

Hon. Kenneth J. Hopkins
Mayor

Jason M. Pezzullo, MCP, MPA, AICP
City Planning Director
Robert Coupe
Vice-President



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Vice-President

Thomas Barbieri
David Exter
Steven Frias
Kathleen Lanphear
Lisa Mancini
Nicole Renzulli

Frank Corrao P.E.
Acting Public Works Director

Thomas Zidelis

CITY PLAN COMMISSION

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

AGENDA **CITY HALL – 3rd FLOOR, COUNCIL CHAMBER** **TUESDAY, JANUARY 7th 2025, 6:30PM**

Zoom webinar information for remote participation:

<https://zoom.us/j/92161012817?pwd=fGY7bVW7NZEkmPbtP6ta7uxi8A3u1N.1>

Passcode: **641733**

Or One tap mobile :

+13052241968,,92161012817# US

Or Telephone: +1 305 224 1968 US

Webinar ID: 921 6101 2817

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

ELECTION OF OFFICERS

(votes taken on both items)

- President
- Vice President

WELCOME NEW COMMISSIONER

(no vote taken)

- Nicole Renzulli

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

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.

thereof (PC-2023- 05457)

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.

APPROVAL OF MINUTES

(vote taken)

- 12.03.24 City Plan Commission Meeting

SUBDIVISION & LAND DEVELOPMENT PROJECTS

(votes taken on all items)

- **“9 Colwell Subdivision”** **Minor Preliminary Plan/Unified Development Review**
(CONTINUED FROM 12.3.24)
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
9 Colwell Street
- **“R & T Estates”** **Minor Subdivision - Preliminary Plan**
Subdivision of 29 acres into five (5) conforming lots, with the creation of a 815’ private road.
AP 29, Lot 2
300 Laten Knight Road
- **“East Street Plat”** **Minor Preliminary Plan/Unified Development Review**
Subdivision of three (3) existing lots into five (5) lots.
Zoning District: A-8 Single-Family Residential, 8,000 sf
AP 15, Lots 636, 1643, & 1661
337 East Street
- **“Calise Development RPD”** **Major Land Development – Preliminary Plan/RPD**
Subdivision of one (1) lot of 63,530 sf into a six (6) unit condominium development.
Zoning District:A-6 Single-Family Residential, 6,000 sf
AP 18, Lot 714.
0 Stoneham Court

PERFORMANCE BOND REDUCTION

(vote taken)

- **“Briarwood Estates”** – Request to reduce the required bond amount

ZONING BOARD OF REVIEW – PLAN COMMISSION RECOMMENDATION

(votes taken on all items)

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.

(Continued from Nov. 12, 2024)

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

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