



CITY OF CRANSTON
NOTICE OF PUBLIC HEARING
“East Street Plat”
Minor Subdivision with Zoning Relief
Unified Development Review

You are hereby notified that the Cranston City Plan Commission will hold a public hearing to review a Minor Subdivision – Preliminary Plan requiring zoning relief entitled **“East Street Plat”**. This public hearing will be held on **Tuesday, January 7, 2025, 6:30 P.M.**, in the Council Chamber of Cranston City Hall, 869 Park Avenue. You are invited to attend this public hearing at which time, plans will be presented for public comment and City Plan Commission review and consideration.

Zoom webinar information for remote participation:

<https://url.us.m.mimecastprotect.com/s/6GIQCjRNlmIpGk6HWfYImqoYX?domain=zoom.us>

Passcode: 641733, Webinar ID: 921 6101 2817

Or One tap mobile: +13052241968, 92161012817# US

Or Telephone: +1 305 224 1968 US

The 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>

In accordance with the provisions of RIGL § 45-23-50.1 and §45-24-46.4 (Unified Development Plan Review), effective January 1, 2024, the City Plan Commission will consider and vote upon any requested zoning relief in lieu of the Zoning Board of Review for subdivisions and land development projects.

The Proposal requires relief from provisions of the Zoning Ordinance including Chapter 17, 20.120 – Schedule of Intensity Regulation relating to minimum frontage requirements.

The subject parcel is located at 337 East Street, further identified as AP 15, Lots 636, 1643 & 1661. The applicant is Ronn David of 30 Woodland Avenue, Cranston, RI 02920. The property owners are Michael Boscia and Dawn Boscia of 423 Natick Avenue, Cranston, RI 02921. The property is in an A-8 residential zone and contains approximately 58,053 +/- square feet.

The applicant seeks the existing three (3) lots to be subdivided into five (5) lots, as a minor subdivision of land under the Unified Development Review regulations. 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.

All staff reports, recommendations, and supporting materials on this application will be posted on the Planning Department’s webpage at <https://www.cranstonri.com/departments/planning/> and will be accessible by following the link entitled “January 7, 2025 Plan Commission”. The materials will be posted approximately 4 days before the meeting.

All interested parties are invited to attend this public hearing at which time, plans will be presented for public comment and City Plan Commission review. Plans for this Minor Subdivision project may be reviewed prior to the meeting in the Planning Department, Room 309, Cranston City Hall, during regular office hours, 8:30 A.M. – 4:30 P.M., Monday through Friday.

Pursuant to the Cranston Subdivision and Land Development Regulations, the proposed plan may be revised by the City Plan Commission as a result of further study or because of views expressed at this meeting. Individuals requesting interpreter services for the hearing impaired should contact the Planning Department at 461-1000 ext. 3222, seventy-two (72) hours prior to the meeting date.

Michael Smith
President

Jason M. Pezzullo, AICP
Planning Director
