

Hon. Kenneth J. Hopkins  
Mayor

Michael E. Smith  
President

Jason M. Pezzullo, MCP, MPA, AICP  
City Planning Director



Robert Coupe  
Vice-President

Thomas Barbieri  
David Exter  
Steven Frias  
Kathleen Lanphear  
Lisa Mancini

Justin Mateus P.E.  
Public Works Director

Thomas Zidelis  
Finance Director

## CITY PLAN COMMISSION

City Hall – 3<sup>rd</sup> Floor, Room 309  
869 Park Avenue, Cranston, Rhode Island 02910

### **AGENDA** **CITY HALL – 3<sup>rd</sup> FLOOR, COUNCIL CHAMBER** **6:30PM – TUESDAY, JULY 2, 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-7.2.24/>

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/93790181234?pwd=UF-Hk\\_1VfXMFdJm0O4LbbrV3bAR\\_1g.WINocHs3lDdoie23](https://zoom.us/j/93790181234?pwd=UF-Hk_1VfXMFdJm0O4LbbrV3bAR_1g.WINocHs3lDdoie23)

Passcode: 081538

Or One tap mobile :

+16465588656,,93790181234# US (New York)

+16469313860,,93790181234# US

Or Telephone:

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

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+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)

Webinar ID: 937 9018 1234

International numbers available: [https://zoom.us/j/93790181234?pwd=UF-Hk\\_1VfXMFdJm0O4LbbrV3bAR\\_1g.WINocHs3lDdoie23](https://zoom.us/j/93790181234?pwd=UF-Hk_1VfXMFdJm0O4LbbrV3bAR_1g.WINocHs3lDdoie23)

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**

(vote taken)

- 6.6.24 Regular Meeting

**SUBDIVISION & LAND DEVELOPMENT PROJECTS**

- **“Itri Commons”** PUBLIC HEARING CONT. (vote taken)

*Unified Development Review*

PRELIMINARY PLAN – Minor Land Development Project with Zoning Relief  
 Merger of lots, mixed-use building conversion to residential, and construction of new building with 6 attached single-family units.  
 Zoning District: C-2 (Neighborhood business)  
 AP 12/2, Lots 269, 2822, 2823  
 1455 Park Avenue

- **“Pavilion Ave Replat”** PUBLIC HEARING (vote taken)

*Unified Development Review*

PRELIMINARY PLAN – Minor Land Development Project with Zoning Relief  
 Replat of 4 record lots into two lots and construction two (2) two-family dwellings.  
 Zoning District: B-1 (Single and Two-Family)  
 AP 7/4, Lots 3363, 3366, 3644, & 3814  
 Pavilion Avenue

- **“Vaugh Lane RPD”** PUBLIC INFORMATIONAL (no vote taken)

PRE-APPLICATION – Residential Planned Development Project  
 Replat of four (4) record lots into 44 lots for single-family development and two (2) lots for open space.  
 Zoning District: A-20 (Single-Family, 20,000sq.ft.) & A-80 (Single-Family, 80,000sq.ft.)  
 AP 30, Lots 83, 84, 85, 258  
 Main Street, Vaughn Lane

**ZONING BOARD OF REVIEW RECOMMENDATIONS** (votes taken on each item)

**TRI-STATE DISPLAYS, INC. (OWN) and LAMAR ADVERTISING COMPANY (APP)** have applied to the Board for permission to replace the west side only of existing double-sided billboard to a digital advertising panel at **1 Wholesale Way**, A.P. 10, lot 698, area 2,408 sf; zoned M2. Applicant seeks relief per 17.92.010-Variances; Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations; 17.72.010(7)-Signs. Application filed 6/10/2024

**ELLEN AND IDIR BEN BOUAZZA (OWN/APP)** have filed an application to construct a two-story addition encroaching into the rear setback exceeding allowable lot coverage on an existing single-family home at **3 Sefton Drive**; A.P. 2, lot 3924; area 3,144sf; zoned B-1. Applicant seeks relief per 17.92.010- Variances; Section; 17.20.120- Schedule of Intensity Regulations;. Application filed 6/11/2024

**CESAR H. GONZALES GONZALES (OWN/APP)** has applied to the Board to request permission to expand and convert an existing single-family dwelling into a Two family (2 unit) dwelling on an under-sized lot at **12 Howard Street**; A.P. 7, lot 1128; area 6,048 sf.; zoned B2. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations. Application filed 6/13/2024

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

- Comprehensive Plan Update Process
- Open positions / ongoing hiring process

*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.*

**ADJOURNMENT**

**(vote taken)**

Next Meeting | Tuesday, August 6, 2024, 6:30PM – **Regular Meeting**  
City Hall – 3<sup>rd</sup> Floor, Council Chamber – 869 Park Avenue

*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.*