



202402090010680 Bk:LR6753 Pg:80  
RECORDED Cranston,RI 1/3  
02/09/2024 12:20:00 PM DECSN

Robert Coupe  
Vice-Chair

Thomas Barbieri  
David Exter  
Steven Frias  
Kathleen Lanphear  
Lisa Mancini

JustIn Mateus P.E.  
Public Works Director

Thomas Zidells  
Finance Director



## CITY PLAN COMMISSION

City Hall – 3<sup>rd</sup> Floor, Room 309  
869 Park Avenue – Cranston, RI 02910

Hon. Kenneth J. Hopkins  
Mayor

Michael E. Smith  
President

Jason M. Pezzullo, MCP, MPA, AICP  
City Planning Director

February 8, 2024

**Applicant / Owner:**  
AA&E Properties, LLC  
63 Richland Avenue  
Cranston, RI 02910

**DECISION LETTER**  
**“Pavilion Avenue Plat”**  
**Preliminary Plan – Minor Subdivision | File #1102**  
Pavilion Avenue  
AP 7/4, Lots 3363, 3366, 3644, & 3814

Dear Owner,

On February 7, 2024, the City Plan Commission reviewed your Preliminary Plan application entitled “Pavilion Avenue Plat” for conformance with required standards set forth in RIGL Section 45-23-30 and 45-23-60 as well as the Subdivision & Land Development Regulations and the Zoning Ordinance.

Upon motion made by Mr. Barbieri and seconded by Mr. Mateus, the Commission unanimously voted (6-0) to adopt the Findings of Fact denoted below and **approve** this Preliminary Plan subject to the following conditions.

**Findings of Fact:**

An orderly, thorough, and expeditious technical review of this Preliminary Plan has been conducted. Property owners within a 100’ radius have been notified via first class mail, (dated 1/26/24) and the meeting agenda has been properly posted.

Staff has reviewed this Preliminary Plan application for conformance and consistency with required Findings of Fact set forth in 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.”*

1. The Proposal is consistent with the Comprehensive Plan’s Future Land Use Map (FLUM). The proposed resulting density of approximately 6.58 units per acre is less than the FLUM’s designation of the subject property as “Single/Two Family Residential Less than 10.89 units per acre.”

*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.”*

1. Staff notes that this Proposal requires and will seek dimensional zoning relief, (frontage) which if granted, will grant compliance with the Zoning Ordinance.

*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)

1. No significant environmental impacts are anticipated.
2. The Proposal will be subject to all state and local regulations pertaining to environmental impacts and wetlands.
3. RIDEM's Natural Heritage Map shows that there are no known rare species located on the site.

*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.”*

1. 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.
2. The design and location of building lots, utilities, drainage, and other improvements will conform to local regulations for mitigation of flooding and soil erosion.

*RIGL § 45-23-60. Procedure – Required findings. (a)(5) states, “All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.”*

1. The Proposal will have adequate permanent physical access to Pavilion Avenue, a public city street.
2. The Proposal provides for safe and adequate local circulation for vehicular traffic.

**Condition of Approval:**

1. Proof of zoning relief granted by the Zoning Board of Review.
2. Submission of letters of availability from the Providence Water Supply Board and Veolia Water for water and sewer availability, respectively.
3. Payment of the Eastern Cranston Capital Facilities Development Impact Fee of \$2,373.84, (\$593.46 x4 units).
4. Utility poles shall be relocated to property lines.
5. Existing curbing shall be extended to the proposed driveways.
6. Curb-to-curb pavement restoration shall occur as needed in accordance with and to the satisfaction of the Department of Public Works.
7. Removal of all vehicles, garbage, debris, and fencing shall occur on all properties in compliance with the Zoning Ordinance prior to Final Plan recording.

If you have any questions or require further assistance, please do not hesitate to contact me at (401) 780-3137.

Very truly yours,

Kenneth R. Kirkland, MPA, MRP, AICP



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Asst. City Planning Director / Administrative Officer  
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**Cc:** Building Official  
File