

Hon. Kenneth J. Hopkins
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Public Works Director

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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, DECEMBER 3, 2024

Zoom webinar information for remote participation:

<https://zoom.us/j/94066232386?pwd=DkIYazyf9l6nQmwGcbdDFe1MWlyC82.1>

Passcode: 259752

Or One tap mobile: +13092053325,,94066232386# US

Or Telephone: +1 646 558 8656 US (New York)

Webinar ID: 940 6623 2386

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

CITY PLANNING DIRECTOR'S REPORT

(no votes taken)

- RECOGNITION OF SERVICE

Michael E. Smith – President and Chairman of the City Plan Commission (2009-2024)

APPROVAL OF MINUTES

(vote taken)

- 11.12.24 City Plan Commission Meeting

SUBDIVISION & LAND DEVELOPMENT PROJECTS

- **“Batcheller and Urbana Replat” Preliminary Plan/Unified Development Review** (vote taken)
Preliminary Plan – Major Subdivision
Replat of 5 lots into four lots requiring zoning relief
Zoning District: B-2 Residential single- and two-family dwellings (8,000 sq. ft.)
AP 8-1, Lots 259, 260, 261, and 293
Batcheller Ave and Urban Street

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.

- **“9 Colwell Subdivision” Preliminary Plan/Unified Development Review (vote taken)**
 Preliminary Plan – Major Subdivision
 Subdivision of lot into two (2) 5,000 sf lots requiring zoning relief.
 Zoning District: B-1 Single-family, two-family and multi-family dwellings
 AP 12, Lots 97
 Colwell Street

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

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.
(Continued from Nov. 12, 2024)

The Applicant has requested to continue this application to the 2.4.25 City Plan Commission Meeting.

RGD REALTY, LLC (OWN/APP) has filed an application to expand an existing car wash use, construct three additional encroaching into front and rear setback, and to increased signage allowance at 801 Oaklawn Avenue; AP 18, lot 1602; area 23,652 sf; zoned C-2. Applicant seeks relief per Section 17.92.010 – Variances; Sections 17.20.120 Schedule of Intensity; 17.88.030 (A) – Extension.

THOMAS VESSELLA and ROBERT GASBOARRO JR. (OWN/APP) have applied to the Board for permission to raze an existing single-family dwelling and to construct a two-family structure on an under-sized lot with encroachment into the front corner yard setback at 1573 Cranston Street, AP. 8, Lot 276; area 7,000 sf; zoned B-1. Applicant seeks relief per Section 17.92.010- Variances; Sections 17.20.120 Schedule of Intensity; 17.20.090 (A)- Specific Requirements. Application filed on 11/13/24. Attorney Tenessa Azar, Esq.

ALEXANDER REALTY, LLC (OWN) and BENJAMIN VITI (APP) has filed an application to divide an existing commercial space to create an additional residential unit at 1728 Cranston Street, A.P. 11, lot 3365; area 3,528 sf; zoned C5. Applicant seeks relief per Section 17.92.010- Variances; sections 17.20,030- Schedule of Uses; 17.88.030- Extension; 17.20.090 (B)- Specific Requirements; 17.64.010- Off-Street Parking. Application filed on 11/15/24. Attorney Marc B. Gertsacov, Esq.

WORKSHOP Zoning Ordinance and Subdivision Regulations (no vote taken)

Discussion of amendments to the City of Cranston Subdivision & Land Development Regulations **(Cont. from 11/12/24)**

EXECUTIVE SESSION (vote may be taken to move to executive session)

Upon a motion, second, and open call by an affirmative vote of a majority of the members present, the City Plan Commission will convene in a closed session pursuant to R.I. Gen. Laws § 42-46-5(a)(2) pertaining to collective bargaining or prospective or actual litigation matters as listed below:

Pursuant to R.I. Gen. Laws § 42-46-5(a)(2) pertaining to actual litigation matters:

- Discussion of the current status of the Natick Solar litigation and any appeal thereof (PC-2023-05457)

DISCLOSURE OF EXECUTIVE SESSION VOTES (if any)

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RETURN OPEN SESSION

(vote may be taken)

Upon return to open session, the Commission Chair will report out any motions made in Executive Session, and may call for a motion to seal the minutes of the Executive Session

2024 REGULAR CITY PLAN COMMISSION CALENDAR

(vote taken)

ADJOURNMENT

(vote taken)

Next Meeting | January 7, 2025 @ 6:30 p.m.– **Regular Meeting**
City Hall – 3rd Floor, Council Chamber – 869 Park Avenue

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