Hon. Kenneth J. Hopkins *Mayor*

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



Steven Frias Kathleen Lanphear Lisa Mancini Nicole Renzulli

Frank Corrao P.E. Acting Public Works Director

Thomas Zidelis

Robert Coupe Vice-President

Thomas Barbieri
David Exter

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)

"<u>Briarwood Estates</u>" – 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.

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.

<u>JACKYS AT 369, LLC (OWN) and LITTLE LEARNERS ACADAMY OF ATWOOD, INC (APP)</u>
<u>have</u> applied to the Board for permission to allow increased signage at 379 Atwood Avenue; A.P
12, lot 2853; area 43,804; zoned C3. Applicant seeks relief per Section 17.92.010-Variances;
Section 17.72.010(4)-Signs.

<u>IMPERIAL APARTMENTS, LLC (OWN/APP)</u> has filed an application for permission add two new units in a multi-family apartment building, for a total of 15 on an under-sized lot at **11 Dart Street**, A.P. 12, Lot 1495; area 17,554 sf; zoned A. Applicant seeks relief per Section 17.92.010-Variances; Sections 17.20.030-Schedule of Uses; 17.20.090 (a)-Specific Requirements.

<u>SHANTI HOSPITALITY, LLC (OWN/APP)</u> have applied to the Board for permission for increased signage at **101 New London Avenue**, AP. 10, Lot 1405; area 17,554 sf; zoned C4. Applicant seeks relief per Section 17.92.010- Variances; Section 17.72.010. G- Signs Prohibited Under This Section.

GILBERT AND ANNA MEDIEROS (OWN/APP) have filed an application for permission to reconstruct a new garage in the existing location encroaching into the side yard setback at **24 Hagen Avenue**; A.P. 18, lot 1236; area 9,237 sf; zoned A6. Applicant seeks relief per Section 17.92.010-Variances; Section 17.60.010 (B) Accessory Uses.

THE RUSSO FAMILY IRREVOCABLE TRUST (OWN) AND THE BLUE ROOM, RI LLC (APP) have applied to the Board for relief form the requirements of off-street parking at 2197 Broad Street; A.P. 1, lot 432 area 4,102 sf; zoned C3. Applicant seeks relief per Section 17.92,010-Variances; Section 17.64.010-Off-street parking.

<u>CPW TRUE STORAGE, LLC and CPW, LLC</u> have filed an application for a variance from the standards relating to construction in a special flood hazard district to covert an existing mill building to apartments and self-storage space at 1381 Cranston Street, AP 8 Lots 195, 1617, and 2711; area 42.1 +/- acres, zoned M-1. Applicant seeks relief per Section 17.92.010 Variances: Sections 17.16,100 Specific Standards, Section 17.16.120 Variance.

<u>PUBLIC HEARING</u> <u>Subdivision and Land Development Regulations</u> (vote taken)

 Public hearing and discussion of amendments to the City of Cranston Subdivision & Land Development Regulations, per 2024 changes in Rhode Island General Laws.

CITY PLANNING DIRECTOR'S REPORT

(no vote taken)

- FEMA Community Assistance Visit (CAV)
- Zoning Code Amendments Upcoming workshop and public hearings
- Comprehensive Plan Phase 2

ADJOURNMENT (vote taken)

Next Meeting | February 4, 2025 @ 6:30 p.m.– Regular Meeting City Hall – 3rd Floor, Council Chamber – 869 Park Avenue