

## AGENDA

December 1, 2009  
7 p.m.

### CALL TO ORDER

### APPROVAL OF MINUTES

Minutes of the November 3, 2009, Planning Commission Meeting

### PERFORMANCE GUARANTEES

#### **Briar Hill Drive Extension**

Briar Hill Drive/Natick Avenue  
AP 22/4, Lot 121

#### **Birchwood Estates**

Rose Bush Circle  
AP 25/1, Lots 741 and 742

#### **The Oaks at Orchard Valley (Phase 5)**

Ashbrook Drive  
AP 28, Lot 30  
AP 34, Lot 11

### ZONING BOARD OF REVIEW

**SANDRA J CUDDY 114 FORT AVENUE CRANSTON RI 02905 AND JEAN ANN SHERRY 47 SEAVIEW AVENUE CRANSTON RI 02905 (OWN) AND SANDRA J CUDDY AND JEAN ANN SHERRY 47 SEAVIEW AVENUE CRANSTON RI 02905 (APP)** for permission to build a 186+/- SF 2<sup>nd</sup> floor addition to an existing two story freestanding garage and convert same into a carriage house dwelling unit with restricted frontage and side yard setback at **37 Seaview Avenue**.

**SHAWNA LOISEL 10 RICHARD STREET CRANSTON RI 02910 (OWN/APP)** for permission to operate a massage therapy business from an existing legal non-conforming single family dwelling with restricted frontage on an undersized lot at **10 Richard Street**.

**DARYL P ARNOLD AND MALLORY PARKER C/O MARY B SHEKARCHI 33 COLLEGE HILL ROAD 15E WARWICK RI 02886 (OWN) AND SHAWOMET REALTY COMPANY C/O MARY B SHEKARCHI 33 COLLEGE HILL ROAD 15E WARWICK RI 02886 (APP)** for permission to leave an existing legal non-conforming single family dwelling on a 5000+/- sf undersized [lot 97] with restricted frontage and front yard set back and build a new 30' X 42' two-story single family dwelling with a 10' X 10' deck on the abutting 5000+/- sf undersized lot [95] with restricted frontage and front yard set back at **232 Magnolia Street**.

**FOUR SITE LLC 1170 PONTIAC AVENUE CRANSTON RI 02920 (OWN) AND LEARNING BROOKE LLC 1170 PONTIAC AVENUE CRANSTON RI 02920 (APP)** for permission to expand an existing 7264+/- SF child care facility into an additional 4500+/- SF area within the existing building for a total of 11,764+/- SF, at **1170 Pontiac Avenue**.

**COMPREHENSIVE PLAN** First Draft Presentation

### 2010 PLANNING COMMISSION MEETING SCHEDULE

### AMENDMENTS TO SUBDIVISION REGULATIONS

**ADJOURNMENT/NEXT MEETING:** Tuesday, January 12, 2010, at 7 p.m. in the City Council Chamber