

CITY PLANNING DEPARTMENT



Memorandum

To: City Plan Commission
From: Brianna Valcourt, M.Arch | Senior Planner
Date: July 22, 2026
RE: “30 & 40 Cindy Lane” – Minor Subdivision with Waiver Requested

Recommendation: Approval of the proposed subdivision with the requested waiver.

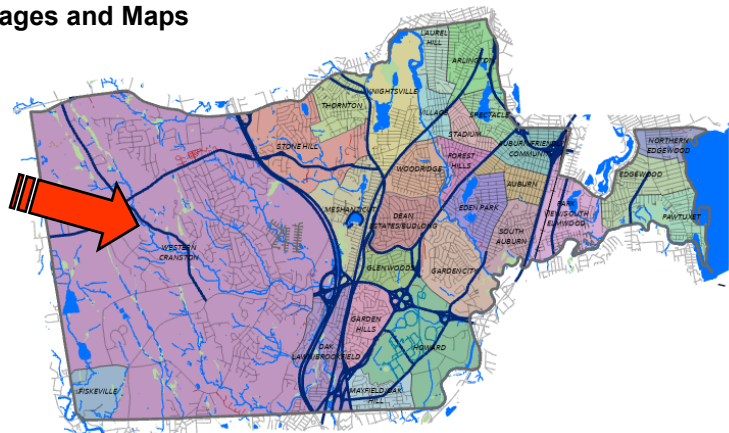
I. General Information

Applicant: Anthony Silvestri
Owner 1: Anthony Silvestri and Diane Silvestri
Owner 2: Fredrick Hannon & Ashley Silvestri Hannon
Representative: Sanford J. Resnick
Location: Cindy Lane
Zoning: A-80 (Single-Family Residential 80,000 sq.ft.)
Future Land Use Map: Single Family Residential Less Than 1 Unit Per Acre
Neighborhood: Western Cranston
Application Type: Minor Subdivision
Stage of Review: Preliminary Plan
Certified Complete: July 10, 2026
Decision Due: October 8, 2026 (90 days)

Proposal

The applicant Anthony Silvestri is proposing to subdivide two (2) existing lots, AP 28 Lots 125 and 127, to create one (1) additional lot, “Parcel A”. The total existing area of Lot 125 is 127,968 sq. ft. and the total existing area of Lot 127 is 266,814 sq. ft. The Proposal requires a waiver from Cranston’s Subdivision & Land Development Regulations, *Section VII.E.1 – Land Unsuitable for Development*, relating to the Minimum Area Suitable for Development. Lot 125 is proposed to contain 102,189 sq. ft. of total lot area. Of that total, 69,464 sq. ft. is identified as unsuitable for development. The applicant is requesting a waiver to have 32,725 sq. ft. of land suitable for development where 80,000 sq. ft. is required for Lot 125. The newly proposed lot, “Parcel A”, is proposed to contain 103,509 sq. ft. of total lot area. Of that total, 66,742 sq. ft. is identified as unsuitable for development. The applicant is requesting a waiver to have 36,767 sq. ft. of land suitable for development where 80,000 sq. ft. is required for “Parcel A”.

II. Drawings, Images and Maps

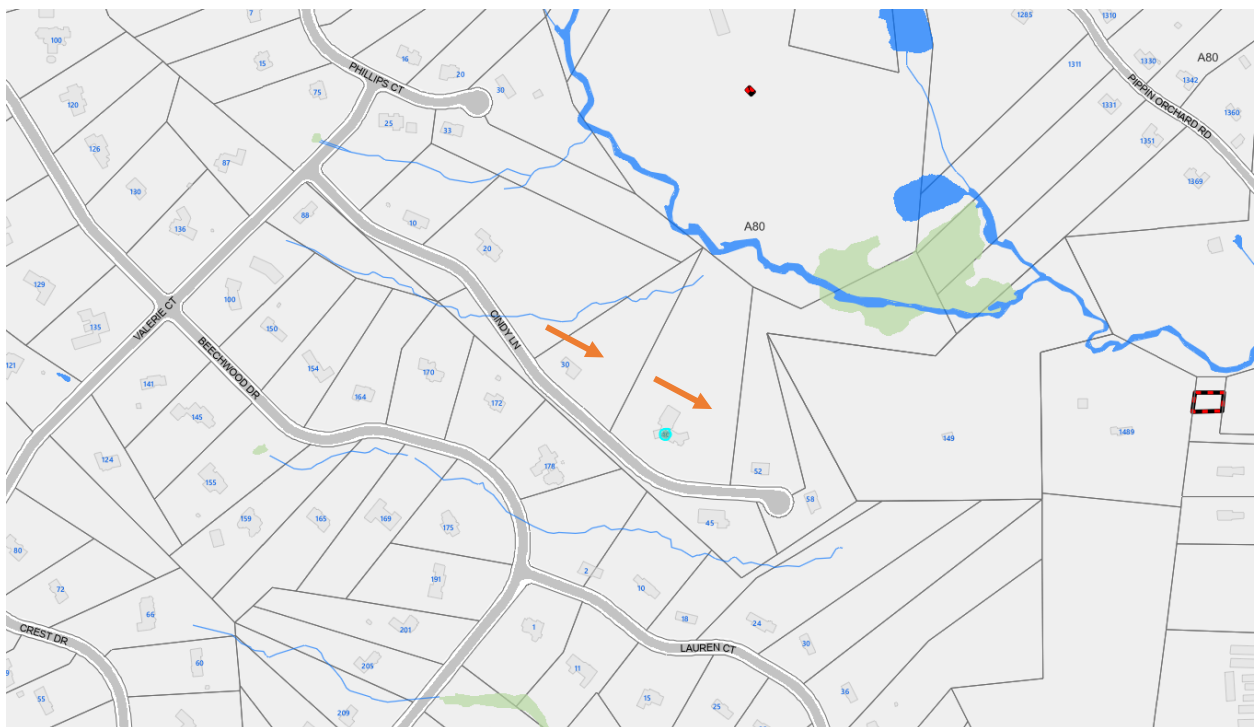


“30 and 40 Cindy Lane”

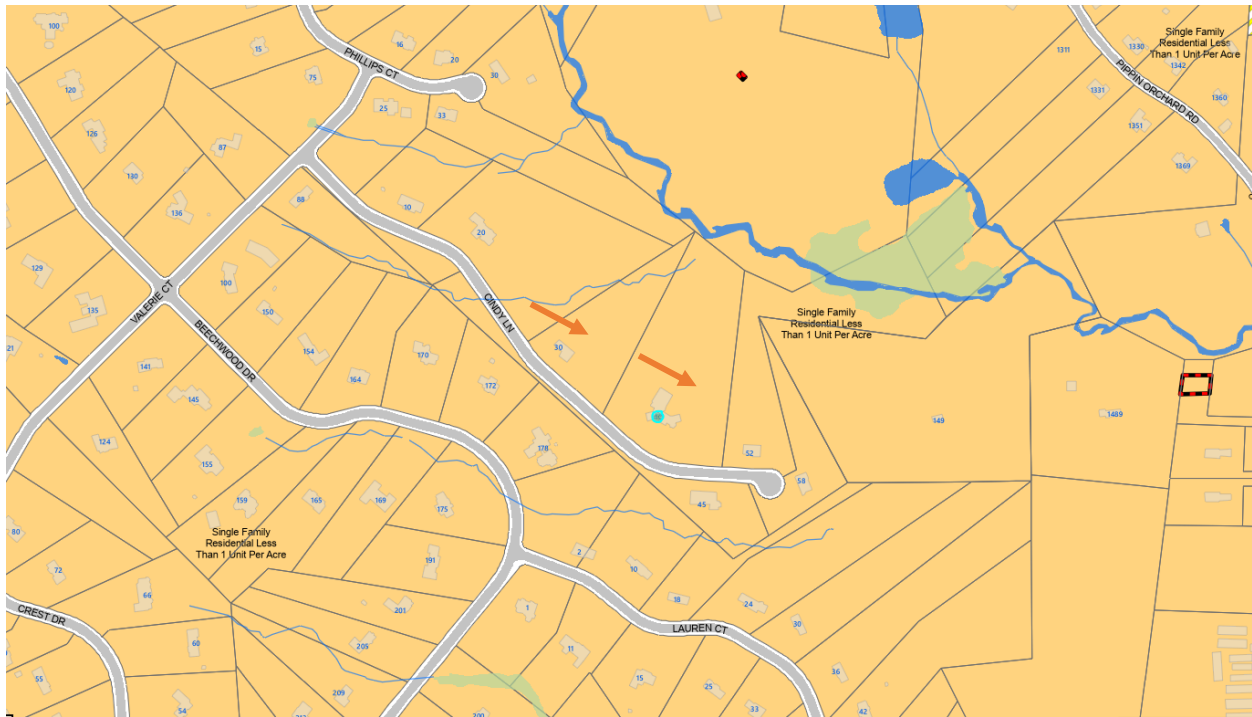
3D AERIAL VIEW



ZONING MAP



FUTURE LAND USE MAP



STREET VIEWS

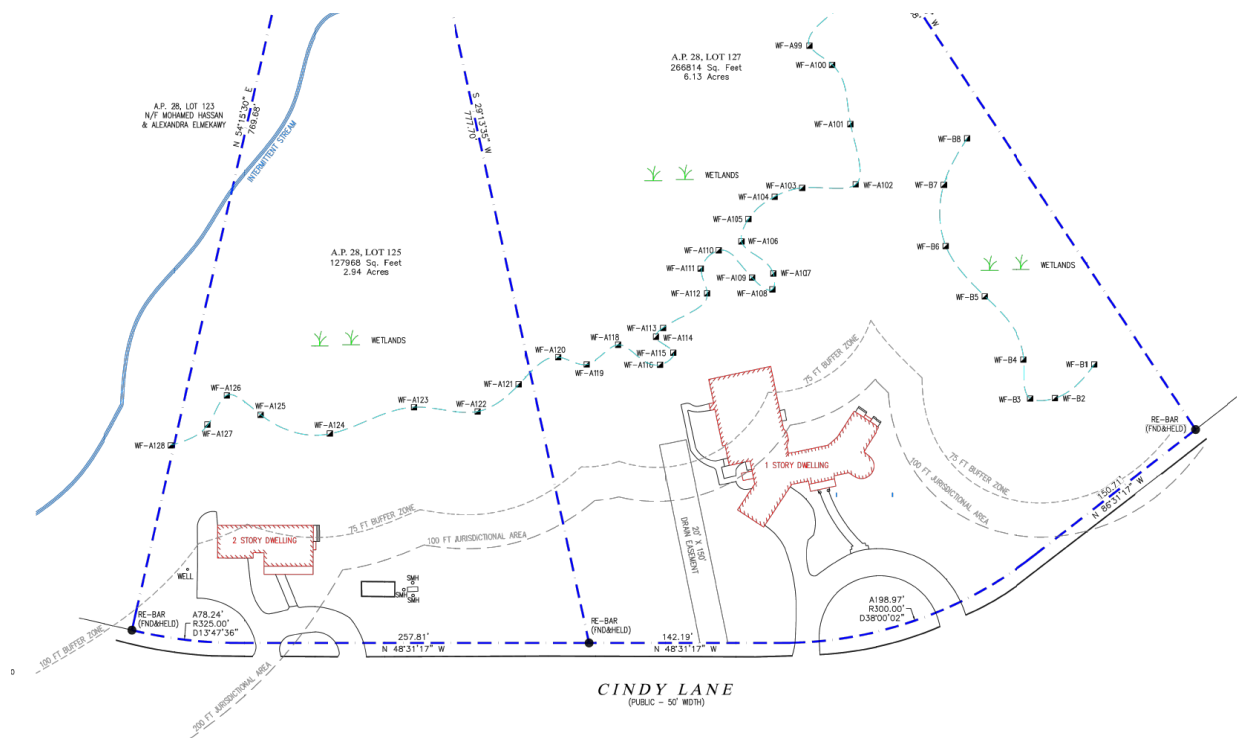




Views from Cindy Lane (Google, 2025)

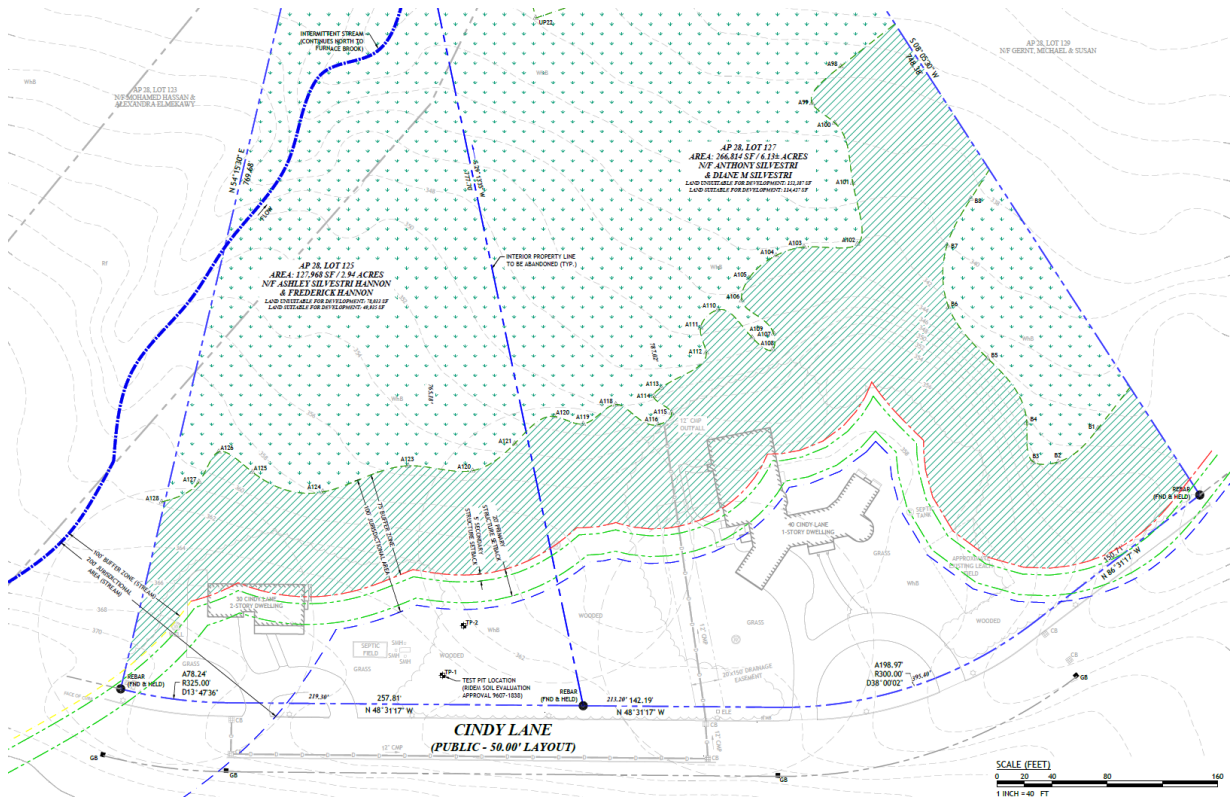
EXISTING CONDITIONS: SURVEY PLAN

Image cropped and zoomed, full site plan posted online in Application Materials



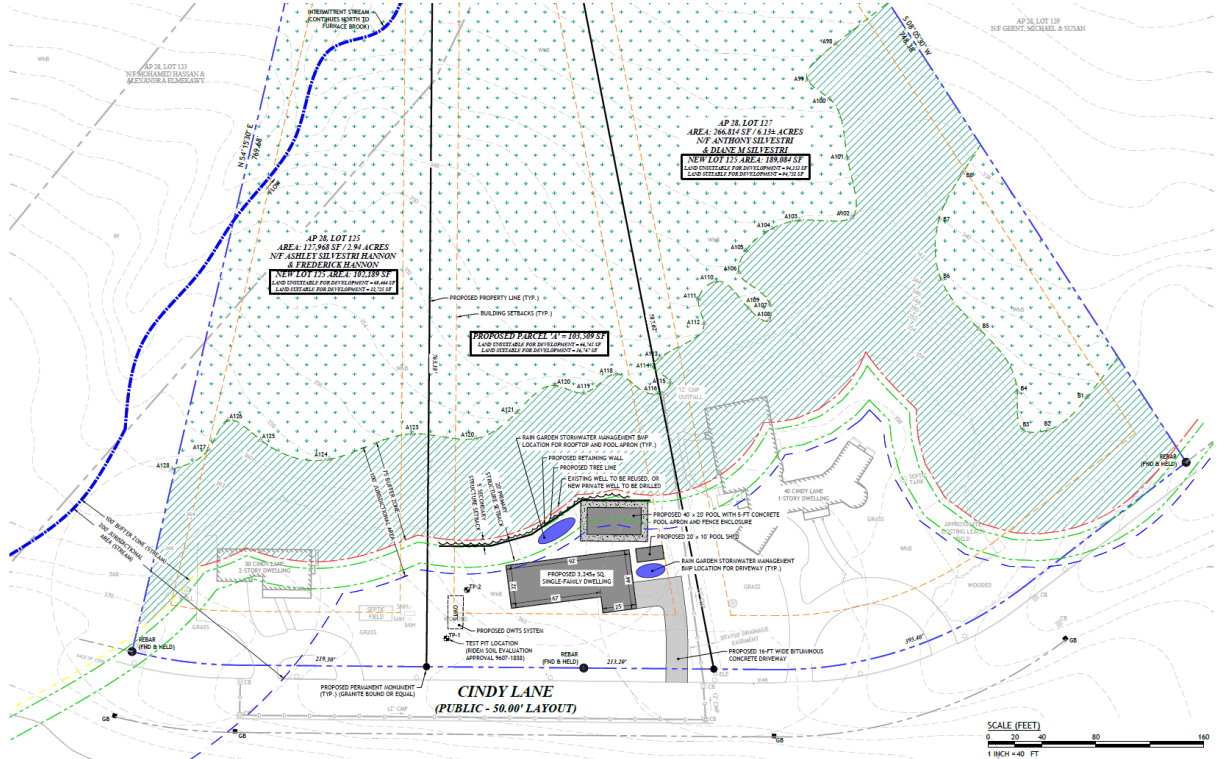
EXISTING CONDITIONS: SITE PLAN

Image cropped and zoomed, full site plan posted online in Application Materials



PROPOSED CONDITIONS: SITE PLAN

Image cropped and zoomed, full site plan posted online in Application Materials



“30 and 40 Cindy Lane”

III. Site Description

1. The subject property is located between two properties on the northerly side of Cindy Lane in the Western Cranston neighborhood.
2. The site has a total area of approximately 9.07 acres (394,782 sq. ft.) and is zoned Residential A-80. The new residential lot is proposed to have a total area of 103,509 sq. ft. with 66,742 sq. ft. of land unsuitable for development and 36,767 sq. ft. of land suitable for development.
3. The project proposes to construct a two-story single-family dwelling, Onsite Wastewater Treatment System (OWTS) and private well on the new residential lot.
4. The proposed lot will not be serviced by public sewer or water. Water and sewer will be handled on-site through a well and individual septic system to serve the proposed dwelling on Parcel A, subject to OWTS and Freshwater Wetlands Permit approval from RIDEM.
5. The subject property abuts developed A-80 zoned parcels, land used for single-family residential and farm-forest purposes.
6. The subject property is partially located within a wetland area under the jurisdiction of RIDEM.
7. The subject property is outside of any identified historic / cultural districts under jurisdiction of the Local Historic District Commission, State Historical Preservation Commission, State, or National Registers of Historic Places.
8. The subject property is located in FEMA Flood Zone X (unshaded). Zone X (Unshaded) designates an area of minimal flood hazard. The area is therefore outside of the Special Flood Hazard District.

IV. Additional Matters

The following matter pertains to **Building Permit**, which follows the approval of final plan:

- Any new development must comply with the following regulations:
 - The Code of The City of Cranston:
 - § 12.04.120 Discharges to city streets: No private property owner within the city shall discharge water onto a public roadway, directly and/or indirectly so as to create a health safety and/or welfare concern, including but not limited to a road hazard for motorists and persons utilizing the roadway and/or causes damage to the roadway and/or adjoining fixtures. Person(s) violating any of the provisions of this section must correct said violation(s) or provide a suitable plan of action for remediation subject to the approval of the public works director within five days of receiving notice from the director of public works or his or her designee. Failure to comply with said notice will result in a seventy-five dollar (\$75.00) fine each day the violation(s) remains uncorrected. In addition, the director of public works may, at any time use whatever means is necessary to stop said discharge of water when he or she deems it necessary for the public health, safety and welfare. The director of public works may also charge the property owner for any damages to the infrastructure and for any costs incurred by the department to address safety issues created by the discharge. (Ord. 04-42 § 1; Ord. 06-24 § 1)
 - New developments can mitigate the existing flooding by providing on-site stormwater management that deters additional water runoff.
 - New developments are encouraged to control stormwater on-site to prevent increase in net runoff from before construction to after construction. On-site stormwater management could be accomplished with underground infiltration techniques, as an example. It's important to note that during flash flooding events any onsite mitigation will likely become overwhelmed, and the subsequent overflow will contribute stormwater to the public roadway.

V. Requested Waivers

Cranston Subdivision & Land Development Regulations

The applicant is requesting two waivers from the Cranston Subdivision & Land Development Regulations. The first is a waiver from Section VII.E.1, Land Unsuitable for Development, pertaining to the minimum area suitable for development. Both the existing lot (Assessor's Plat 28, Lot 125) and the proposed Parcel A exceed the minimum required lot area of 80,000 square feet; however, each contains significant areas classified as unsuitable for development. As proposed, Lot 125 would contain 32,725 square feet of suitable land and proposed Parcel A would contain 36,767 square feet of suitable land, where 80,000 square feet of suitable land is required for each lot. Accordingly, the applicant requests relief from the minimum suitable land area requirement.

Preliminary Plan Checklist Items

The applicant also requests a waiver to defer submission of Preliminary Plan checklist items D18, D19, D20 and D21 until the Final Plan stage of review: Limits of disturbance/work relative to on-and off-site improvements and infrastructure installation (D18), Soil and Sedimentation Control Plan (D19), Stormwater management plan (D20), and Landscape plan (D21).

VI. Public Comments

None to Report.

VII. Municipal Review

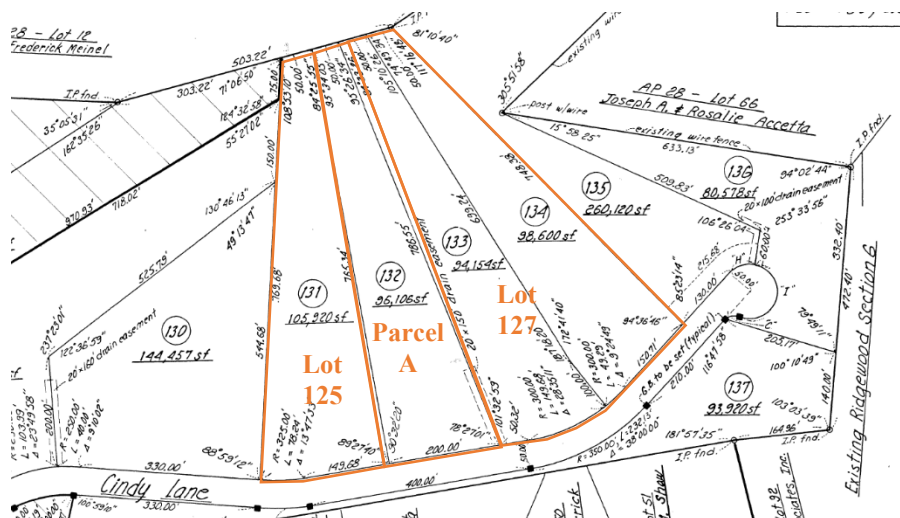
Pursuant to RIGL §45-23-37, these Plans and submitted documents were distributed for comment to the following agencies. Responses are as follows:

1. Department of Public Works
 - a. Engineering Division: Mr. Frank Corrao, P.E., Public Works Director: Review not completed.
 - b. Traffic Safety Division: Mr. Stephen Mulcahy: Review completed with no comments.
 - c. Sewer Division: Review completed with no comments.
2. Providence Water: Review is not required as no new water service is proposed
3. Department of Building Inspection & Zoning Enforcement: Mr. Stanley Pikul, Building Official: Review completed with no comments.
4. Fire Department: Mr. Armand Niquette: Under the City of Cranston Subdivision and Land Development Regulations, Page 100-105, Utilities and water supply cisterns or a sprinkler system are required in this area.

VIII. Planning Analysis

Previous Subdivisions

The subject property is part of the original "Ridgewood – Section 8" subdivision, recorded in 1990 on Plat Card 578, Map 116. The original subdivision created the four subject lots (Lots 131–134), each intended to accommodate one single-family dwelling in conformance with the A-80 Zoning District requirements. In 2016, a revised plat entitled "Re-Plat of Ridgewood – Section 8", recorded as Map 917, reconfigured the original lots. Lots 132, 133, and 134 were merged to create the present-day Lot 127, while the boundaries of Lot 131 were adjusted to incorporate additional land area, resulting in the present-day Lot 125. The current proposal is generally consistent with the original "Ridgewood – Section 8" subdivision layout. Specifically, the proposal seeks to reestablish a residential lot in a location closely corresponding to former Lot 132, which was merged into the present-day Lot 127 as part of the 2016 re-plat.



Consistency with the Zoning Ordinance and Subdivision & Land Development Regulations

Staff find that the Application is **generally consistent** with the Zoning Ordinance and Subdivision Regulations.

- The surrounding area is residential in nature, and this proposal to reconfigure two existing residential lots to result in three conforming residential lots in the A-80 zone will not impair the general purposes listed in §17.04.010 of the Zoning Ordinance [RIGL § 45-24-41(d)(3)].
 - All intensity regulations conform with the “A-80” standards in 17.104.020 of the Zoning Ordinance.
 - The proposed use (single-family residential) is conforming with the Zoning Ordinance.
- The Zoning Map designates the subject property as “A-80” residential.
 - Despite having plenty of lot area for the zone, there is a large presence of wetlands in the area. Provided the definition for “Land Unsuitable for Development” in Cranston’s Subdivision & Land Development Regulations, the classified swamp, stream, and river to the north of this proposed development create this unsuitable land as shown in the submitted materials, “2025 Wetland Delineation Map”, prepared by Patrick Loveland of Avizinis Environmental Services INC.
 - Land area does not conform with the minimum required amount of land suitable for development in Section VII.E.1 of Cranston’s Subdivision & Land Development Regulations.
- Waivers:
 - As per RIGL §45-23-62(a), *“The planning board has the power to grant waivers and/or modifications from the requirements for land development and subdivision approval as may be reasonable and within the general purposes and intents of the provisions for local regulations. The only grounds for waivers and/or modifications are where the literal enforcement of one or more provisions of the regulations is impracticable and will exact undue hardship because of peculiar conditions pertaining to the land in question or where waiver and/or modification is in the best interest of good planning practice and/or design as evidenced by consistency with the municipality’s comprehensive plan and zoning ordinance”.*
 - Section VII.E.1
 - Staff finds that granting the waiver for suitable land area represents good planning practice by allowing context-sensitive development while minimizing impacts to existing infrastructure, agricultural and forest resources, and protected land. The applicant has sufficient area for development to accommodate adequate wastewater treatment and access to well water while maintaining the required RIDEM wetland setbacks. The applicant can otherwise comply with the applicable subdivision requirements, with the provision subject to this waiver being the sole requirement preventing the proposed subdivision from proceeding as designed.
 - Checklist Item D21
 - The requested waiver for a Landscape Plan to be deferred to Final Plan is **not included** in the recommendation as the City of Cranston Subdivision Regulations state the City Plan Commission must request the submission of a Landscape Plan as part of the subdivision review process.
 - Checklist Item D20
 - The requested waiver for a Stormwater Management Plan to be deferred to Final Plan is **not included** in the recommendation as the final design of stormwater management best management practices (BMPs), will be dependent upon the design of the residential structures, which are not yet known. Requiring these plans at the Final Plan stage would be premature as the building design is only final once it has been submitted during the Building Permit stage. The applicant has provided two designated areas for stormwater management on the proposed plan, one location as a BMP for the rooftop and pool apron and one location as a BMP for the driveway.
 - Checklist Item D19

- The requested waiver for a Soil Erosion and Sediment Control Plan to be deferred to Final Plan is **included** in the recommendation as future construction activity is anticipated to occur within 100 feet of a wetland or coastal feature per Section X.J.1 of Cranston's Subdivision & Land Development Regulations.
- Checklist Item D18
 - The requested waiver for the limits of disturbance/work plan to be deferred to Final Plan is **included** in the recommendation as the limits of disturbance should be accurately measured and established at this stage.

Consistency with the Surrounding Area

Staff has reviewed this Application in consideration of the compatibility with the general character of the surrounding area and finds the proposal to be **consistent** with the existing development pattern. The proposed lot configuration is comparable in size and shape to surrounding residential lots. Although the proposal requires a waiver from the minimum upland area requirement, each resulting lot would otherwise comply with the dimensional requirements of the A-80 Zoning District. Additionally, several nearby lots within the original "Ridgewood – Section 8" subdivision exhibit similar constraints, including limited areas of suitable upland or irregular lot configurations, while maintaining the required minimum lot area of 80,000 square feet.

Consistency with the Comprehensive Plan

- The Proposal is **consistent** with the Comprehensive Plan's Future Land Use Map designation of "Single Family Residential Less Than 1 Unit Per Acre".
- Granting the waiver mentioned above would permit one additional conforming use on the property which is **consistent** with Goal H-1, Policy P-1 and Policy H-3 of the Comprehensive Plan
- Staff find that the Comprehensive Plan supports the approval of this Application:
 - Goal H-1: Ensure that future residential development in Western Cranston is consistent with the capacity of the area's natural resources and infrastructure, and preserves community character.
 - Policy H-1: Maintain zoning densities that reflect planned municipal service levels and natural resource constraints.
 - Policy H-3: Enact flexible development standards that attain desired community objectives, but also provide a wide range of building types, uses, subdivisions, and site plans.
 - Goal NR-2: Establish a balance between natural resource protection and growth-related needs.

Parking and Traffic Circulation

No changes to existing circulation are proposed beyond formalizing a driveway along an existing public access road that ends in a cul-de-sac on Cindy Lane. The proposed lot "Parcel A" has adequate frontage and width to provide driveway access to the proposed single-family development. A new curb cut would need to be made to create access to the roadway.

Summary

Planning Staff finds that the proposed project satisfies the applicable standards for subdivision approval and meets the statutory grounds for granting the requested waiver. Specifically, the requested waiver of suitable land area is **consistent** with good planning practice and design, as evidenced by its consistency with the municipality's Comprehensive Plan and Zoning Ordinance, in accordance with R.I. Gen. Laws § 45-23-62(a).

The proposal represents a context-sensitive approach to development in Western Cranston. The proposed dwelling would be served by an existing public roadway, Cindy Lane, and would not require the extension of public infrastructure or the creation of a new road. The proposal does not involve the subdivision of active farm or forest land, nor does it disturb protected open space or conserved land. The proposed dwelling will be served by a private well and an on-site wastewater treatment system (OWTS) and therefore will not require additional demand on municipal water or sewer infrastructure.

Unlike development proposed along the rural scenic corridors that characterize portions of western Cranston, Cindy Lane is an existing residential cul-de-sac, and the addition of one single-family dwelling is not anticipated to alter the area's established visual character. Staff finds that the unique configuration of the existing property, together with its location within an established residential subdivision, allows for the creation of an additional conforming A-80 residential lot in a manner that is compatible with the surrounding neighborhood and the broader land use character of Western Cranston.

IX. Findings of Fact

Waiver Standards

Staff has reviewed the requested waiver for conformance and consistency with the following regulations in accordance with RIGL §45-23-62 as well as Section XIII (A) of the Subdivision & Land Development Regulations and finds as follows:

Section XIII (A)(1). Waiver or Modification of Regulations – *“the waiver or modification is reasonable and within the general purposes and intents of these Regulations; and”*

- Provided that the proposed lot meets all but one standard of the subdivision regulations, the denial of the waiver would be more than a mere inconvenience, meaning that the waiver sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted.

Section XIII (A)(2). Waiver or Modification of Regulations – *“the literal enforcement of one or more provisions is impracticable and will exact undue hardship because of peculiar conditions pertaining to the land in question; or waiver/modification of the Regulation is in the best interest of good planning practice or design as evidenced by consistency with the Comprehensive Plan and the Zoning Ordinance.”*

- The granting of the requested waivers will create a lot size suitable for the A-80 zone and make the proposed residential development consistent with Goal H-1, Policy P-1 and Policy H-3 of the Comprehensive Plan.
- The granting of the requested waiver will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan upon which the ordinance is based.
- The hardship from which the applicant seeks a waiver arises from the large presence of wetlands on the subject lots, despite both parcels containing more than adequate land area to support a conforming residential lot within the A-80 zone.
- Staff finds that the unique configuration of the existing property, together with its location within an established residential subdivision, allows for the creation of an additional conforming A-80 residential lot in a manner that is compatible with the surrounding neighborhood and the broader land use character of Western Cranston.

Findings of Fact - Subdivision Standards

Staff has reviewed this Preliminary Plan application for conformance and consistency with the required Findings of Fact in accordance with RIGL §45-23-60 as well as the Subdivision & Land Development Regulations and finds as follows:

RIGL § 45-23-60. Procedure – Required findings. (a)(1) states, “The proposed development is consistent with the comprehensive plan and/or has satisfactorily addressed the issues where there may be inconsistencies.”

- The Proposal is consistent with the Comprehensive Plan's Future Land Use Map designation of “Single Family Residential Less Than 1 Unit Per Acre” as well as the following goal and policies of the Comprehensive Plan:
 - Goal H-1: Ensure that future residential development in western Cranston is consistent with the capacity of the area's natural resources and infrastructure, and preserves community character.
 - Policy H-1: Maintain zoning densities that reflect planned municipal service levels and natural resource constraints.

- Policy H-3: Enact flexible development standards that attain desired community objectives, but also provide a wide range of building types, uses, subdivisions, and site plans.
- Goal NR-2: Establish a balance between natural resource protection and growth-related needs.

RIGL § 45-23-60. Procedure – Required findings. (a)(2) states, “The proposed development is in compliance with the standards and provisions of the municipality’s zoning ordinance or has obtained relief from the same, or another provision of this chapter that exempts compliance with a specific provision or standard.”

- The Proposal requires and seeks a waiver arises from minimum land suitable for development due to the large presence of wetlands on the subject lots, despite both parcels containing more than adequate land area to support a conforming residential lot within the A-80 zone.
- The granting of the requested waiver will not impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.

*RIGL § 45-23-60. Procedure – Required findings. (a)(3) states, “There will be no significant negative environmental impacts from the proposed development as shown on the **final** plan, with all required conditions for approval.” (emphasis added)*

- This finding pertains specifically to the Final Plan; however, no significant environmental impacts are anticipated as:
 - There are no FEMA flood hazard areas (Zone X) located on or adjacent to the site.
 - The project area will not be subject to flooding during a 1% annual chance (100-year) storm event.
 - No new uses or structures are proposed that would create any environmental impacts.
 - The proposal will be subject to all state and local regulations pertaining to environmental impacts, wetlands, and erosion control, including the municipal requirement for no additional net stormwater discharge onto public streets.
 - RIDEM wetlands approval – see conditions of recommendation.
 - RIDEM OWTS approval – see conditions of recommendation.
 - Stormwater management for the new impervious roof area – see conditions of recommendation.
 - RIDEM’s natural heritage map shows that there are no known rare species or sensitive habitats located on or near the site.
 - The RIDEM environmental resource map shows that there are no regulatory overlays.

RIGL § 45-23-60. Procedure – Required findings. (a)(4) states, “The subdivision, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans.”

- The Proposal will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
- The proposed lot would become a buildable lot where construction for single-family residential use is permitted on the site without physical constraints to development or regulations.

RIGL § 45-23-60. Procedure – Required findings. (a)(5) states, “All proposed land developments and all subdivision lots have adequate physical and permanent physical access to a public street unless there are

local zoning ordinance provisions allowing exceptions to this requirement or the applicant has obtained the required relief from this provision.”

- The Proposed Lot “Parcel A” will have adequate physical and permanent physical access to Cindy Lane, a public city street.
- The Proposal provides for safe and adequate local circulation for vehicular traffic for all subject lots.

X. Recommendations – Minor Subdivision with Waivers

Staff find this Proposal generally consistent with the Comprehensive Plan, the Zoning Ordinance, and the findings and standards set forth in RIGL §45-23-62, RIGL §45-23-60 and Sections III(L) and XIII(A) of the Subdivision & Land Development Regulations.

Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and **APPROVE** the Preliminary Plan submittal under Unified Development Review subject to the following waivers and conditions of approval.

Waivers

1. “**Parcel A**” shall be granted a waiver from Section VII.E.1 of the Cranston Subdivision & Land Development Regulations to permit 36,767 sq. ft. of land suitable for development where 80,000 sq. ft. is required.
2. “**Lot 125**” shall be granted a waiver from Section VII.E.1 of the Cranston Subdivision & Land Development Regulations to permit 32,725 sq. ft. of land suitable for development where 80,000 sq. ft. is required
3. To defer submission of the limits of disturbance/work plan and Soil Erosion and Sediment Control Plan from the Preliminary Plan stage to the Final Plan stage of review.

Conditions of Approval

The Final Plan submittal shall be subject to the following:

1. Submission of Freshwater Wetlands Permit from RIDEM.
2. Submission of on-site wastewater treatment system (OWTS) permit from RIDEM.
3. Submission of the limits of disturbance/work plan and Soil Erosion and Sediment Control Plan.
4. Payment of the Western Cranston Capital Facilities Development Impact Fee of \$1,389.50.

Respectfully Submitted,



Brianna L. Valcourt, M.Arch
Senior Planner/Administrative Officer

Cc: City Planning Director
File