



Incorporated 1910

Minor Subdivision Preliminary Plan Application

Please complete all areas of this application in black or blue ink. Submit the completed application to the Cranston Planning Department *together* with all required and supporting documents and materials. Illegible or incomplete applications will not be reviewed.

Project Info

Project Info

Project Name: East Street Plat
Assessor's Plat(s): 15/3 Assessor's Lot(s): 636, 1643 and 1661
Project Address: 337 East Street

Contact Information

Applicant

Name: Ronn David
Address: 30 Woodland Avenue, Cranston, RI 02920
Phone: 580-5339 Email: vintageworld@cox.net

Property Owner (All owners of record must be included for all lots involved)

Name: Michael Boscia and Dawn Boscia
Address: 423 Natick Avenue, Cranston, RI 02921
Phone: _____ Email: _____

(If there are more owners please check here submit an addendum with this application form)

Attorney

Name: Robert D. Murray, Esq.
Address: 21 Garden City Drive, Cranston, RI 02920
Phone: 946-3800 Email: rdmurray@taftmcsally.com

Engineer

Name: _____

Address: _____

Phone: _____ Email: _____

Land Surveyor

Name: Ocean State Planners

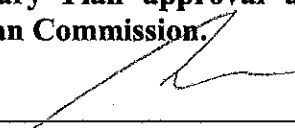
Address: 1255 Oaklawn Avenue, Cranston, RI 02920

Phone: 463-9696 Email: info@osplanners.com

Owner/Applicant Signature

I/we hereby certify that I/we own the subject property and seek Minor Subdivision and/or Minor Land Development Preliminary Plan approval as drafted in the accompanying plans for review by the City Plan Commission.

Ronn David

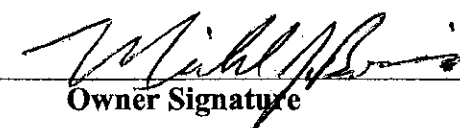


Applicant Name & Title (please print)

Applicant Signature

Date: 11/20/24

Michael Boscia

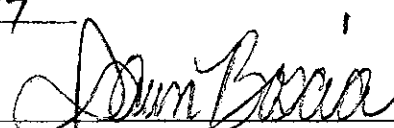


Owner Name (if different than above) (please print)

Owner Signature

Date: 11/20/24

Dawn Boscia



Owner Name (please print)

Owner Signature

Date: 11-20-24

(If there are more owners please submit an addendum with this application form)

MINOR SUBDIVISION
PRELIMINARY PLAN CHECKLIST

NAME OF PLAT: East Street Plat

FORM COMPLETED BY: Ocean State Planners, Inc
RICHARD T. BRYAN PLS DATE: 11/11/24

Please verify applicability of items during the pre-application phase.

In addition to paper copies, *ALL* application documents must be submitted in digital/electronic format.

ITEM	YES	N/A	NO
Required Application Documents: (Submit 1 paper copy unless stipulated otherwise)			
(a) Is the application completed and signed by all owners? (original version)	✓		
(b) Has the Filing Fee (\$300 + \$35 / Unit*) been submitted? (*refer to the Cranston Subdivision and Development Regulations p. 12 for how units are assessed and for other fee information)	✓		
(c) Has a check made out to Beacon Communications for the advertising fees been submitted? (amount TBD at time of application)			✓
(d) Have Municipal Lien Certificates (MLCs) been filed for all applicable lots? (MLCs submitted within the last 6 months will satisfy this requirement)	✓		
(e) Has a radius map and mailing list of property owners within 100' of site submitted? (for notification)	✓		
(f) Has a narrative text addressing site suitability, identification of problem areas & solutions, soil qualities, drainage, land dedications (streets, detention basins, open space, etc.), deed restrictions, easements and covenants been submitted?	✓		
(g) Has a site suitability/soils analysis been submitted? (3 copies)		✓	
(h) Has a drainage report/analysis been submitted? (3 copies)		✓	
(i) Has City Engineer memo of approval and performance guarantee amount been submitted? (this may be submitted separately prior to public hearing)			✓
(j) Have notification and copies of the subdivision been sent to public utilities, US Postal Service, and 911 system? (Provide a copy of letters/correspondence sent)			
(k) Have draft HOA documents been submitted? (3 copies)		✓	
Are the following permits/approvals attached?			
(a) RIDOT – Physical Alteration Permit		✓	
(b) CRMC Assent		✓	
(c) RIDEM - OWTS		✓	
(d) RIDEM - Wetlands		✓	
(e) U.S. Army Corps of Engineers - Wetland		✓	
(f) Conformance with Scituate Reservoir Watershed Management Plan		✓	
(g) RIHPHC – for potential historic/archeological significant sites		✓	
(h) Water Supply Board availability letter	✓		
(i) Veolia Water approval for public sewer	✓		

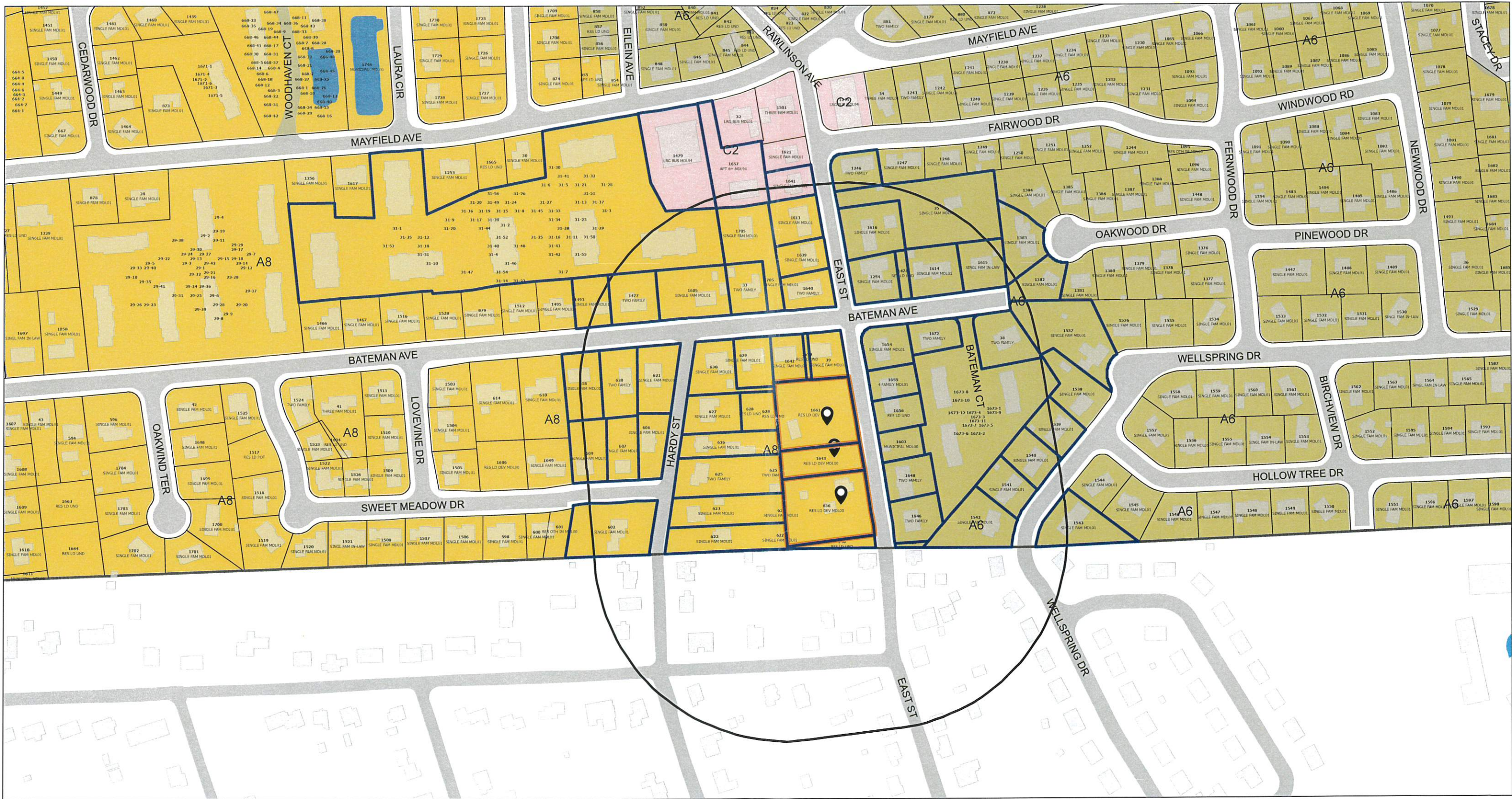
ITEM	YES	N/A	NO
PRELIMINARY PLAN REQUIREMENTS			
Number of copies to be submitted:			
(a) (9) plan sets at 24"x 36"	✓		
(b) (2) plan sets at 11" x 17"	✓		
Items to be incorporated in the Preliminary Plan:			
(a) Is the name of plat clearly indicated? (properly cited if replat of existing plat)	✓		
(b) Is the plan identified as a Preliminary Plan?	✓		
(c) Are the names of all applicable owners of record provided?	✓		
(d) Are all revision dates provided?	✓		
(e) Is the plan classified as a Class 1 boundary survey? (Class 4 will be accepted for lot mergers)	✓		
(f) Is the name, stamp and signature of the surveyor provided?	✓		
(g) Is the name, stamp and signature of the engineer provided?		✓	
(h) Is a north arrow provided? (denote True North or Magnetic North)	✓		
(i) Is a scale provided and is the plan accurate to the scale?	✓		
(j) Is a vicinity map / locus map provided?	✓		
(k) Is the zoning district(s) of the parcel(s) provided and are the general requirements of applicable zoning districts denoted? (setbacks, frontage, min. lot area, & max lot coverage)	✓		
(l) Are the names of the abutting property owners & zoning districts shown?	✓		
(m) Are notes provided referencing any previous zoning relief including conditions of approval?			✓
(n) Are notes provided referencing any relief to be required/requested from the Zoning Board of Review?			✓
(o) Are 2' topo lines provided and 10' topo lines provided in bold?	✓		
(p) Is the plat boundary outlined in bold?	✓		
(q) Are lot lines to be removed clearly labeled and shown as dashed lines?	✓		
(r) Are primary control points shown? (at least one must be shown)	✓		
(s) Are the locations of all permanent monuments shown? (at least 2 must be set or recovered for residential surveys less than 1 acre); (not less than 3 must be set or recovered for residential surveys more than 1 acre and all non-residential projects)	✓		
(t) Are all lots numbered or lettered?	✓		
(u) Is there a phasing plan which is clearly denoted?		✓	
(v) Is the total area of the existing plat and all proposed lot areas and open space provided?	✓		
(w) Is the total UPLAND area (land area excluding wetlands) of the existing plat and all proposed lot areas provided?	✓		
(x) Are dimensions for all straight lines, angles, radii, arcs & angles of curves denoted?	✓		
(y) Are all building setbacks labeled and drawn accurately? (dashed lines)	✓		
(z) For lots with multiple fronts, is the primary frontage identified?		✓	
(aa) Are all existing and proposed streets labeled and right-of-way dimensions provided?	✓		

ITEM	YES	N/A	NO
(bb) Are the plan and profile of new roadways including location and size of existing and proposed water, storm drain and sewer lines on plat and adjacent properties shown?		✓	
(cc) Is a street index with all applicable street names provided?	✓		
(dd) Are all land area(s) to be dedicated for public use or granted for the use of residents identified?		✓	
(ee) Are soil types and locations of percolation tests denoted?		✓	
(ff) Are all existing improvements shown (buildings, paved areas, accessory structures, fences, retaining walls, etc.)?	✓		
(gg) For structures encroaching into building setbacks, are dimensions to nearest lot lines provided?	✓		
(hh) Other Existing Conditions: Location of natural & man-made features, including rock outcrop, wooded areas, structures, embankments or retaining walls, railroads, power lines, underground storage tanks, or any physical feature that may have an influence on the development of this plat?	✓		
(ii) Have LOD and/or limits of tree removal been delineated?		✓	
(jj) Are flood hazard zones, FIRM Map Panel Numbers, and base flood elevation provided?	✓		
(kk) Are notes provided with the names of abutting record plats?	✓		
(ll) Are existing and proposed easements, including width and purpose, identified and denoted as necessary?	.	✓	
(mm) Has the proposed drainage pattern been identified?	✓		
(nn) Are surface water detention facilities shown?	✓		
(oo) Are the RIDEM verified wetland edges and buffers/setbacks shown?		✓	
(pp) Is a note provided referencing the RIDEM wetland edge verification Letter and/or RIDEM Alteration Permit?		✓	
(qq) Has the Natural Heritage Survey been checked for rare and endangered plants and animals and has a note been provided declaring such?			✓
(rr) Are locations of any environmental hazards identified or a note provided that none are present? (a certificate from an environmental engineer may be required)			✓
(ss) Where hazards exist, are appropriate federal, state and local agency approvals submitted and are notes provided referring to said approvals?		✓	
(tt) Are all cemetery boundaries and associated buffers identified?		✓	
(uu) Is a legend for all abbreviations and symbols provided?	✓		
(vv) Has a truck circulation plan with loading areas been provided?		✓	
(ww) Has a Landscape/Buffer plan been provided?		✓	
(xx) Is the name, stamp and signature of the landscape architect provided?		✓	
(yy) For Planned Districts - Has appropriate additional information submitted or shown?		✓	

Please be aware that there may be a stenographer fee to be assessed for the public hearing.

Staff encourages plans be submitted via email for a preliminary review prior to printing full plan sets for submittal. This is not required, but offered as a courtesy to potentially reduce printing costs should revisions be required.

337 East St 400' Radius Plat 15 Lots 363, 1661, 1643



- ParcelsInBuffer
- SelectedParcelsBuffer
- SelectedParcels
- Hydro Poly 2001
- Stream/Water Body
- Swamp
- Buildings
- Cranston Boundary
- Cranston Boundary
- Roads
- Historic Overlay District
- Zoning
- A12
- A20
- A6
- A8
- A80
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- EI
- M1
- M2
- MPD
- Other
- S1



Disclaimer: This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.

Abbutter's List: 337 East St 400' Radius Plat 15 Lots 363, 1661, 1643

Property ID	Location/Land Use Description	Owner(s)
15-1246-0	3 FAIRWOOD DRIVE TWO FAMILY	ANN MARIE ROBERTI 3B FAIRWOOD DRIVE CRANSTON, RI 02920-2030
15-1254-0	288 EAST STREET SINGLE FAM MDL01	JOEL H ROYSTER MICHELE J LOPES T/E 288 EAST STREET CRANSTON, RI 02920
15-1382-0	30 OAKWOOD DRIVE SINGLE FAM MDL01	KYLE T REGAN ASHLEY E REGAN T/E 30 OAKWOOD DR CRANSTON, RI 02920-2015
15-1383-0	33 OAKWOOD DRIVE SINGLE FAM MDL01	PAULA RAMOS 33 OAKWOOD DRIVE CRANSTON, RI 02920-2014
15-1477-0	75 BATEMAN AVENUE TWO FAMILY	EDWARD S BOGDA GINA BOGDA T/E 6 SWEET MEADOW DRIVE CRANSTON, RI 02920-2926
15-1478-0	0 BATEMAN AVENUE RES LD UND	EDWARD PAOLELLA 1/2 ANNA ROSSI TRUSTEE 1/2 15 BATEMAN AVE CRANSTON, RI 02920-2027
15-1479-0	170 MAYFIELD AVENUE LRG BUS MDL94	4332 POST ROAD REALTY LLC 170 MAYFIELD AVE CRANSTON, RI 02920-2919
15-1493-0	83 BATEMAN AVENUE SINGLE FAM MDL01	ELIZABETH CHAPDELAINÉ 83 BATEMAN AVE CRANSTON, RI 02920-2906
15-1537-0	115 WELLSRING DRIVE SINGLE FAM MDL01	JOSHUA WIEDENROTH ERICA WIEDENROTH T/E 115 WELLSRING DRIVE CRANSTON, RI 02920
15-1539-0	129 WELLSRING DRIVE SINGLE FAM MDL01	ROBERT HORNER ANNE HORNER LIFE ESTATE 129 WELLSRING DR CRANSTON, RI 02920-2023
15-1540-0	135 WELLSRING DRIVE SINGLE FAM MDL01	DONG T DANG CHAU M DANG T/E 135 WELLSRING DRIVE CRANSTON, RI 02920-2023
15-1541-0	143 WELLSRING DRIVE SINGLE FAM MDL01	WILLIAM V PHILLIPS JESSICA PHILLIPS 143 WELLSRING DRIVE CRANSTON, RI 02920-2023
15-1542-0	149 WELLSRING DRIVE SINGLE FAM MDL01	THOMAS G VITO MARY FRANCES VITO T/E 149 WELLSRING DRIVE CRANSTON, RI 02920-2023
15-1543-0	142 WELLSRING DRIVE SINGLE FAM MDL01	EDNA I WILLIS ALAN WILLIS 142 WELLSRING DRIVE Cranston, RI 02920
15-1603-0	328 EAST STREET MUNICIPAL MDL00	CRANSTON CITY OF 869 PARK AVE CRANSTON, RI 02910
15-1605-0	59 BATEMAN AVENUE SINGLE FAM MDL01	HELEN M SODERLUND C/O STEVEN L SODERLUND 11 RED CEDAR DRIVE CRANSTON, RI 02920-4621
15-1613-0	271 EAST STREET SINGLE FAM MDL01	SANDRA G GROSS LIFE ESTATE 271 EAST ST CRANSTON, RI 02920-2042
15-1614-0	15 BATEMAN AVENUE SINGLE FAM MDL01	ANNA ROSSI TRUSTEE 15 BATEMAN AVE CRANSTON, RI 02920-2027
15-1615-0	5 BATEMAN AVENUE SINGL FAM IN-LAW	BRENDA B DELEON ISRAEL DELEON JT 5 BATEMAN AVE CRANSTON, RI 02920-2027

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
15-1616-0	282 EAST STREET SINGLE FAM MDL01	RAYMOND A SANTILLI 67 WARMAN AVENUE CRANSTON, RI 02920-3228
15-1625-0	0 EAST STREET RES LD UND	LOUISE G BROWN JUDITH ELLEN BROWN JT 2 EASTMAN ST WARWICK, RI 02886
15-1639-0	277 EAST STREET SINGLE FAM MDL01	SARAH E DUKE SARAH T TOMPKINS JT 277 EAST STREET CRANSTON, RI 02920-242
15-1640-0	35 BATEMAN AVENUE TWO FAMILY	EDWARD P ZARRA TRIBBIE A ZARRA T/E 134 SHAWOMET AVENUE WARWICK, RI 02889-3622
15-1641-0	263 EAST STREET SINGLE FAM MDL01	JOSEPH LALIBERTE REBECCA LALIBERTE T/E 263 EAST STREET CRANSTON, RI 02920-2042
15-1642-0	44 BATEMAN AVENUE SINGLE FAM MDL01	CARLO MAGGIACOMO BEVERLY J MAGGIACOMO T/E 44 BATEMAN AVE CRANSTON, RI 02920
15-1643-0	0 EAST STREET RES LD DEV MDL00	MICHAEL BOSCIA DAWN BOSCIA T/E 423 NATICK AVE CRANSTON, RI 02921-1042
15-1646-0	340 EAST STREET TWO FAMILY	MICHAEL BOSCIA DAWN BOSCIA T/E 423 NATICK AVE CRANSTON, RI 02921-1042
15-1648-0	332 EAST STREET TWO FAMILY	MICHAEL BOSCIA DAWN BOSCIA T/E 423 NATICK AVE CRANSTON, RI 02921-1042
15-1654-0	298 EAST STREET SINGLE FAM MDL01	MICHAEL E CURRAN 298 EAST STREET CRANSTON, RI 02920-2044
15-1655-0	314 EAST STREET 4 FAMILY MDL01	CARMEN P BOSCIA 1 COLD BROOK CT CRANSTON, RI 02920-3635
15-1656-0	0 EAST STREET RES LD UND	CARMEN P BOSCIA 1 COLD BROOK CT CRANSTON, RI 02920-3635
15-1657-0	166 MAYFIELD AVENUE APT 6+ MDL94	GIARDINA PROPERTIES LLC 7 SUGAR HILL CT Cranston, RI 02921
15-1658-0	0 BATEMAN AVENUE RES LD UND	CARLO MAGGIACOMO BEVERLY J MAGGIACOMO T/E 44 BATEMAN AVE CRANSTON, RI 02920
15-1661-0	0 EAST STREET RES LD DEV MDL00	MICHAEL BOSCIA DAWN M BOSCIA T/E 423 NATICK AVE CRANSTON, RI 02921-1042
15-1672-0	22 BATEMAN AVENUE TWO FAMILY	AKM INC 45 BROWN AVENUE JOHNSTON, RI 02919
15-1673-1	10 BATEMAN AVENUE RES CONDO MDL05	JESUS IVAN ALONSO DIEGO MARIA FERNANDA ENRIQUEZ MEDINA T/E 10 BATEMAN AVE UNIT A1 CRANSTON, RI 02920-2047
15-1673-10	10 BATEMAN AVENUE RES CONDO MDL05	DORIS A ORSI TRUSTEE 10 BATEMAN AVE C2 CRANSTON, RI 02920-2047
15-1673-11	10 BATEMAN AVENUE RES CONDO MDL05	MARIA L FERREIRA 10 BATEMAN AVE UNIT C3 CRANSTON, RI 02920
15-1673-12	10 BATEMAN AVENUE RES CONDO MDL05	KYLE LOYA 10 BATEMAN AVE APT C4 CRANSTON, RI 02920-2047

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
15-1673-2	10 BATEMAN AVENUE RES CONDO MDL05	GANG SUN 10 BATEMAN AVE UNIT A2 CRANSTON, RI 02920-2047
15-1673-3	10 BATEMAN AVENUE RES CONDO MDL05	AKM INC 45 BROWN AVENUE JOHNSTON, RI 02919
15-1673-4	10 BATEMAN AVENUE RES CONDO MDL05	REBECCA V RIVARD 10 BATEMAN AVE UNIT A4 CRANSTON, RI 02920-2047
15-1673-5	10 BATEMAN AVENUE RES CONDO MDL05	AKM INC 45 BROWN AVENUE JOHNSTON, RI 02919
15-1673-6	10 BATEMAN AVENUE RES CONDO MDL05	AKM INC 45 BROWN AVENUE JOHNSTON, RI 02919
15-1673-7	10 BATEMAN AVENUE RES CONDO MDL05	CHRISTINE DONILON 10 BATEMAN AVE UNIT B-3 CRANSTON, RI 02920-2047
15-1673-8	10 BATEMAN AVENUE RES CONDO MDL05	ARLENE E FIGURA 10 BATEMAN AVE UNIT B4 CRANSTON, RI 02920
15-1673-9	10 BATEMAN AVENUE RES CONDO MDL05	VICTORIA E SCIACCA 929 PIPPIN ORCHARD ROAD CRANSTON, RI 02921-3227
15-1705-0	43 BATEMAN AVENUE SINGLE FAM MDL01	NORBERTO M SILVA LORI LYN SILVA T/E 43 BATEMAN AVENUE CRANSTON, RI 02920-2906
15-31-1	200 MAYFIELD AVENUE #F1 RES CONDO MDL05	CANDACE M PEREZ 200 MAYFIELD AVE UNIT F1 CRANSTON, RI 02920-2951
15-31-10	200 MAYFIELD AVENUE #E2 RES CONDO MDL05	GEORGE SHAHEEN 200 MAYFIELD AVE E2 CRANSTON, RI 02920-2949
15-31-11	200 MAYFIELD AVENUE #E3 RES CONDO MDL05	BARBARA P MALLOY 200 MAYFIELD AVE UNIT 3E CRANSTON, RI 02920-2949
15-31-12	200 MAYFIELD AVENUE #E4 RES CONDO MDL05	ELISE A SACHARCZYK PAUL W SACHARCZYK T/E 200 MAYFIELD AVE UNIT E4 CRANSTON, RI 02920-2949
15-31-13	200 MAYFIELD AVENUE #E5 RES CONDO MDL05	MICHELLE COLGAN-LARNEY 200 MAYFIELD AVE UNIT E-5 CRANSTON, RI 02920-2949
15-31-14	200 MAYFIELD AVENUE #E6 RES CONDO MDL05	MARISSA N SILVIA 200 MAYFIELD AVE UNIT E-6 CRANSTON, RI 02920-2949
15-31-15	200 MAYFIELD AVENUE #E7 RES CONDO MDL05	GIUSTI R AUCONE TRUSTEE 200 MAYFIELD AVE UNIT E7 CRANSTON, RI 02920-2949
15-31-16	200 MAYFIELD AVENUE #E8 RES CONDO MDL05	NITALIA DEANGELIS 200 MAYFIELD AVE UNIT E 8 CRANSTON, RI 02920-2949
15-31-17	200 MAYFIELD AVENUE #G1 RES CONDO MDL05	JUDITH M PETRONIO LIFE ESTATE 200 MAYFIELD AVE UNIT 1 G CRANSTON, RI 02920-2951
15-31-18	200 MAYFIELD AVENUE #G2 RES CONDO MDL05	BEVERLY A DESANTIS 200 MAYFIELD AVE UNIT G-2 CRANSTON, RI 02920-2951
15-31-19	200 MAYFIELD AVENUE #G3 RES CONDO MDL05	DANA R ALBANESE 200 MAYFIELD AVE UNIT G 3 CRANSTON, RI 02920-2951

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
15-31-2	200 MAYFIELD AVENUE #F2 RES CONDO MDL05	DAVID W COSTANTINO 200 MAYFIELD AVE UNIT F2 CRANSTON, RI 02920-2951
15-31-20	200 MAYFIELD AVENUE #G4 RES CONDO MDL05	ALISSA ROSSI 200 MAYFIELD AVE UNIT G4 CRANSTON, RI 02920-2951
15-31-21	200 MAYFIELD AVENUE #G5 RES CONDO MDL05	ELIZABETH GRIGORIAN 200 MAYFIELD AVE UNIT 5G CRANSTON, RI 02920-2951
15-31-22	200 MAYFIELD AVENUE #G6 RES CONDO MDL05	SAUL F RICHMAN KAREN S RICHMAN T/E 200 MAYFIELD AVENUE UNIT G6 CRANSTON, RI 02920-2948
15-31-23	200 MAYFIELD AVENUE #G7 RES CONDO MDL05	ELIZABETH E HANLEY 200 MAYFIELD AVE UNIT G7 CRANSTON, RI 02920-2951
15-31-24	200 MAYFIELD AVENUE #G8 RES CONDO MDL05	JAMES DECECCO 200 MAYFIELD AVE UNIT G8 CRANSTON, RI 02920-2951
15-31-25	200 MAYFIELD AVENUE #D1 RES CONDO MDL05	KENDRA ALDRIDGE 200 MAYFIELD AVE UNIT D1 CRANSTON, RI 02920-2950
15-31-26	200 MAYFIELD AVENUE #D2 RES CONDO MDL05	DEBORAH A DIPIETRO 200 MAYFIELD AVE UNIT D2 CRANSTON, RI 02920-2950
15-31-27	200 MAYFIELD AVENUE #D3 RES CONDO MDL05	CLAUDETTE TROLL 200 MAYFIELD AV #D3 CRANSTON, RI 02920-2950
15-31-28	200 MAYFIELD AVENUE #D4 RES CONDO MDL05	LAUREN A CHIARINI 200 MAYFIELD AVE #D4 CRANSTON, RI 02920-2951
15-31-29	200 MAYFIELD AVENUE #D5 RES CONDO MDL05	GABRIEL J FERRI CHERIANN FERRI T/E 200 MAYFIELD AVE UNIT D5 CRANSTON, RI 02920-2950
15-31-29	200 MAYFIELD AVENUE #D5 RES CONDO MDL05	GABRIEL J FERRI CHERIANN FERRI T/E 200 MAYFIELD AVE UNIT D5 CRANSTON, RI 02920-2950
15-31-3	200 MAYFIELD AVENUE #F3 RES CONDO MDL05	200 MAYFIELD AVE F3 LLC PO BOX 172 NAHANT, MA 01908
15-31-30	200 MAYFIELD AVENUE #D6 RES CONDO MDL05	FRANCIS E GIROUARD 200 MAYFIELD AVE #D6 CRANSTON, RI 02920-2950
15-31-31	200 MAYFIELD AVENUE #D7 RES CONDO MDL05	MARIE L HOPPER 200 MAYFIELD AVE D 7 CRANSTON, RI 02920-2950
15-31-32	200 MAYFIELD AVENUE #D8 RES CONDO MDL05	DIANE M DIPAOLA 200 MAYFIELD AVE UNIT D8 CRANSTON, RI 02920-2950
15-31-33	200 MAYFIELD AVENUE #C1 RES CONDO MDL05	KATHLEEN M STAMP 200 MAYFIELD AVE C 1 CRANSTON, RI 02920-2930
15-31-34	200 MAYFIELD AVENUE #C2 RES CONDO MDL05	JACQUELINE L CONNETTI 200 MAYFIELD AVE UNIT C-2 CRANSTON, RI 02920-2930
15-31-35	200 MAYFIELD AVENUE #C3 RES CONDO MDL05	MICHAEL J GEREMIA KAREN A GEREMIA T/E 200 MAYFIELD AVE UNIT C3 CRANSTON, RI 02920-2930
15-31-36	200 MAYFIELD AVENUE #C4 RES CONDO MDL05	LOUISE A LAROSEE 200 MAYFIELD AVE UNIT C4 CRANSTON, RI 02920-2930

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
15-31-37	200 MAYFIELD AVENUE #C5 RES CONDO MDL05	DIANA V VARADIAN 200 MAYFIELD AVE C-5 CRANSTON, RI 02920-2930
15-31-38	200 MAYFIELD AVENUE #C6 RES CONDO MDL05	CYNTHIA M BRANCA 200 MAYFIELD AVE UNIT C6 CRANSTON, RI 02920-2930
15-31-39	200 MAYFIELD AVENUE #C7 RES CONDO MDL05	TINA M DINAPOLI 200 MAYFIELD AVE UNIT C-7 CRANSTON, RI 02920-2930
15-31-4	200 MAYFIELD AVENUE #F4 RES CONDO MDL05	ANNETTE M BROWN 200 MAYFIELD AVE UNIT F4 CRANSTON, RI 02920-2951
15-31-40	200 MAYFIELD AVENUE #C8 RES CONDO MDL05	LISA VERROCCHIO 200 MAYFIELD AVE UNIT C8 CRANSTON, RI 02920-2930
15-31-41	200 MAYFIELD AVENUE #B1 RES CONDO MDL05	JOHN WALTERS SANDRA D DORSEY JT 200 MAYFIELD AVE UNIT B1 CRANSTON, RI 02920-2930
15-31-42	200 MAYFIELD AVENUE #B2 RES CONDO MDL05	RONALD J WENTWORTH KATHARINE C DAVIS JT 200 MAYFIELD AVE UNIT B 2 CRANSTON, RI 02920-2948
15-31-43	200 MAYFIELD AVENUE #B3 RES CONDO MDL05	ARLENE M ANDREOZZI 200 MAYFIELD AVENUE UNIT B-3 CRANSTON, RI 02920-2948
15-31-44	200 MAYFIELD AVENUE #B4 RES CONDO MDL05	MARK VOTTA 200 MAYFIELD AVE UNIT 4-B CRANSTON, RI 02920-2930
15-31-45	200 MAYFIELD AVENUE #B5 RES CONDO MDL05	SANGHO NAM WILLIAM SNODGRASS JT 200 MAYFIELD AVE APT B5 CRANSTON, RI 02920-2930
15-31-46	200 MAYFIELD AVENUE #B6 RES CONDO MDL05	BRIAN E KELLEY ANN MARIE KELLEY T/E 200 MAYFIELD AVE UNIT B6 CRANSTON, RI 02920-2930
15-31-47	200 MAYFIELD AVENUE #B7 RES CONDO MDL05	CAROL I SIRAVO 200 MAYFIELD AVENUE UNIT B7 CRANSTON, RI 02920-2948
15-31-48	200 MAYFIELD AVENUE #B8 RES CONDO MDL05	ROBERT S BAIN PRISCILLA A CNARIO JT 200 MAYFIELD AVE UNIT B 8 CRANSTON, RI 02920-2930
15-31-49	200 MAYFIELD AVENUE #A1 RES CONDO MDL05	SAURABH GOSAI 200 MAYFIELD AVE A-1 CRANSTON, RI 02920-2921
15-31-5	200 MAYFIELD AVENUE #F5 RES CONDO MDL05	BRIAN G NAPOLILLO 200 MAYFIELD AVE UNIT 5F CRANSTON, RI 02920-2951
15-31-50	200 MAYFIELD AVENUE #A2 RES CONDO MDL05	SUSAN L ROTONDI 200 MAYFIELD AVENUE A-2 CRANSTON, RI 02920-2921
15-31-51	200 MAYFIELD AVENUE #A3 RES CONDO MDL05	THERESA A PETRARCA LIFE ESTATE 200 MAYFIELD AVE UNIT A3 CRANSTON, RI 02920-2921
15-31-52	200 MAYFIELD AVENUE #A4 RES CONDO MDL05	KATHERINE T ATKINSON 200 MAYFIELD AVE A-4 CRANSTON, RI 02920-2921
15-31-53	200 MAYFIELD AVENUE #A5 RES CONDO MDL05	JEFFREY MEDEIROS 200 MAYFIELD AVE UNIT 5A CRANSTON, RI 02920-2921
15-31-54	200 MAYFIELD AVENUE #A6 RES CONDO MDL05	ANTHONY J CARL ALICIA A CARL T/E 71 CONCORD AVENUE CRANSTON, RI 02910-3303

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
15-31-55	200 MAYFIELD AVENUE #A7 RES CONDO MDL05	GEROLD A NERSTHEIMER 200 MAYFIELD AVE UNIT A7 CRANSTON, RI 02920-2921
15-31-56	200 MAYFIELD AVENUE #A8 RES CONDO MDL05	RICHARD J VITULLO 200 MAYFIELD AVE UNIT A8 CRANSTON, RI 02920-2921
15-31-6	200 MAYFIELD AVENUE #F6 RES CONDO MDL05	WILLIAM MATTOS 200 MAYFIELD AVE UNIT F6 CRANSTON, RI 02920-2951
15-31-7	200 MAYFIELD AVENUE #F7 RES CONDO MDL05	ALEXANDER SCHWARTZ KRIS ANN SCHWARTZ T/E 200 MAYFIELD AVE UNIT F7 CRANSTON, RI 02920-2951
15-31-8	200 MAYFIELD AVENUE #F8 RES CONDO MDL05	NATHAN SANDIN 200 MAYFIELD AVE UNIT F8 CRANSTON, RI 02920-2951
15-31-9	200 MAYFIELD AVENUE #E1 RES CONDO MDL05	TONY DEPINA 200 MAYFIELD AVE UNIT E-1 CRANSTON, RI 02920-2949
15-33-0	45 BATEMAN AVENUE TWO FAMILY	BUBBLES PROPERTIES LLC 106 STANFIELD ST WARWICK, RI 02889-8438
15-35-0	276 EAST STREET SINGLE FAM MDL01	RAYMOND A SANTILLI 67 WARMAN AVENUE CRANSTON, RI 02920-3228
15-38-0	8 BATEMAN AVENUE TWO FAMILY	AKM INC 45 BROWN AVENUE JOHNSTON, RI 02919
15-39-0	38 BATEMAN AVENUE SINGLE FAM MDL01	GINA M MOLINA 38 BATEMAN AVE CRANSTON, RI 02920-2910
15-602-0	31 HARDY STREET SINGLE FAM MDL01	JOHN L PERRINO TRUSTEE 31 HARDY STREET CRANSTON, RI 02920-2931
15-606-0	15 HARDY STREET SINGLE FAM MDL01	FEDERAL HILL INVESTMENT TRUST LLC 536 ATWELLS AVE PROVIDENCE, RI 02909-1075
15-607-0	88 SWEET MEADOW DRIVE SINGLE FAM MDL01	NEIL W HAYES JULIEANNE H HAYES CO-TRUSTEES 88 SWEET MEADOW DR CRANSTON, RI 02920-2933
15-609-0	84 SWEET MEADOW DRIVE SINGLE FAM MDL01	RUSSELL GOLDE 84 SWEET MEADOW DR CRANSTON, RI 02920-2933
15-618-0	90 BATEMAN AVENUE SINGLE FAM MDL01	MICHAEL E MONTANARO LISA A MONTANARO T/E 90 BATEMAN AVENUE CRANSTON, RI 02920-2907
15-620-0	80 BATEMAN AVENUE TWO FAMILY	EDWARD S BOGDA GINA M BOGDA T/E 6 SWEET MEADOW DRIVE CRANSTON, RI 02920-2926
15-621-0	72 BATEMAN AVENUE SINGLE FAM MDL01	EDWARD J MALLOZZI DANNAH M MALLOZZI JT 72 BATEMAN AVE CRANSTON, RI 02920-2907
15-622-0	36 HARDY STREET SINGLE FAM MDL01	JEFFREY S CARDENTE CORINNE CARDENTE T/E 36 HARDY ST CRANSTON, RI 02920-2913
15-623-0	32 HARDY STREET SINGLE FAM MDL01	GEORGE J HUNT 32 HARDY ST CRANSTON, RI 02920
15-625-0	30 HARDY STREET TWO FAMILY	YULIN GAO SHOUBIN ZHANG JT 1300 WATERFORD DRIVE EAST GREENWICH, RI 02818-1053

RONN DAVID ("APPLICANT")
MICHAEL BOSCIA AND DAWN BOSCIA ("OWNER")

East Street Plat
Cranston, RI 02920

PROJECT NARRATIVE

This project narrative is offered in connection with application of Ronn David ("Applicant") for a five (5) lot minor subdivision of land under the Unified Development Review regulations for the property at 337 East Street. Michael and Dawn Boscia own the property.

The subject property is designated as Lot Nos. 636, 1643, and 1661 on Assessor's Plat No. 15 and is in an A-8 residential zone and contains approximately 58,053 +/- square feet.

Plans call for the existing three (3) lots to be subdivided into five (5) lots. Under existing zoning regulations, four (4) lots would be allowed by right.

Zoning regulations in the A-8 residential zone require 8,000 square feet in area and eighty (80) feet of frontage.

The subdivision will require the Planning Commission to grant a dimensional variance for width and street frontage of each lot that will greatly exceed the minimum lot size in the A-8 zone under the Unified Development Review process.

As proposed the five lots will contain

Parcel A	11,710 sq ft	75.77 feet of frontage
Parcel B	11,153 sq ft	66.99 feet of frontage
Parcel C	11,399 sq ft	59.11 feet of frontage
Parcel D	11,715 sq ft	67.05 feet of frontage
Parcel E	12,075 sq ft	67.05 feet of frontage

The applicant can site a single family dwelling on each lot that meets the required setback requirements. All lots will be serviced by public water and sewer.

The following dimensional variance is sought from the Planning Commission.

Relief for the proposed street frontage or width of each new lot on East Street. The minimum width size is 80 feet in the A-8 zone and as designed the frontage would be 56 feet.

The applicable sections of the Zoning code are:

17.20.120 Schedule of Intensity Regulations

The minimum lot width in the A-8 zone is 80 linear feet.

17.92.010 Variance for dimensional relief

The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant;

The hardship is not the result of any prior action of the applicant and;

The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance codified in this title or the comprehensive plan upon which the ordinance is based.

That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that the relief sought is minimal to the reasonable enjoyment of the permitted use to which the proposed property is devoted.

SUMMARY

The proposed dimensional relief sought is minimal, reasonable in nature and will create an additional dwelling unit for housing purposes.

Property ID	Location/Land Use Description	Owner(s)
15-626-0	20 HARDY STREET SINGLE FAM MDL01	ROBIN K SPENCER MICHAEL J SPENCER JT 20 HARDY STREET CRANSTON, RI 02920-2913
15-627-0	14 HARDY STREET SINGLE FAM MDL01	DEBORAH L VALENTINO 14 HARDY STREET CRANSTON, RI 02920-2913
15-628-0	0 HARDY STREET RES LD UND	DEBORAH L VALENTINO 14 HARDY ST CRANSTON, RI 02920
15-629-0	50 BATEMAN AVENUE SINGLE FAM MDL01	KIMBERLY M MANSOLILLO SEAN T CARDEC JT 50 BATEMAN AVENUE CRANSTON, RI 02920-2910
15-630-0	60 BATEMAN AVENUE SINGLE FAM MDL01	ELIZABETH E ANDERSON 60 BATEMAN AVENUE CRANSTON, RI 02920-2910
15-636-0	337 EAST STREET RES LD DEV MDL00	MICHAEL BOSCIA DAWN BOSCIA T/E 423 NATICK AVE CRANSTON, RI 02921-1042
15-640-0	0 EAST STREET RES LD UND	SAMUEL S AALVIK 3 EASTMAN ST WARWICK, RI 02886-5814

RONN DAVID
Warwick 400' Abutters

Assessor's Plat 274

<u>Lot Number</u>	<u>Owner(s)</u>
251	Sherrie L. LaPlante 14 High Street Warwick, RI 02886
253	Ashley Whittier Justin Dantonio 6 High Street Warwick, RI 02886
252 34	Kelly A. McElroy 27 North Street Warwick, RI 02886
209	William Vinaco, Jr. Phouphpkham Sisomboun 15 North Street Warwick, RI 02886
38	Santa Henderson 11 North Street Warwick, RI 02886
39	Juana K. Luna Jesus R. Luna 15 Eastman Street Warwick, RI 02886
37	Meredith L. Avila 7 Eastman Street Warwick, RI 02886
152	Rent RI Today LLC 10 Steeple Lane Lincoln, RI 02865

243 Alexander A. Matal
Nataly Matal
16 Eastman Street
Warwick, RI 02886

150 Erin B. Doughty
William J. Doughty
6 Eastman Street
Warwick, RI 02886

250 Louise G. Brown
151 2 Eastman Street
Warwick, RI 02886

36 Samuel Aalvik
3 Eastman Street
Warwick, RI 02886

111 William M. Lyman
Lauretta Lyman
35 Street
Warwick, RI 02886

214 Walter R. Fay
41 Eastman Street
Warwick, RI 02886

153 Matthew J. Izzo
36 Eastman Street
Warwick, RI 02886

154 John E. Donahue
Judith E. Donahue
42 Eastman Street
Warwick, RI 02886

33 Orion Realty Trust
Jerome D. Lawrence, Trustee
Mary K. Lawrence, Trustee
14 Old Mill Road
Windham, NH 03087

244 Michael R. Townsend
Ashli Townsend
5 High Street
Warwick, RI 02886

273 Sandra Cataldo
11 High Street
Warwick, RI 02886

31 Antonio Giarrusso
April Giarrusso
53 North Street
Warwick, RI 02886

30 Rosemary N. Mulandi
61 North Street
Warwick, RI 02886

249 Peter J. Souza
Nascenza E. Souza
8 North Street
Warwick, RI 02886

109 1096 LLC
P.O. Box 2143
East Greenwich, RI 02818

107 Marla Torres, Trustee
108 Marla Torres Family Trust
26 North Street
Warwick, RI 02886

106 Shiyao Dou
26 High Street
Warwick, RI 02886

274 Norayr S. Palandjian
Iskouhi Palandjian
40 High Street
Warwick, RI 02886

93 Peter A. Schavone, Sr.
Marilyn Schavone
43 Step Circle
Warwick, RI 02889

92 Andrew J. Tibbetts
60 North Street
Warwick, RI 02886

242 Mary R. Lane
Katie M. Homes
44 High Street
Warwick, RI 02886

Assessor's Plat 275

93 Larry J. Lemay
159 Wellspring Drive
Warwick, RI 02886

76 McKenzie P. Gendron
Manz Lajoie
25 Eastgate Drive
Warwick, RI 02886

75 John E. Crowley
Kimberly A. Crowley
35 Eastgate Drive
Warwick, RI 02886

88 Charles R. Palumbo
193 Wellspring Drive
Warwick, RI 02886

62 Alan Loiselle, Trustee
Alan Loiselle Living Trust
20 Eastgate Drive
Warwick, RI 02886

94 Mario Fernandez
Jocelyn Fernandez
50 Eastman Street
Warwick, RI 02886

89 David Ferreira
Suzanne Ferreira
185 Wellspring Drive
Warwick, RI 02886

90 Miguel Morales
Irma Pineda-Demorales
179 Wellspring Drive
Warwick, RI 02886

91 John J. Crowley
Maureen A. Crowley
173 Wellspring Drive
Warwick, RI 02886

92 David Scambio
Kimberlee Scambio
165 Wellspring Drive
Warwick, RI 02886

93 Larry Lemax
159 Wellspring Drive
Warwick, RI 02886

61 James A. Dennett
14 Eastgate Drive
Warwick, RI 02886

60 Jacqueline Costantino
John S. Costantino
6 Eastgate Drive
Warwick, RI 02886

77 Jennifer L. Greenlund
180 Wellspring Drive
Warwick, RI 02886

78 Irma Florez Andino
186 Wellspring Drive
Warwick, RI 02886

79 Robert A. Dail
196 Wellspring Drive
Warwick, RI 02886

59 Peter Spetrini
Louise A. Spetrini
152 Wellspring Drive
Warwick, RI 02886



ORIGINAL



Certificate of Municipal Liens Under 44-7-11 of the General Laws of Rhode Island

CERTIFICATE NUMBER: 2024-1441439 ISSUED: 20-Nov-2024

Cranston City Hall Tax Collections Dept 869 Park Avenue

TAX RATE SUMMARY FISCAL YEAR 2024

Table with 2 columns: Category (Residential, Open Space, Commercial, Industrial, Total Value) and Amount (13.61, 13.61, 20.42, 20.42, \$139,400)

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application are listed below.

TAFT & MCSALLY 21 GARDEN CITY DR CRANSTON RI 02920

Parcel Id: 015-0636-000 Location: 337 EAST STREET Acreage: .56276 Legal Reference: Assessed Owner(s): BOSCIA MICHAEL BOSCIA DAWN T/E Current Owner: BOSCIA MICHAEL BOSCIA DAWN T/E

Main table with columns for 2024 Bill #0225774501, 2023 Bill #0225774501, 2022 Bill #0225774501, and Prior to 2022. Rows include ASSESSMENTS, PAYMENTS, OTHER, UNPAID TAXES, and PAYMENT HISTORY.

I HAVE NO KNOWLEDGE OF ANY OTHER LIENS OUTSTANDING AS OF THIS DATE: 11/20/2024

OTHER UNPAID BALANCES

Table with 4 columns: DESCRIPTION, LAST READ, ACCOUNT#, BALANCE DUE, NOTES. Includes a note about water use.

This is to certify that the above is true and correct. Said Certification is given in accordance with 44-7-11 of the General Laws of Rhode Island 1956 as of this day 20-Nov-2024

Handwritten signature of the City Treasurer, City of Cranston



ORIGINAL



Certificate of Municipal Liens Under 44-7-11 of the General Laws of Rhode Island

Cranston City Hall Tax Collections Dept 869 Park Avenue

CERTIFICATE NUMBER: 2024-1441449 ISSUED: 20-Nov-2024

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application are listed below.

TAX RATE SUMMARY FISCAL YEAR 2024

Table with 2 columns: Category (Residential, Open Space, Commercial, Industrial, Total Value) and Amount (13.61, 13.61, 20.42, 20.42, \$136,600)

TAFT & MCSALLY 21 GARDEN CITY DR CRANSTON RI 02920

Parcel Id: 015-1661-000 Location: EAST STREET Acreage: .47199 Legal Reference: 6776-237 Assessed Owner(s): BOSCIA MICHAEL Current Owner: BOSCIA MICHAEL BOSCIA DAWN M T/E

2024 Bill #0231358707 2023 Bill #0231358707 2022 Bill #0231358707 Prior to 2022

Main table with columns for ASSESSMENTS, PAYMENTS, OTHER, UNPAID TAXES, and PAYMENT HISTORY. Includes sub-headers for Date and Amount for each year.

I HAVE NO KNOWLEDGE OF ANY OTHER LIENS OUTSTANDING AS OF THIS DATE: 11/20/2024

OTHER UNPAID BALANCES

Table with columns: DESCRIPTION, LAST READ, ACCOUNT #, BALANCE DUE, NOTES. Includes note: WATER USE SEE PROVIDENCE

This is to certify that the above is true and correct. Said Certification is given in accordance with 44-7-11 of the General Laws of Rhode Island 1956 as of this day 20-Nov-2024

Handwritten signature of City Treasurer, City of Cranston



**Certificate of Municipal Liens
Under 44-7-11 of the
General Laws of Rhode Island**
Cranston City Hall
Tax Collections Dept
869 Park Avenue

CERTIFICATE NUMBER: 2024-1441441
ISSUED: 20-Nov-2024

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application are listed below.

TAX RATE SUMMARY FISCAL YEAR 2024	
Residential:	13.61
Open Space:	13.61
Commercial:	20.42
Industrial:	20.42
Total Value:	\$120,700

**TAFT & MCSALLY
21 GARDEN CITY DR
CRANSTON RI 02920**

Parcel Id: 015-1643-000
Location: EAST STREET
Acreage: .25815
Legal Reference: 6776-240
Assessed Owner(s): BOSCIA MICHAEL
Current Owner: BOSCIA MICHAEL
BOSCIA DAWN T/E

	2024 Bill #0231358704	2023 Bill #0231358704	2022 Bill #0231358704	Prior to 2022				
ASSESSMENTS								
Gross Tax	\$1,642.73	\$1,502.55	\$1,471.55	\$10,731.42				
Net Tax	\$1,642.73	\$1,502.55	\$1,471.55	\$10,731.42				
Interest				\$46.08				
Total Net	\$1,642.73	\$1,502.55	\$1,471.55	\$10,777.50				
PAYMENTS								
Tax Payments	\$821.36	\$1,502.55	\$1,471.55	\$10,731.42				
Interest				\$46.08				
OTHER								
Net Q1 RE Tax Due: 15-Jul-2024	\$410.68	\$375.63	\$367.88	\$2,682.84				
Net Q2 RE Tax Due: 15-Oct-2024	\$410.68	\$375.63	\$367.88	\$2,682.84				
Net Q3 RE Tax Due: 15-Jan-2025	\$410.68	\$375.63	\$367.88	\$2,682.84				
Net Q4 RE Tax Due: 15-Apr-2025	\$410.69	\$375.66	\$367.91	\$2,682.90				
UNPAID TAXES								
Total Unpaid Real Estate Taxes	\$821.37							
TOTAL UNPAID TAXES (PER DIEM)	\$821.37	\$0.00	\$0.00	\$0.00				
PAYMENT HISTORY								
	Date	Amount	Date	Amount	Date	Amount	Date	Amount
	10/11/2024	410.68	4/11/2024	375.66	4/11/2023	367.91	4/18/2022	357.75
	7/15/2024	410.68	1/14/2024	375.63	1/16/2023	367.88	1/20/2022	357.75
		-	10/16/2023	375.63	10/16/2022	367.88	10/17/2021	357.75
		-	7/15/2023	375.63	7/14/2022	367.88	7/15/2021	357.75
		-		-		-	4/17/2021	393.08
		-		-		-	1/10/2021	393.07
		-		-		-	10/12/2020	393.07
		-		-		-	7/13/2020	393.07
		-		-		-	4/19/2020	393.08
		-		-		-	1/13/2020	393.07

I HAVE NO KNOWLEDGE OF ANY OTHER LIENS OUTSTANDING AS OF THIS DATE: 11/20/2024

OTHER UNPAID BALANCES				
DESCRIPTION	LAST READ	ACCOUNT #	BALANCE DUE	NOTES
Note:				WATER USE SEE PROVIDENCE

This is to certify that the above is true and correct. Said Certification is given in accordance with 44-7-11 of the General Laws of Rhode Island 1956 as of this day 20-Nov-2024

 City Treasurer
 City of Cranston

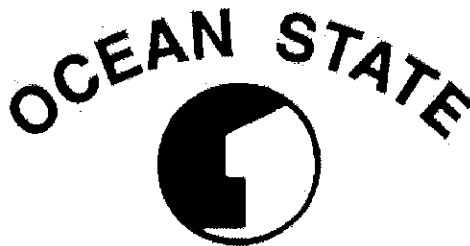
NARRATIVE REPORT

**A.P. 15/3 / LOTS 636, 1643 & 1661
337 East Street
Cranston, RI 02919**

**PREPARED FOR:
Ronn David**

East Street Plat

PREPARED BY:



PLANNERS, INC.

SURVEYORS • ENGINEERS • DESIGNERS
1255 OAKLAWN AVENUE • CRANSTON, R.I. 02920
TEL. (401) 463-9696

**November 12, 2024
PROJECT NO. 10932**

LOCATION:

This report pertains to Lots 636, 1643 & 1661 as shown on Assessor's Plat 15/3 in the City of Cranston, State of Rhode Island. These lots exist on the existing public right of way, East Street. The total area of the lot is 58,053 s.f. 1.33 ac.

PROPOSAL:

This proposal is for a 5 lot subdivision. All parcels to have single family dwellings erected on lots, then accessible by a proposed driveway connecting to the existing public right of way, East Street.

ZONING:

This site is presently zoned A-8.

DESCRIPTION:

This site is exclusively residential.

UTILITIES:

Existing sewer, water, gas and electric are available in East Street.

POPULATION ESTIMATION:

According to the 2020 U.S. Census Bureau for the City of Cranston, the total population is estimated at 82,934 persons, with a total of 31,571 households. Therefore the total population per household is $(82,934 / 31,571) 2.63$. The percentage of persons under 18 is 5.8%. The proposed number of units for this development is 5. Therefore, the total number of persons in this new development will be 13.15 rounded up to 14. Extrapolating from this the expected number of persons under 18 in this development should be 0.812 rounded up to 1.

SOILS ANALYSIS:

Mostly PD—Paxton-Urban land complex.

This complex consists of well drained Paxton soils and areas of Urban land. The complex is on glacial till uplands and drumlins in densely populated areas. Slopes are mainly about 6 percent but range from 0 to 15 percent. Areas are irregular in shape and mostly range from 10 to 200 acres. The complex is about 40 percent Paxton soils, 30 percent Urban land, and 30 percent other soils. The soils and Urban land are so intermingled that it was impractical to map them separately. Typically the surface layer of the Paxton soils is very dark grayish brown fine sandy loam about 5 inches thick. The subsoil is brown and yellowish brown fine sandy loam 18 inches thick. The substratum is light brownish gray, yellowish brown, and grayish brown fine sandy loam to a depth of 60 inches or more. Urban land consists of areas covered by streets, parking

lots, buildings, and other urban structures. Included with this complex in mapping are areas, up to 10 acres in size, of well drained Broadbrook soils, moderately well drained Woodbridge and Sutton soils, and Udorthents. The permeability of the Paxton soils is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. Available water capacity is moderate. Runoff is medium to rapid on the Paxton soils. The soil is very strongly acid through slightly acid. This complex is used mainly for homesites, shopping centers, industrial parks, streets, and other urban purposes. Homesites range mostly from 10,000 to 50,000 square feet. The Paxton soils in the complex are limited for community development by the slow or very slow permeability in the substratum. Onsite sewage systems need special design and installation. Roads and streets require careful design and installation to prevent frost heaving, and footing drains help prevent wet basements. Quickly establishing plant cover, mulching, and the use of diversions, siltation basins, and straw bale sediment barriers help to control erosion during construction. Areas of this complex require onsite investigation and evaluation for most uses. Capability subclass and wood land group not assigned.

Partly UD—Udorthents-Urban land complex.

This complex consists of moderately well drained to excessively drained soils that have been disturbed by capping or filling, and areas that are covered by buildings and pavement. The areas are mostly larger than 5 acres. The complex is about 70 percent Udorthents, 20 percent Urban land, and 10 percent other soils. Most areas of these components are so intermingled that it was not practical to map them separately. Udorthents are in areas that have been cut to a depth of 2 feet or more or are on areas with more than 2 feet of fill. Udorthents consist primarily of moderately coarse textured soil material and a few small areas of medium textured material. Included with this complex in mapping are areas, up to 10 acres in size, of undisturbed soils. Also included are a few areas that are entirely Udorthents. Most cut areas were used as a source of fill material, but in some areas cuts were made in order to level sites for buildings, recreational facilities, and roads. Most of the filled areas were built up and leveled for urban development. In some areas fill has been used to build up recreational areas and highways. The permeability and stability of this unit are variable. The unit requires onsite investigation and evaluation for most uses. Capability subclass and woodland group not assigned.

EXCAVATION AND FILL ANALYSIS:

No excavation nor fill is necessary for this site.

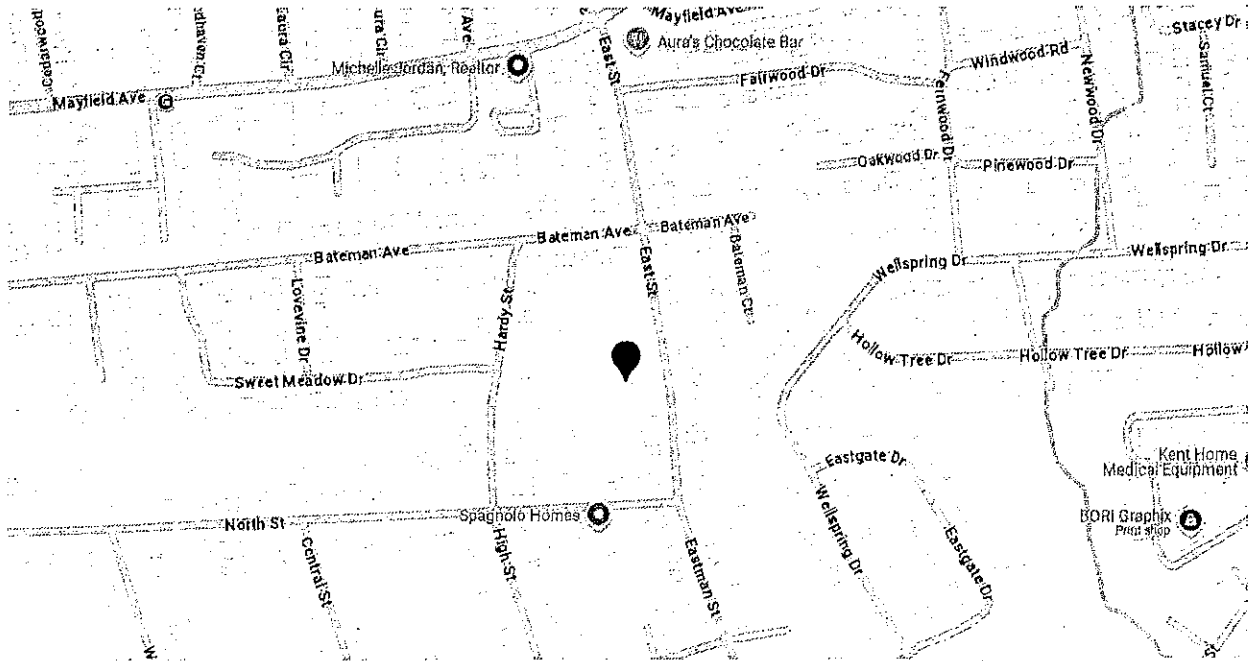
FEDERAL/STATE PERMITS:

No Federal or State permits required.

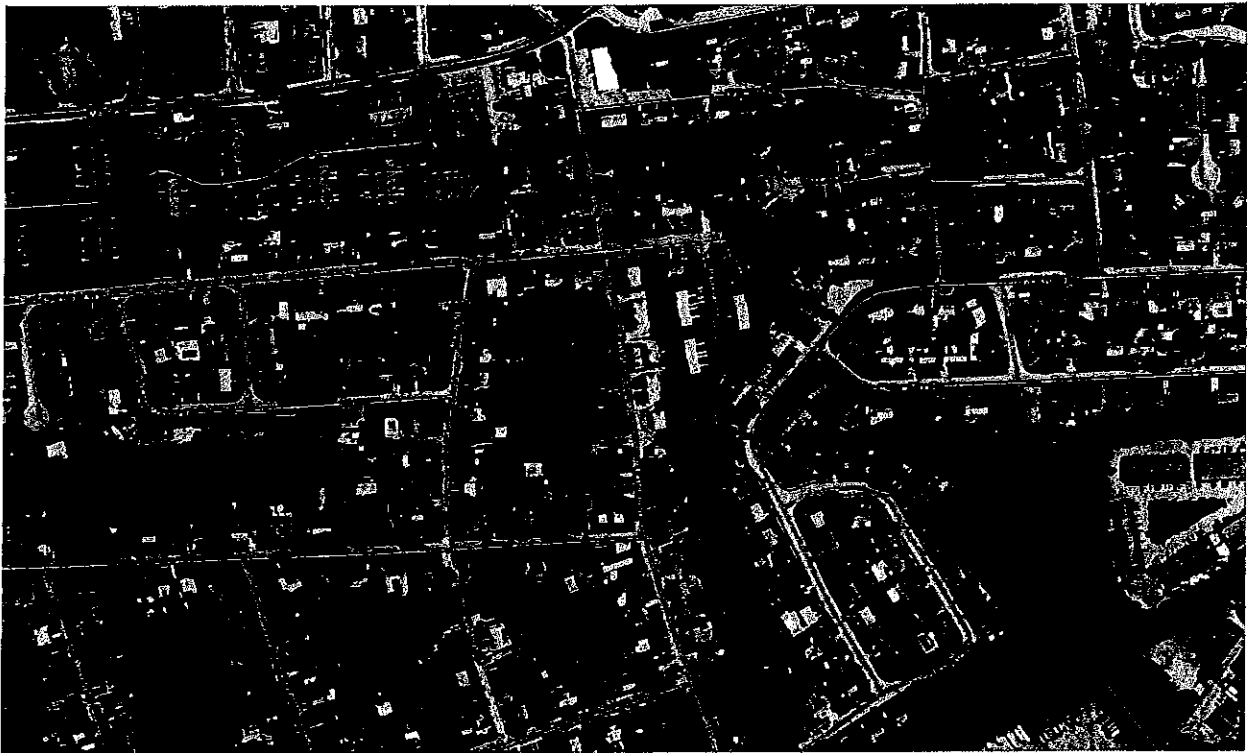
FRESH WATER WETLAND:

According to the RIDEM Environmental Resource Map, there are no wetlands indicated on or adjoining this property.

IMAGES



STREET MAP



U.S.D.A SOIL CONSERVATION SERVICE, SOIL SURVEY OF RHODE ISLAND



AERIAL

Kenneth J. Hopkins
Mayor



Justin Mateus P.E.
Acting Director of Public Works

**DEPARTMENT OF PUBLIC WORKS
CITY HALL, ROOM 109
869 PARK AVENUE
CRANSTON, RHODE ISLAND 02910**

September 25, 2024

Michael Boscia
Dawn M Boscia
423 Natick Avenue
Cranston, RI 02921

**Re: Sewer Availability Request
Minor Subdivision – East Street
(Plat 15 / Lots 636, 1643, 1661)**

Dear Property Owner:

The City of Cranston has reviewed the correspondence request, dated September 12, 2024 for sewer availability for the above referenced project. This letter is to inform you that sewer is available to connect five (5) residential lots to be connected to an existing gravity sewer main within East Street.

Please find the enclosed Veolia Water, NA Availability of Service Letter, dated September 13, 2024 for your reference. Please note this is not an authorization letter for your sewer. If a new sewer lateral is required a “New Lateral Tie-In Connection” form will need to be completed and inspections will be required through Veolia Water.

If you have any questions, feel free to contact me at 401-780-3173.

Sincerely,

A handwritten signature in blue ink that reads 'Edward J. Tally'.

Edward Tally
Environmental Program Manager

CC: Justin Mateus, P.E., Acting Director of Public Works;
Jason Pezzullo, Cranston Planning
John Arruda, Veolia Water
James Thomas, Veolia Water
Earl Salisbury, Veolia Water



VEOLIA WATER NORTH AMERICA
140 Pettaconsett Avenue
Cranston, RI 02920

Tel. : 401-467-7210
Fax : 401-781-5260
www.veoliawatema.com

September 13, 2024

Mr. Edward Tally
Environmental Program Manager
City of Cranston
869 Park Avenue
Cranston, Rhode Island 02910

**Re: Availability of Sewer Service Letter
East Avenue, Cranston
Assessor's Plat 15/3, Lots 636, 1643, and 1641**

Dear Mr. Tally,

Veolia Water, Cranston, Rhode Island (VW) has received your correspondence request on September 12, 2024 for an availability of sewer service for the above referenced locations. The proposed site is located on the corner of East Avenue at Bateman Avenue in Cranston and it will be zoned for 5 Lots which are assumed to be residential property units.

Our records indicate that a 8" sewer is available and pipe material is not indicated but assumed to be VC within East Avenue and there are 5 existing sewer laterals that can be utilized and are shown on the Meshanticut Valley Part 6 Sheet 15 record plan - as-built. (See Attached).

Please note that this is not an approval of a sewer service connection. Any new connection requirement shall be through the City of Cranstons approval process. The above referenced as-builts do not indicate a sewer lateral exists. If a new sewer lateral connection is required we will need to have a "New Lateral Tie-In Connection" form completed and an inspection fee of \$380 payable to Veolia Water prior to scheduling of work.

If you have any questions, you can reach me at (401) 824-0064.

Sincerely,
Veolia Water

A handwritten signature in black ink that reads "John C. Arruda Jr." in a cursive script.

John C. Arruda Jr.
Civil Engineer - Underground Asset Manager

xc: Earl Salisbury, Veolia Project Manager
James Thomas, Veolia Collections Systems Supervisor



September 9, 2024

Michael Boscia

**Re:337 East Street, Cranston, RI (Plat 15 Lots 636, 1643 &1661)
Water Availability**

The Hon. Brett P. Smiley
Mayor

Ricky Caruolo
General Manager

To Whom It May Concern:

BOARD OF DIRECTORS

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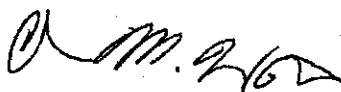
In response to your request September 9, 2024, regarding water availability at the above referenced location, please be advised that Providence Water currently owns and maintains a 6-inch asbestos cement water main running along East Street having a static pressure of approximately 58 psi. There is an existing 3/4" copper domestic service located on Lot 636 (installed 1953). A new water service may need to be installed.

Presently, there are sufficient reserves in the Providence Water system for this residential development. Please be advised that before the water service connection can be made to the Providence Water system, an evaluation of demand must be performed in order to correctly size the diameter of the domestic service line and water meter size. The costs associated with installing the water service and water meter are the responsibility of the applicant.

The applicant must complete and submit a Water Service Application for Domestic Service for review and approval. Please include a Site Utility Plan when submitting your application.

Should there be any questions regarding this information, please contact the Providence Water T&D Department at (401) 521-6300 extension 7102 for assistance.

Respectfully,
PROVIDENCE WATER SUPPLY BOARD


Christopher M. Watts
Supervisor of T&D

MEMBER

Rhode Island Water Works Assn.
New England Water Works Assn.
American Water Works Assn.
Water Research Foundation

An EPA WaterSense Partner

(401) 521-6300

125 Dupont Drive
Providence, RI 02907

www.provwater.com

Follow us @provwater

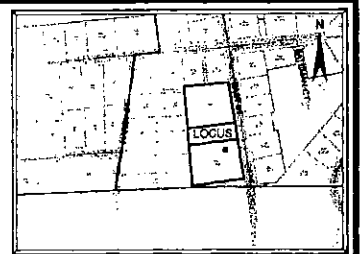
CC: File

Like us at:

ebook.com/Providencewater

REFERENCE:
 1. LOCUS DEED BK 4415 PG. 195
 2. LOCUS DEED BK 5778 PG. 242
 3. LOCUS DEED BK 6676 PG. 237

EAST STREET
 BATEMAN AVENUE
 STREET INDEX



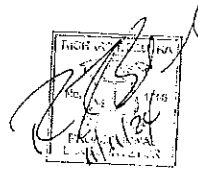
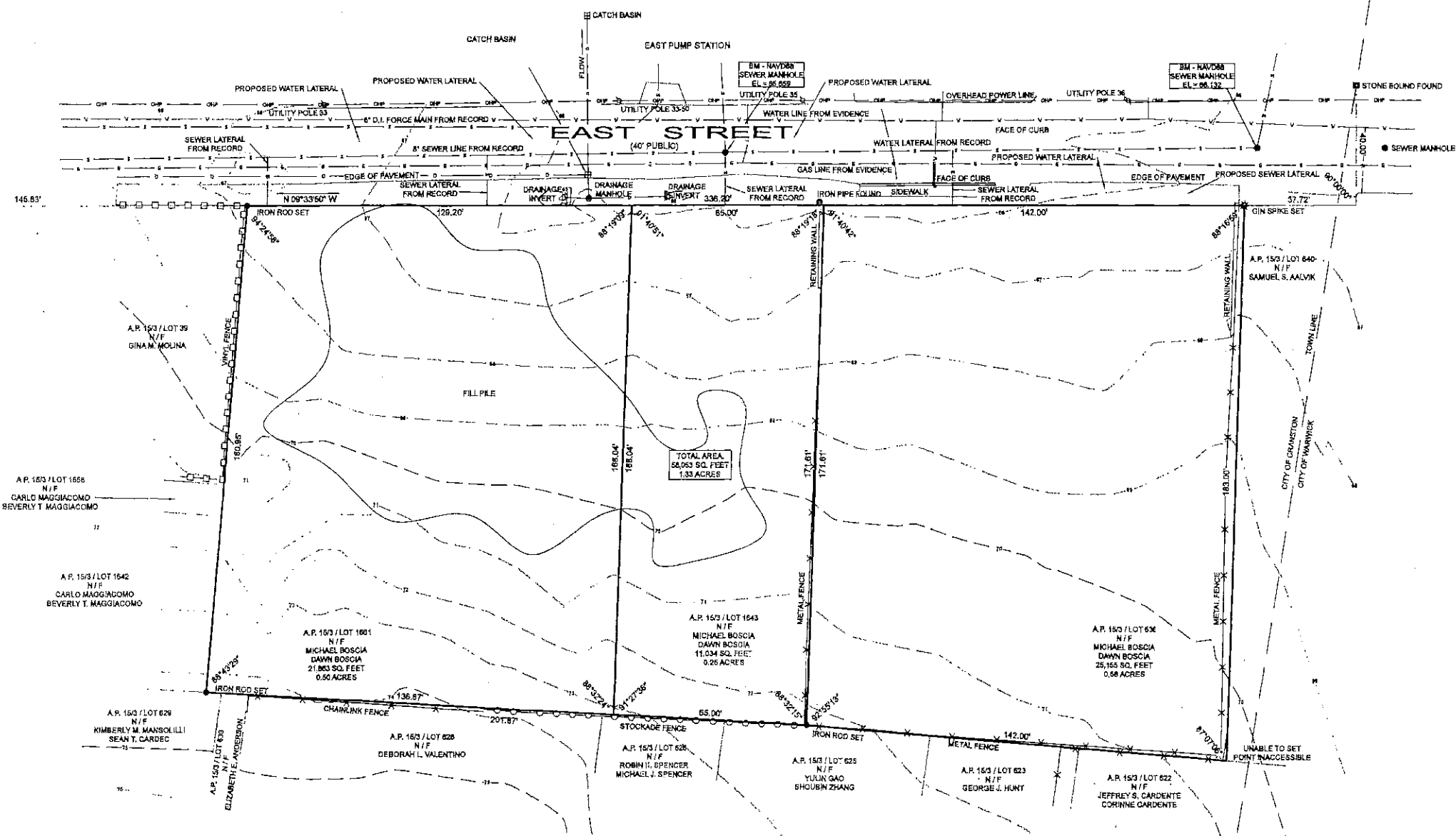
LOCUS MAP
 NOT TO SCALE

ZONING DISTRICT A-8

MINIMUM LOT AREA: 8,000 S.F.
 MINIMUM LOT FRONTAGE: 80 FT.
 MINIMUM SETBACKS: FRONT: 25 FT.
 SIDE: 10 FT.
 REAR: 20 FT.
 MAXIMUM LOT COVERAGE: 30%
 MAXIMUM STRUCTURE HEIGHT: 35 FT.

GRANITE BOUND FOUND
 40.00'
 90°00'00"

EAST STREET
 (40' PUBLIC)



EAST STREET PLAT
 PRELIMINARY SUBDIVISION
 EXISTING CONDITIONS SURVEY

A.P. 1503 / LOTS 636, 1643 & 1661
 337 EAST STREET
 CRANSTON, RI 02920
 SCALE: 1"=20' DATE: NOVEMBER 4, 2024

PREPARED FOR:
 RONN DAVID
 30 WOODLAND AVENUE
 CRANSTON, RI 02920
 PHONE: (401) 580-5339

SHEET: 1 OF 4

PREPARED BY:
 OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
 PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10932 / DWG. NO. 10932 - (AR)

GRAPHIC SCALE: 1"=20'
 0 20 40 60

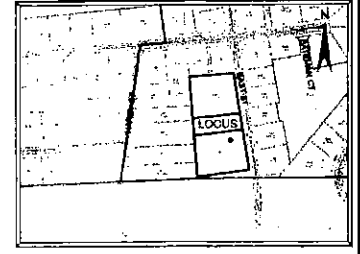
SURVEY CLASSIFICATION:
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:
 TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS II
 DATA ACCUMULATION SURVEY: CLASS II

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO ESTABLISH AND STATE RECORD BOUNDARY LINES.
 BY: RICHARD T. BZDYPA, PLS; LICENSE #1790 CGA #16-A60 DATE: 11/11/24

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

REFERENCE:
 1. LOCUS DEED BK. 4415 PG. 135
 2. LOCUS DEED BK. 8778 PG. 240
 3. LOCUS DEED BK. 8676 PG. 237

EAST STREET
 BATEMAN AVENUE
 STREET INDEX

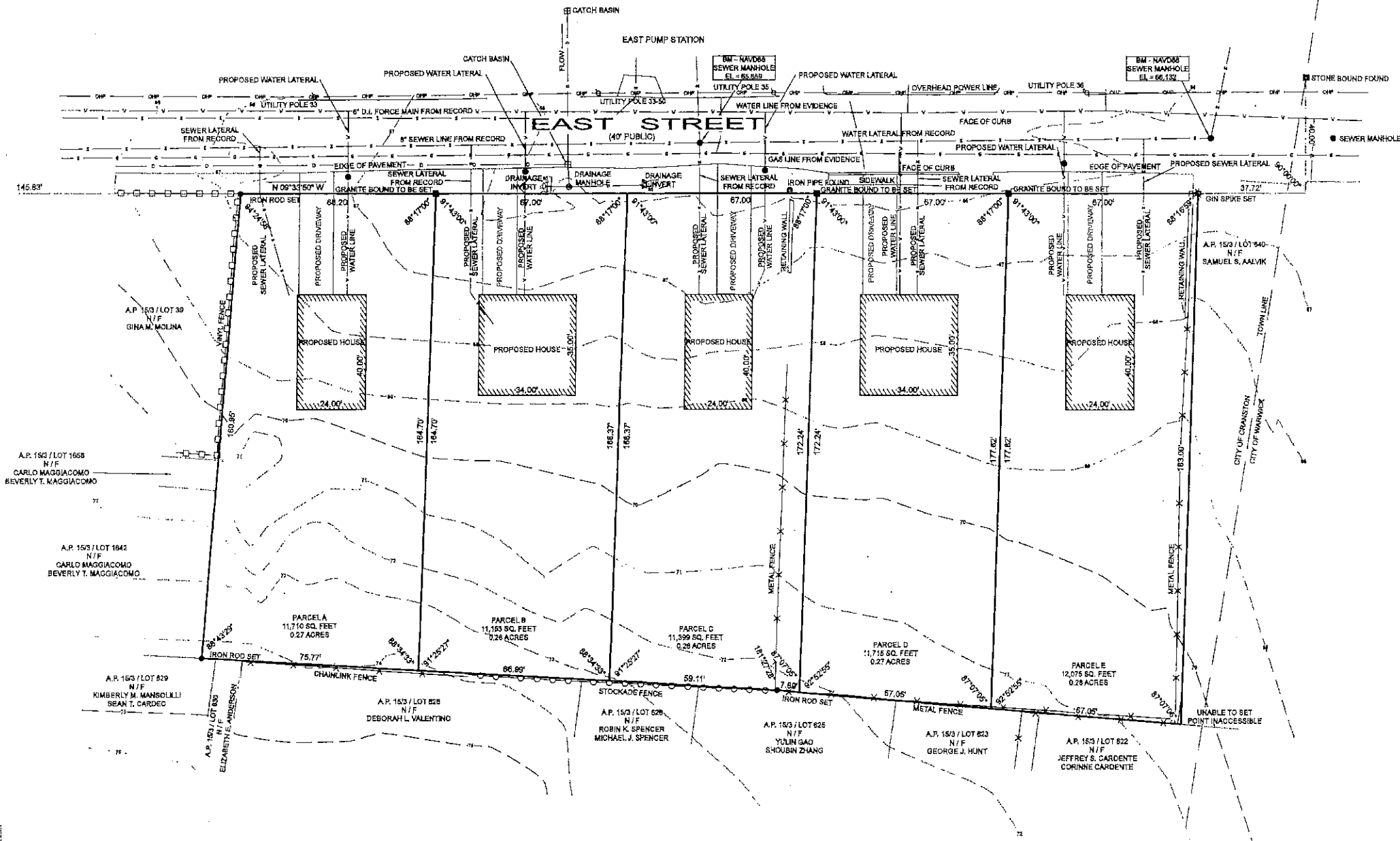


LOCUS MAP
 NOT TO SCALE

ZONING DISTRICT A-8
 MINIMUM LOT AREA: 6,000 S.F.
 MINIMUM LOT FRONTAGE: 80 FT.
 MINIMUM SETBACKS: FRONT: 25 FT.
 SIDE: 10 FT.
 REAR: 20 FT.
 MAXIMUM LOT COVERAGE: 30%
 MAXIMUM STRUCTURE HEIGHT: 35 FT.
 NOTE: ZONING RELIEF REQUIRED FOR FRONTAGE ONLY



EAST STREET
 (40' PUBLIC)



Richard T. Bzdryra
 11/11/24

SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *Richard T. Bzdryra* DATE: 11/11/24
 RICHARD T. BZDRYRA, PLS. LICENSE #1786 COA # LG-490

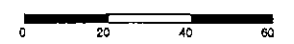
THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

EAST STREET PLAT
 PRELIMINARY SUBDIVISION
 UNIFIED REVIEW PLAN
 A.P. 153 / LOTS 836, 1843 & 1861
 337 EAST STREET
 CRANSTON, RI 02920
 SCALE: 1"=20' DATE: NOVEMBER 4, 2024

PREPARED FOR:
 RONN DAVID
 PHONE: (401) 580-5339

PREPARED BY:
 OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
 PHONE: (401) 463-9696 info@osplanners.com

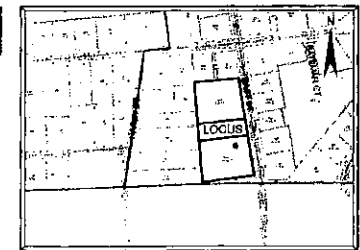
JOB NO. 10632 / DWG. NO. 10632 - (AR)
 GRAPHIC SCALE: 1" = 20'



REFERENCE:
 1. LOCUS DEED BK. 4415 PG. 135
 2. LOCUS DEED BK. 5776 PG. 240
 3. LOCUS DEED BK. 9676 PG. 237

NOTE:
 1. FEMA ZONE: X / MAP: 44007C0426H / DATED: 10-02-15
 2. FEMA ZONE: X / MAP: 44007C0427H / DATED: 10-02-15
 3. S.H.G.W.T. = 1.5 FT.
 4. SOILS ON SITE CONSISTS PARTLY OF PAXTON-URBAN LAND COMPLEX (PU) AND PARTLY OF UDORTHERTS-URBAN LAND COMPLEX (UD), WHICH ARE CONSIDERED SUITABLE FOR DEVELOPMENT.

EAST STREET
 BATEMAN AVENUE
 STREET INDEX

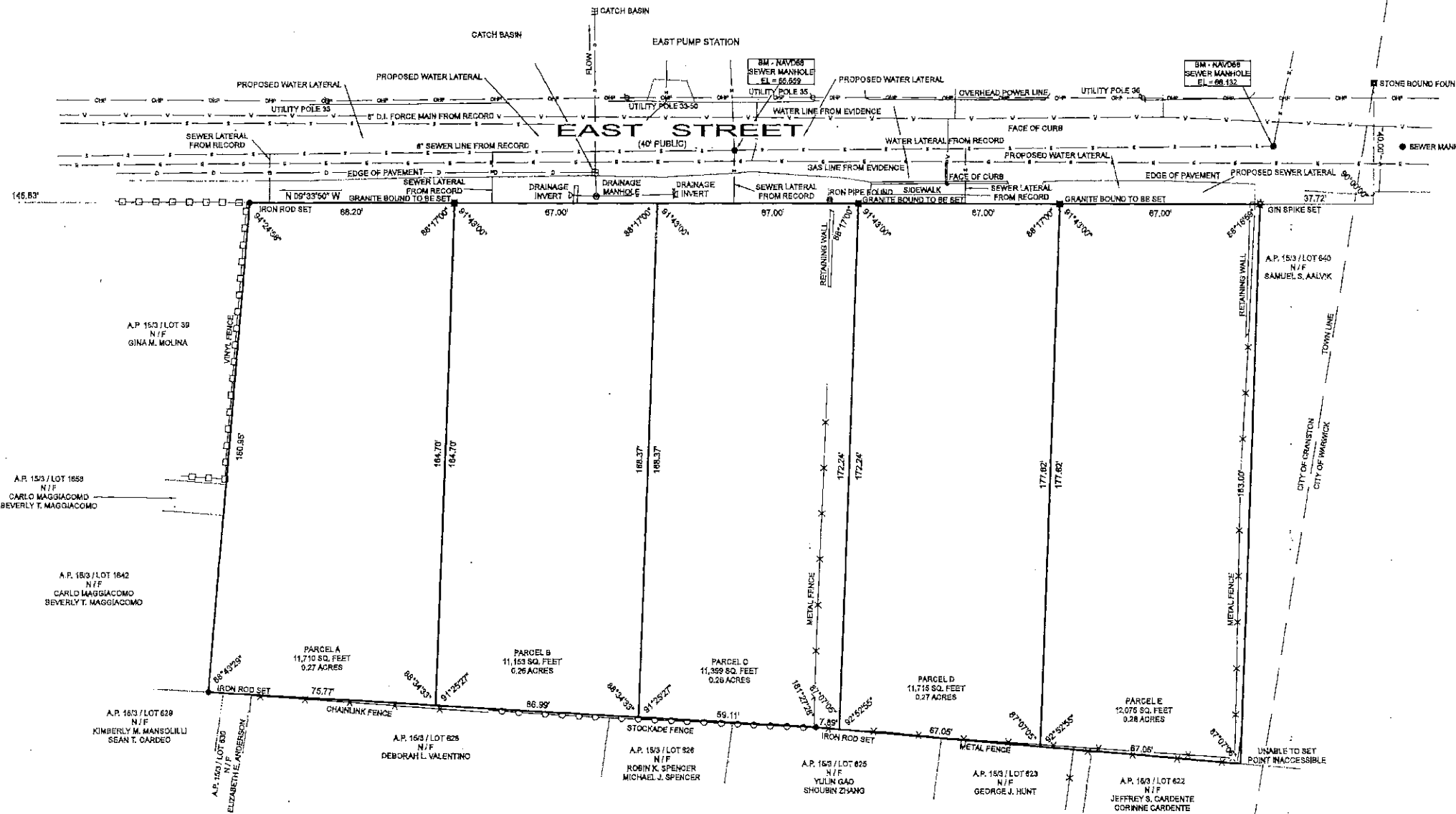


LOCUS MAP
 NOT TO SCALE

ZONING DISTRICT A-8
 MINIMUM LOT AREA: 8,000 S.F.
 MINIMUM LOT FRONTAGE: 80 FT.
 MINIMUM SETBACKS: FRONT: 25 FT.
 SIDE: 10 FT.
 REAR: 20 FT.
 MAXIMUM LOT COVERAGE: 30%
 MAXIMUM STRUCTURE HEIGHT: 35 FT.
 NOTE: ZONING RELIEF REQUIRED FOR FRONTAGE ONLY



EAST STREET
 (40' PUBLIC)



[Handwritten signature]
 Surveyor's mark and signature.

SURVEY CLASSIFICATION:
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:
 TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS III

THE PURPOSE FOR THE CONDUCT OF THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.
 BY: *[Signature]* DATE: 11/11/24
 RICHARD T. BZDYRA, P.L.S. LICENSE #177M; CGA #15-480

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPARISON OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

EAST STREET PLAT
PRELIMINARY SUBDIVISION
MINOR SUBDIVISION PLAN
 A.P. 15/3 / LOTS 830, 1643 & 1661
 337 EAST STREET
 GRANSTON, RI 02920
 SCALE: 1"=20' DATE: NOVEMBER 4, 2024

PREPARED FOR:
RONN DAVID
 PHONE: (401) 580-5339

PREPARED BY:
OCEAN STATE PLANNERS, INC.
 1265 OAKLAWN AVENUE, GRANSTON, R.I. 02920
 PHONE: (401) 483-9996 info@osplanners.com

JOB NO. 10632 / DWG. NO. 10632 - (AR)
 GRAPHIC SCALE: 1" = 20'
 SHEET: 3 OF 4

