

Kenneth J. Hopkins
Mayor

Michael E. Smith
President

Jason M. Pezzullo, AICP
Planning Director



CITY PLAN COMMISSION
Cranston City Hall
869 Park Avenue, Cranston, RI 02910

Ken Mason, P.E.
Robert Strom
Kathleen Lanphear
Frank Ritz
Ann Marie Maccarone
James Donahue
Robert Coupe
Stephen Frias

AGENDA

Tuesday, January 11th, 2022 – 6:30PM

(Rescheduled regular meeting from January 4th, 2022)

Teleconference Meeting (Zoom)

All interested parties are welcome to participate during the public comments portion for docketed items on this agenda. Staff memos, recommendations, and all supplemental documentation will be posted to the City's website prior to the meeting at:

<https://www.cranstonri.gov/city-plan-commission.1.4.22/>

(The January 4th, 2022 meeting was cancelled due to COVID. All materials posted to the City's website for the January 4th 2022 regular meeting are forwarded to this agenda.)

If you are unable to access the internet, you can contact the Cranston Planning Department directly at 401-780-3222 and request paper copies be mailed directly to you.

If you wish to participate, join the ZOOM meeting directly using the following link:

TO JOIN BY COMPUTER, use the following link:

<https://us06web.zoom.us/j/85392269635>

Meeting ID: 853 9226 9635

TO JOIN BY PHONE, at any of the following numbers:

1-312-626-6799
1-253-215-8782
1-720-707-2699

1-646-558-8656
1-346-248-7799
1-301-715-8592

Meeting ID: 853 9226 9635

CALL TO ORDER

RECOGNITION OF SERVICE - FORMER CITY PLAN COMMISSION MEMBERS

- Joseph Morales
- Robert DiStefano, Jr.
- Fred Vincent

APPROVAL OF MINUTES

- 12/7/21 Regular Meeting (vote taken)

SUBDIVISION AND LAND DEVELOPMENT PROJECTS

- **Natick Avenue Solar** (no vote taken) **INFORMATIONAL**

Staff report on the Final Plan Application / Decision
Major Land Development
23-acre / 8 MW Solar Farm on 64-acre site
Natick Avenue - AP 22, Lots 108 and 119

ZONING BOARD OF REVIEW - RECOMMENDATIONS (votes taken for all ZBR items)

- FATIMA HERALDO (OWN/APP) has filed an application to construct a deck and gazebo encroaching into the front and rear yard setback and exceeding allowable lot coverage at 81 Fairweather Avenue, A.P. 5, Lot 935; area 5,535 s.f.; zoned A6. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations, 17.60.010 (B)- Accessory Uses.
- EDMUND & TRACY DI TROIA (OWN/APP) have applied to construct a carport structure encroaching into the front yard setback at 32 Kearsage Street, A.P.11, lot 2894; area 9,725 s.f.; zoned A8. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations, 17.60.010 – Accessory structure setbacks.
- CRANSTON PUBLIC SCHOOLS (OWN/APP) Has applied to expand an existing nonconforming school to encroach into front yard setbacks and exceeding allowable lot coverage at 180 Oakland Ave. A.P. 9, lot 2847, area 99,752 s.f.; zoned B1. Applicant seeks relief per Section 17.92.010-Variance; Sections 17.20.120- Schedule of Intensity Regulations; 17.88.030 B.- Extension.

CITY PLAN COMMISSION – City Plan Commission Policy Guide (vote taken)

- DRAFT discussion and adoption

ELECTION OF CITY PLAN COMMISSION OFFICERS (vote taken)

- President / Vice President / Secretary

2022 SCHEDULE OF REGULAR MEETINGS (vote taken)

PLANNING DIRECTOR'S REPORT (no vote taken)

- 2022 Work Program
- Comprehensive Plan – Process update
- Scheduling workshop on affordable housing
- 2022-27 Capital Budget – Process and Schedule

ADJOURNMENT / NEXT REGULAR MEETING

(vote taken)

- Tuesday, February 1st, 2022 – 6:30 PM – Teleconference Meeting (Zoom).