

City Plan Commission

Tuesday, June 1st 2021 – 6:30PM

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/june-1-2021-plan-commission/>

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/86283412038>

Meeting ID: 862 8341 2038

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

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1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES** 5.4.21 Regular Meeting (*vote taken*)

3. **SUBDIVISIONS & LAND DEVELOPMENTS**

- **145 Wayland Avenue** (vote taken) **PUBLIC HEARING**
Preliminary Plan – Minor Subdivision with street extension with waivers
2-lot minor subdivision:
One new duplex on 12,350 s.f., & one existing house (Wayland Ave.) on 13,650 s.f.
Terminus of Elmhurst Avenue - AP 12/5, Lots 294-299
- **Cranston Highlands** (vote taken) **PUBLIC INFORMATIONAL MEETING**
Preliminary Plan - Minor Subdivision w/o street extension with waivers
2 lot minor subdivision:
One new single-family home on 4,574 s.f. and one existing two-family on remaining 6,626 s.f.
15 Connecticut Street – AP 8/1, Lot 2311

4. ZONING BOARD OF REVIEW - RECOMMENDATIONS

- BRYAN WHITE (OWN) and GARY WHITE (APP) have filed an application to waive the requirement for the public street to extend the full frontage of a lot and to allow a two family dwelling to be built at 0 Elmhurst Ave, A.P. 12, lots 294, 295, and 296, area 11,160 s.f. zoned A6. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.080 – Street Access; 17.20.030- Schedule of Uses. (vote taken)
- BRYAN WHITE (OWN) and GARY WHITE (APP) have filed an application to leave an existing single family home with restricted rear yard setbacks after sub-dividing to create two new parcels at 145 Wayland Ave, A.P. 12, lots 297, 298, and 299, area 12,840 s.f. zoned A6. Applicant seeks relief per 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations. (vote taken)
- LUCY M. CABRAL (OWN/APP) has filed an application to make legal an expanded garage with restricted side and rear setbacks constructed without benefit of permit at 162 Lexington Ave., A.P. 9 lot 1294, area 4,000 s.f, zoned A6. Applicant seeks relief per Section 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations. (vote taken)
- ANGELO E. MUCCIO and ROSE M. MUCCIO (OWN/APP) have filed an application to sub-divide an existing lot and to leave an existing two family dwelling on an undersized lot at 15 Connecticut Street, A.P. 8, lot 2331, area 6,625 s.f. zoned B1. Applicant seeks relief per 17.92.010 Variance, Section 17.20.120 Schedule of Intensity Regulations. (vote taken)
- ANGELO E. MUCCIO and ROSE M. MUCCIO (OWN/APP) have filed an application to sub-divide an existing lot and to construct a new single family dwelling on an new undersized lot at 0 Connecticut Street, A.P. 8, lot 2331, area 4,574 s.f. zoned B1. Applicant seeks relief per 17.92.010 Variance, Section 17.20.120 Schedule of Intensity Regulations. (vote taken)
- LIPPITT LAND INVESTMENTS, LLC (OWN/APP) has filed an application to construct a new single family dwelling with an Accessory Family Dwelling Unit exceeding the allowable square footage at 39 Lantern Hill Drive A.P. 30, lot 273; area 80,000 s.f. zoned A80. Applicant seeks relief per 17.92.010 Variance; Section 17.24.010 (F.) Specific performance standards. (vote taken)
- HODSELL 45 INVESTMENT & DEVELOPMENT, LLC (OWN/APP) have filed an application to convert an existing legal non-conforming building into a two family residential dwelling with reduced area at 45 Hodsell Street. A.P. 5, lot 526; area 5,355 s.f.; zoned B1. Applicant seeks relief per 17.92.010 Variance, Section 17.20.120 Schedule of Intensity Regulations. (vote taken)

5. PLANNING DIRECTOR'S REPORT

- City Plan Commission Policy Manual (Draft 4)

6. ADJOURNMENT / NEXT REGULAR MEETING – Tuesday, July 6th – 6:30 PM (Venue TBD) (vote taken)