

**AGENDA**

**April 5, 2011  
City Hall Council Chamber  
7 p.m.**

**CALL TO ORDER**

**APPROVAL OF MINUTES**

Minutes of the March 1, 2011, City Plan Commission Meeting

**ORDINANCES**

**Ordinance #02-11-3** In Amendment of Title 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Zoning Reform)

**Ordinance #02-11-2** In Amendment of Title 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Scituate Avenue, Sundale Road and Charcalee Drive – Zone Change)

**SUBDIVISIONS AND LAND DEVELOPMENT PROJECTS**

**Bunn Family Farm Subdivision** - Preliminary Plan  
Minor Subdivision with street extension  
Burlingame Road  
AP 23, Lot 87

**Public Hearing**

**Tory Woods Minor Subdivision** – Preliminary Plan  
Minor Subdivision without street extension  
Old Scituate Avenue/Amflex Drive  
AP 36/4, Lots 1, 108 & 839

**Public Informational Meeting**

**Campisani Minor Subdivision** - Preliminary Plan  
Minor Subdivision without street extension  
25 Country Lane and Phenix Avenue  
AP 23, Lot 28

**Public Informational Meeting**

**John Prescott Farm** – Final Plan  
**Meeting**  
Major Subdivision with street extension  
Amended Final Record Plan  
Burlingame Road  
AP 23, Lots 5 & 55

**Public Informational**

## **ZONING BOARD OF REVIEW RECOMMENDATIONS**

**AUTOMOBILE CLUB OF RI AKA AAA SOUTHERN NEW ENGLAND 110 ROYAL LITTLE DRIVE PROVIDENCE RI 02904 (OWN/APP)** for permission to erect a 15 foot +/- freestanding electronic led message board sign at **1035 Reservoir Avenue**. AP 9/4, Lot 2385, area 30,000+/- SF, zoned C-1.

**JAMES AND DEBRA MARTIN 809 SCITUATE AVENUE CRANSTON RI 02921 (OWN/APP)** have filed an application for permission to leave an existing single family home on an undersized 14,830+/- SF [lot 166] and build a new 37' X 65' two-story single family home with attached two car garage on the abutting undersized 11,786+/- SF [lot 168] to the east at **809 Scituate Avenue**. AP 37/3, Lots 168 & 166, area 26,616+/- SF, zoned A-20.

**ROBERT AND SANDRA GUARINO 74 CEDAR HILL DRIVE JAMESTOWN RI 02835 (OWN) AND JOSEPH PENNACCHIO 20 FOX RUN DRIVE CRANSTON RI 02921 (APP)** have filed an application for permission to operate a restaurant / gourmet with retail sales and class BV limited alcoholic beverage license from a portion of an existing building at **140 Comstock Parkway**. AP 36/2, Lot 70, area 78,164+/- SF, zoned M-2.

**HALMI-BRIGGS LLC PO BOX 8479 CRANSTON RI 02920 (OWN) AND TRANS-TEX LLC 6 ROBIN STREET PROVIDENCE RI 02908 (APP)** have filed an application for permission to build a 3976+/- SF one story addition to an existing legal non-conforming building with restricted front and side yard setback on an undersized lot at **117 Pettaconsett Avenue**. AP 10/4, Lots 775 & 776, area 44,900+/- SF, zoned M-2.

**KELLY & PICERNE 75 LAMBERT LIND HIGHWAY WARWICK RI 02886 (OWN) AND CROSSFIT WARWICK LLC 152 SOUTH WOOD HILL ROAD WESTERLY RI 02891 (APP)** have filed an application for permission to operate a health club/personal training facility at **50 Freeway Drive**. AP 10/4, Lot 1484, area 1.1+/- acre, zoned M-1.

## **PLANNING DIRECTORS REPORT**

**ADJOURNMENT/NEXT MEETING:** May 3, 2011 at 7 p.m., City Council Chamber