

AGENDA

December 2, 2014
City Hall Council Chamber
7 p.m.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

Minutes of the November 5, 2014, City Plan Commission Meeting

III. SUBDIVISION AND LAND DEVELOPMENTS

1. **Fountains at Chapel View** – Master Plan Public Informational
Major Land Development without street extension
Sockanossett Crossroad
AP 14, Lot 15
2. **Garden City Infill Phase IV** – Master / Preliminary Plan Public Hearing
Major Land Development without street extension
Hillside Road
AP 10/3, Lot 740
3. **Carlino Minor Subdivision** – Preliminary Plan Public Informational
Minor Subdivisiion without street extension
Imperial Avenue/Cruz Street
AP 12/2, Lots 1540, 1543, and 1546
4. **Cedar Crest Nursing Home** Public Informational
Request for determination of jurisdiction
for Major Land Development (5,000 SF addition)
125 Scituate Avenue
AP 37 Lots 611 and 11

IV. PERFORMANCE GUARANTEES

1. **Greenfield Commons** – *Bond Release Request*

V. ZONING BOARD OF REVIEW RECOMMENDATIONS

1. **S&P REALTY MANAGEMENT LLC 1280 PARK AVENUE CRANSTON RI 02910 (OWN/APP)** has filed an application for permission to have additional signage than that allowed by ordinance at **1285 Park Avenue**. AP 11, lot 4058, area 19,217+/- SF, zoned C-1 & B-1. Applicant seeks relief from Section 17.92.010 Variance, 17.72.010 Signs.

2. **MATTHEW NELSON 5 SPRING STREET CRANSTON RI 02910 (OWN/APP)** has filed an application for permission to operate a landscaping business from two existing buildings at **140 Arthur Street**. AP 5/1, lot 1831, area 17,952+/- SF, zoned B-1. Applicant seeks relief from Section 17.92.010 Variance, 17.20.030 Schedule of Uses, 17.20.120 Schedule of Intensity.

3. **EDRAL LLC PO BOX 6741 PROVIDENCE RI 02940 (OWN) AND RBF FITNESS LLC, ROBERT FOSTER 33 MURRAY STREET PROVIDENCE RI 02909 (APP) AND BURPEE LLC MICHAEL ANDOSCIA / MICHAEL STEBENNE 26 ROSEWOOD DRIVE NORTH PROVIDENCE RI 02904 (LESSEE)** have filed an application for permission to operate a fitness center business from a portion of an existing building at **11 Amflex Drive**. AP 36/2, lot 101, area 61,288+/-SF, zoned M-2. Applicant seeks relief from Section 17.92.010 Variance, 17.20.030 Schedule of Uses, 17.72.010 Signs.

4. **ANGELICA CARLINO 45 TRAYMORE STREET CRANSTON RI 02920 (OWN/APP)** has filed an application for permission, pending minor subdivision, to leave an existing single family dwelling on a proposed 6000+/- SF undersized [parcel 1] with restricted front, rear and corner side yard setback and build a new 34' X 26' two story single family dwelling on the abutting proposed 6000+/- SF undersized [parcel 2] at **3 Cruz Street**. AP 12/2, lots 1540, 1543 and 1546 area 12,000+/- SF+/-SF, zoned A-8. Applicant seeks relief from Section 17.92.010 Variance, 17.20.120 Schedule of Intensity.

5. **ALBACO LLC 2190-2192 BROAD STREET CRANSTON RI 02905 AND BRIDGE GROUP LLC 2206 BROAD STREET AND 16 GEORGE STREET CRANSTON RI 02905 (OWN) AND FELLINI PIZZERIA INC 2190 BROAD STREET CRANSTON RI 02905 (APP)** have filed an application for permission to expand the seating for an existing restaurant with restricted off street parking at **2190-2192 Broad Street, 2206 Broad Street & 16 George Street**. AP 1, lots 33, 34, 36, 315, area 37,205+/-SF, zoned C-3. Applicant seeks relief from Section 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.64.010 (b), (f) (i) Off-Street Parking.

VI. **PLANNING DIRECTORS REPORT** – 2015 Work Program

VII. **ADJOURNMENT/NEXT MEETING** January 6th, 2015 – City Council Chamber, 7 pm

Individuals requesting interpreter services for the hearing impaired must contact the office of City Planning at 461-1000 ext. 3136 seventy-two [72] hours prior to the meeting.