

Hon. Kenneth J. Hopkins
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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 – TUESDAY, OCTOBER 1, 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-10.1.24/>

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:

<https://zoom.us/j/93387213137?pwd=pzu0hbnpO8qa2bwaQh4w3eDOMyZp4H.1>

Passcode: 360979

Or One tap mobile :

+13052241968,,93387213137# US

+13092053325,,93387213137# US

Or Telephone:

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

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+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)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

Webinar ID: 933 8721 3137

International numbers available: <https://zoom.us/u/acgEB3YdW>

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>

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)

- July 23, 2024 Special Meeting
- August 6, 2024 Special Meeting
- August 6, 2024 Regular Meeting
- August 29, 2024 Special Meeting

APPOINTMENT OF ADMINISTRATIVE OFFICER

(vote taken)

- Planner Technician – Grace Brownell

OLDER BUSINESS

- **“Natick Solar LLC”** **INFORMATIONAL** (vote taken)
Master Plan – Major Land Development Project
Development of 30 Acre/8MW Solar Farm on 64 acre site
Zoning District: A-80 (Single-Family Residential, 68000SF)
AP 22-3, Lots 108 and 119
Natick Avenue

The City Plan Commission will hear this application consistent with the decision and order of the Superior Court Case PC-2023-05457 stating:

1. *In accordance with this Court's Decision as rendered on August 30, 2024, the Court's August 30, 2024 Decision, the Appellants' appeal is granted and the Cranston Platting Board's October 16, 2023 decision affirming the Cranston Planning Board's June 28, 2023 decision denying the Appellants' Master Plan remand Application is reversed.*
2. *This matter is hereby remanded to the Plan Commission for the purpose of granting the Appellants' Master Plan Application.*
3. *Final judgment may enter in favor of the Appellants.*

RESCHEDULING NOVEMBER REGULAR MEETING

(vote taken)

- November 4th venue TBD, or 6th, 6:30 PM in the City Council Chamber for the next regular monthly meeting

SUBDIVISION & LAND DEVELOPMENT PROJECTS

- **“Calise Plat RPD”** **PUBLIC HEARING** (vote taken)
MASTER PLAN – Residential Planned Development/Major Land Development Project
Construction of three (3) two-unit condominiums for a total of six (6) dwelling units.
Zoning District: A-6 (Single-Family Residential, 6,000SF)
AP 18-4, Lots 714, 684 & 798
Warren Avenue, Stoneham Court

- **“1489 Pippin Orchard Road”** **PUBLIC HEARING** (vote taken)
Unified Development Review
MASTER/PRELIMINARY PLAN – Residential Planned Development/Major Land Development Project
Construction of Residential Planned Development consisting of four (4) single-family homes.
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Zoning District: A-80 (Single-Family Residential, 80,000 sq. ft)
AP 28, Lots 31 & 45
Pippin Orchard Road

- **“40 Meredith Drive”** **PUBLIC HEARING** **(vote taken)**
Unified Development Review
PRELIMINARY PLAN – Minor Subdivision
Subdivision of a lot into a two lots requiring zoning relief
Zoning District: A-8 (Single-Family Residential, 68000SF)
AP 11/5, Lots 2934
Meredith Drive, Sagamore Road

- **“12 Walter Street”** **PUBLIC INFORMATIONAL** **(no votes taken)**

PRE-APPLICATION – Major Land Development Project
Construction of 4 commercial self-storage buildings totaling 125,100± sq. ft. with associated parking and landscaping.
Zoning District: M-2 (General Industry)
AP 6/4, Lots 1250
12 Walter Street

RIGHT-OF-WAY ABANDONMENT PETITION **(vote taken)**

Location: Terminus of Elmhurst Avenue adjacent to 83 Elmhurst Avenue.
Applicant: Bryan D. White

ZONING RECOMMENDATIONS **(vote taken)**

FRANK ZINCONE (OWN) and ERCILIO’S ELECTRO AUTO, INC. (APP) have filed an application to enclose a canopy addition, modifying a previously approved variance on an automobile repair facility at **173 Niantic Ave.** A.P. 7, lot 2204; area 9,096 s.f.; zoned M2. Applicant seeks relief per 17.92.010-Variance; Section 17.20.120-Schedule of Intensity Regulations. Application filed 8/14/2024. Robert D. Murray, Esq.

ELIEEN BAZ (OWN) AND ANTHONY RAMOS (APP) have applied to the Board for permission to construct two additions encroaching into a required side and a rear setback on a single-family dwelling, at **23 Longview Drive.** A.P. 16, lot 910; area 10,546 s.f.; zoned A8. Regulations Application filed 9/13/2024. No Attorney.

CITY PLANNING DIRECTOR’S REPORT **(no votes taken)**

2024 Subdivision & Land Use Regulation and Zoning Code Amendments

ADJOURNMENT **(vote taken)**

Next Meeting | Date and Time TBD– **Regular Meeting**
City Hall – 3rd Floor, Council Chamber – 869 Park Avenue

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