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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, SEPTEMBER 3, 2024**

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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-9.3.24/>

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/91769637443?pwd=kp37rHyi6YDPCBb0LFcahZfPeYetDX.1>

Passcode: 098650

Or One tap mobile :

+13052241968,,91769637443# US

+13092053325,,91769637443# 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)

+1 253 205 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)

+1 689 278 1000 US

+1 719 359 4580 US

Webinar ID: 917 6963 7443

International numbers available: <https://zoom.us/j/91769637443?pwd=kp37rHyi6YDPCBb0LFcahZfPeYetDX.1>

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>

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*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)

- August 6, 2024 Special Meeting
- August 6, 2024 Regular Meeting

**2024 COMPREHENSIVE PLAN – ADOPTION BY THE CITY PLAN COMMISSION (VOTE MAY BE TAKEN)**

PUBLIC HEARING – CONTINUED FROM THE AUGUST 29<sup>th</sup> Special Public Hearing

The City Commission will consider the completed final draft of the 2024 Comprehensive Plan Update. The City Plan Commission approved draft will then be forwarded to the City Council for additional public hearings prior to its final adoption.

*(This item has been placed on this agenda in the event that the City Plan Commission does not adopt the full Comprehensive Plan at their August 29<sup>th</sup> public hearing. If the Comprehensive Plan is adopted by the Commission on August 29<sup>th</sup>, there will be no action or public comment at this meeting)*

**APPOINTMENT OF ADMINISTRATIVE OFFICER**

(vote taken)

- Planner Technician – Grace Brownell

**SCHEDULING NOVEMBER MEETING**

(vote taken)

- November 6<sup>th</sup>, 6:30 PM in the City Council Chamber for the 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.  
Zoning District: A-80 (Single-Family Residential, 80,000 sq. ft)  
AP 28, Lots 31 & 45  
Pippin Orchard 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

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**ZONING RECOMMENDATIONS**

**(vote taken)**

**FRANK ZINCONE (OWN) and ERCILIO'S ELECTRICO 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.

**CITY PLANNING DIRECTOR'S REPORT**

**(no votes taken)**

- Comprehensive Plan Update Process – next steps
- Updating Subdivision Regulations and Zoning Ordinance

**ADJOURNMENT**

**(vote taken)**

Next Regular Meeting | Tuesday, October 1<sup>st</sup>, 2024, 6:30PM – **Regular Meeting**  
City Hall – 3<sup>rd</sup> Floor, Council Chamber – 869 Park Avenue

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