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CITY PLAN COMMISSION

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

AGENDA **CITY HALL – 3rd FLOOR, COUNCIL CHAMBER** **6:30PM – TUESDAY, AUGUST 4, 2026**

Zoom webinar information for remote participation:

<https://zoom.us/j/93972299625?pwd=iONnwCAmddenbFpSGckQ8zxKMQoWIZ.1>

Passcode: 283591

Phone one-tap:

+16465588656,,93972299625# US

Telephone: +1 646 558 8656 US (New York)

Webinar ID: 939 7229 9625 International numbers available: <https://zoom.us/j/93972299625?pwd=iONnwCAmddenbFpSGckQ8zxKMQoWIZ.1>

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

APPROVAL OF MINUTES

(vote taken)

- July 7, 2026

SUBDIVISIONS/LAND DEVELOPMENT PROJECTS – NEW BUSINESS

- **“30 Pomham Street”** PUBLIC HEARING (vote taken)

REQUEST FOR CONTINUANCE

Administrative Subdivision with UDR

Proposal: Applicant seeks to reconfigure three existing lots, each of which has 3,200 sf, into two lots.

The proposed lots will both contain 4,800 sf. An existing single-family dwelling will remain on proposed Parcel B and a new single-family dwelling is proposed for the currently vacant Parcel A.

Zoning District: B-1 (Single/Two-Family Residential)

AP 7, Lots 1263, 1264, and 1262

30 Pomham Street

- **“30 & 40 Cindy Lane** PUBLIC HEARING (vote taken)

PRELIMINARY PLAN – Minor Subdivision with UDR – Waiver Requested

Proposal: To reconfigure the two existing lots into three lots requiring a waiver from Section VII(e) of the Subdivision and Land Development Regulations to permit two of the three proposed lots to have less than 80,000 sf of area suitable for development.

Zoning District: A-80 (Single Family Residential)

AP 28, Lots 125, 127

30 & 40 Cindy Lane

ZONING BOARD OF REVIEW – PLAN COMMISSION RECOMMENDATIONS

(votes taken)

LOC CONSTRUCTION, LLC (OWN/APP) has applied to the board for permission to leave an existing two-family dwelling on an undersized lot with reduced frontage and setbacks previously merged by zoning at **89 Auburn Street**, ap 5 lot 124; area 5000sf, zoned b1. Applicant seeks relief by 17.92.010 - variance; section 17.20.120 - schedule of intensity regulations; 17.88.010 substandard lots of record and lot mergers. Application ZBR-26-28 filed 06/11/2026.

LOC CONSTRUCTION, LLC (OWN/APP) has applied to the board for permission to construct a new single-family dwelling on an undersized lot with reduced frontage and setbacks previously merged by zoning at **0 Auburn Street**, ap 5 lot 125; area 5000sf, zoned b1. Applicant seeks relief by 17.92.010 - variance; section 17.20.120 - schedule of intensity regulations; 17.88.010 substandard lots of record and lot mergers. Application ZBR-26-31 filed 06/08/2026.

EDDY PENA (OWN/APP) has applied to the Board for permission to convert an existing legal, non-conforming single-family dwelling into a two-family dwelling at **309 Station Street**; A.P. 3, lot 71 & 72; area 10,000 sf; zoned M2. Applicants seek relief per 17.92.010- Variance; Section 17.20.120 Schedule of Intensity Regulations; Application ZBR-26-34 filed 07/02/26.

YOLANDA ROSA (OWN) AND NERY CRUZ (APP) have applied to the Board for permission to convert the basement of a legal, non-conforming three-family dwelling into a fourth unit at **547 Park Avenue**; A.P. 3, lot 1141; area 5,989 sf; zoned B2. Applicants seek relief per 17.92.010 Variance; Section 17.20.030 Schedule of Uses; Section 17.20.120 Schedule of Intensity Regulations; Section 17.20.090 Specific requirements. Application ZBR-26-35 filed 07/07/26.

COLBEA ENTERPRISES, LLC (OWN/APP) have applied to the Board for permission to install a new electronic message center on an existing free-standing sign at **2050 Plainfield Pike**, A.P. 36, lot 117; area 72,638 sf; zoned C5. Applicant seeks relief per Section 17.92.010- Variances; Sections 17.72.010 - Signs. Application ZBR-26-33 filed on 06/29/26.

JORGE JORGE (OWN) AND TRUMAN HERRERA (APP) have applied to the Board for permission to convert a legal, non-conforming mixed-use building into a three-family dwelling at **1594-1596 Broad Street**; A.P. 2, lot 2624; area 4,118 sf; zoned C1. Applicants seek relief per 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations; Section 17.20.090 Specific requirements; Section 17.64.010 Off-street parking; Section 17.84.150 Parking Area Design Standards. Application. ZBR-26-26 filed 05/31/26.

MIXED-USE CENTERS AND CORRIDORS PROJECT PUBLIC INFORMATIONAL (no vote taken)

Presentation by Planning staff on the progress with the “Mixed-Use Centers and Corridors Project” with Q&A.

2026 COMPREHENSIVE PLAN, HOUSING ELEMENT PUBLIC INFORMATIONAL (vote taken)

The City Plan Commission will review the latest draft of the chapter on housing of the 2026 Cranston Comprehensive Plan and may consider a vote to submit the draft chapter to Statewide Planning and other relevant agencies for review.

CITY PLANNING DIRECTOR’S REPORT

(no vote taken)

The Planning Directors report will be posted on the city website in advance of the meeting

ADJOURNMENT

(vote taken)

Next Regular Meeting | September 1, 2026 at 6:30 p.m.– **Regular Meeting**
City Council Chamber, City Hall, 869 Park Avenue

Meeting materials will be posted to the City's website and can be found on the City Planning Department's webpage at <https://www.cranstonri.com/departments/planning/>. If you are unable to access the internet, you can contact the City Planning Department directly at 780-3138 for access to meeting materials. The application may be reviewed prior to the meeting in the City 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 & 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 780-3138, seventy-two (72) hours prior to the meeting date.