots for single-family residential use and preserve 56.0 +/- acres of open space.
Zoning District: A-20, A-80
AP 30, Lots 83, 84, 85 & 258
538 Main Street, Vaughn Lane
- **“199 Gladstone Avenue Subdivision”** **CONTINUANCE OF PUBLIC HEARING** **(vote taken)**
UNIFIED DEVELOPMENT REVIEW/PRELIMINARY PLAN
Minor Subdivision requiring zoning relief
Proposal: To subdivide one (1) 10,000 SF lot into two (2) 5,000 Sf lots. The proposal requires zoning relief for lot size, lot width, and frontage.
Zoning District: B-1
AP 8/3, Lot 90
199 Gladstone Avenue

- **“Cullion Homes”** **CONTINUANCE OF PUBLIC HEARING** **(vote taken)**
 PRELIMINARY PLAN – Minor Subdivision with street extension
 Proposal: To extend an unnamed paper street branching from Lilyana Way and create 2 lots.
 Application requires waivers for curbing and construction of hammerhead in lieu of a cul-de-sac.
 Zoning District: A-8
 AP 18-3, Lot 2006
 Briarwood Avenue, Southview Terrace, Lilyana Way

SUBDIVISIONS/LAND DEVELOPMENT PROJECTS – NEW BUSINESS

- **“Realterm Minor Subdivision”** **PUBLIC HEARING** **(vote taken)**
 UNIFIED DEVELOPMENT REVIEW/PRELIMINARY PLAN
 Minor Subdivision requiring zoning relief
 Proposal: To re-subdivide two (2) lots changing frontage and lot size. The proposal requires zoning relief for lot width and frontage for one of the two proposed parcels.
 Zoning District: M-2
 AP 36-2, Lot 99 & 24
 2110 Plainfield Pike

CITY PLANNING DIRECTOR’S REPORT

(no votes taken)

- Comprehensive plan updates
- Updates to subdivision regulations and zoning ordinance

ADJOURNMENT

(votes taken)

Next Special Meeting | August 26, 2025 @ 6:30 p.m. – **Comprehensive Plan Workshop**
 City Council Chamber, City Hall, 869 Park Avenue

Next Regular Meeting | September 2, 2025 @ 6:30 p.m. – **Regular Meeting**
 City Council Chamber, City Hall, 869 Park Avenue

Meeting materials will be posted to the City’s website and can be found on the City Planning Department’s webpage at <https://www.cranstonri.com/departments/planning/>. If you are unable to access the internet, you can contact the City Planning Department directly at 780-3138 for access to meeting materials. The application may be reviewed prior to the meeting in the City Planning Department, Room 309, Cranston City Hall, during regular office hours, 8:30 A.M. – 4:30 P.M., Monday through Friday.

Pursuant to the Cranston Subdivision and Land Development Regulations, the proposed plan may be revised by the City Plan Commission as a result of further study or because of views expressed at this meeting. Individuals requesting interpreter services for the hearing impaired should contact the Planning Department at 780-3138, seventy-two (72) hours prior to the meeting date.