

## AGENDA

August 7, 2012  
City Hall Council Chamber  
7 p.m.

### CALL TO ORDER

### APPROVAL OF MINUTES

Minutes of the July 10, 2012 City Plan Commission Meeting

### SUBDIVISION AND LAND DEVELOPMENT

Lippitt Hill Crossing – Master/Preliminary Plan  
Major Subdivision  
1279 Hope Road  
AP 30/4, Lot 263

### PERFORMANCE GUARANTEE

Lawrence & Elizabeth Moses Minor Subdivision  
Laten Knight Road  
AP 29, Lot 2

### ZONING BOARD OF REVIEW ITEMS

**FIRST CHOICE AUTO SALES 1586 BROAD STREET CRANSTON RI 02905 (OWN) AND RAUL DELACRUZ 3 ZINNIA DRIVE CRANSTON RI 02910 (APP)** for permission to increase the number of cars from 8 to 20 at an existing auto sales/auto repair/auto reconditioning business with restricted side and rear yard setbacks at **1586 Broad Street**. AP 2/4, lot 648, area 7240 +/- SF zoned C-3.

**EDGEWOOD CONGREGATIONAL CHURCH 1788 BROAD STREET CRANSTON RI 02905 (OWN) AND THE EDGE FITNESS FOR WOMEN 1788 BROAD STREET CRANSTON RI 02905 (APP)** for permission to add massage therapy to an existing fitness aerobic studio at **1788 Broad Street**. AP 2/3, lot 1726, area 37,174 +/- SF, zoned C-2.

**THE LITTLE SOPHIA HOME 420 FRUIT HILL AVENUE N PROVIDENCE RI 02911 (OWN) AND WILDCAT REALTY LLC (SOLE MEMBER: JOHNSON & WALES UNIVERSITY) 8 ABBOT PARK PLACE PROVIDENCE RI 02903 (APP)** for permission to use an existing building for a selective student residential program at **135 Norwood Avenue**. AP 2/3, lots 826, 827, 2628, area 44,037 +/- SF, zoned B-2.

**ROBERT A ROCCHIO JR 8 GRAY COACH WEST CRANSTON RI 02921 (OWN/APP)** for permission to convert a 576+/- SF portion of an existing 3894+/- SF cold storage facility from a studio residence to personal convenience service use to include; barber shop, hair salon, spa, tailor, tattoo studio or similar uses with existing two-family to remain and restricted off-street parking at **642-644 Dyer Avenue**. AP 8/3, lot 1497, area 7984 +/- SF, zoned B-1.

ADJOURNMENT/NEXT MEETING September 4, 2012, at 7 p.m. in the City Council Chamber