

## **AGENDA**

**December 4, 2007  
7:00 P.M.  
City Hall Council Chambers  
869 Park Avenue**

### **CALL TO ORDER**

### **NEW COMMISSION MEMBER**

- Mr. Robert Cicerone, Jr.

### **APPROVAL OF MINUTES**

Minutes of the November 6, 2007 Planning Commission Meeting

### **ORDINANCES**

#### **Ordinance #9-07-2**

**(...Continued...)**

*Public Informational Meeting*

Amending Chapter 17 of the Code of the City of Cranston, 2005, Entitled "Zoning" (Independence Way) and amending Phase II of the Final Overall District Plan for Jefferson at Independence Way

### **SUBDIVISION AND LAND DEVELOPMENT PLANS**

#### **Replat of the Vendetti Plat – Master Plan**

Major Subdivision with Street Extension

Oxford Street and Lark Avenue

AP 7/4, Lots 3849, 1072 and 2981

*Public Informational Meeting*

#### **Allaire Plat – Final Plan**

Minor Subdivision without street extension

5 Frankfort Street

AP 6/4, Lots 2145 and 925

*Public Informational Hearing*

### **PERFORMANCE GUARANTEES**

#### **Emerald Estates**

Pending Expiration of Existing Letter of Credit

#### **Glenham Park Phase III**

Performance Guarantee Release Request

**Newbury Village Phase 1H**  
Performance Guarantee Release Request

**EXTENSIONS OF TIME**

**Garden Vista Condominiums – Preliminary Plan**

**Alpine East Residential Planned District (RPD) – Master Plan**

**ZONING BOARD OF REVIEW RECOMMENDATIONS**

**ERNEST RICCI 12 ROGER WILLIAMS CIRCLE CRANSTON RI 02905 (OWN) AND RICHARD CARLUCCI PO BOX 8452 CRANSTON RI 02920 (APP)** have filed an application for permission to leave an existing legal non-conforming single family dwelling with restricted front yard setback on an undersized [lot 2520] and build a new 28' X 34' two story single family dwelling on the abutting undersized [lot 2519] at **135 Ferncrest Drive**. AP 2/5, lot 2520 & 2519, area 9000 +/- SF, zoned B-1.

**GEOFFREY M TAPPER 84 SEAVIEW AVENUE CRANSTON RI 02905 (OWN/APP)** has filed an application for permission to build new 3 story single family dwelling with restricted frontage and rear yard set back at **84 Seaview Avenue**. AP 1, lot 162, area 13,907 +/- SF, zoned A-12.

**STEPHEN & LAURA MAGUIRE 175 SOUTH CLARENDON STREET CRANSTON RI 02910 (OWN/APP)** have filed an application for permission convert an existing legal non conforming two family dwelling into a professional office [attorney] with restricted front and corner side yard set back and off street parking on an undersized lot at **41 Auburn Street**. AP 3, lot 301, area 5000 +/- SF, zoned B-1.

**ESTATE OF GEORGE NYSTRUM C/O ROBERT NOCERA ESQ 225 EAST AVENUE PAWTUCKET RI 02960 (OWN) AND DR MOHAMMAD ZAMAN MD C/O CROSSROAD PSYCHIATRIC CARE 105 SOCKANOSSETT CROSSROAD SUITE 322 CRANSTON RI 02920 (APP)** have filed an application for permission to convert an existing legal non-conforming single family dwelling into a professional office [physician] with restricted front and rear yard setback and off street parking on an undersized lot at **3 Lockmere Road**. AP 9/4, lot 2332, area 4500 +/- SF, zoned C-1.

**KELLY & PICERNE INC 75 LAMBERT LIND HIGHWAY WARWICK RI 02886 (OWN) AND LUMBER LIQUIDATORS INC 240 WOOD ROAD BRAINTREE MA 02184 (APP)** have filed an application for permission to operate a retail showroom from a portion of an existing building in an industrial zone at **33 Freeway Drive**. AP 10/4, lot 1487, 48,787 +/- SF, zoned M-1.

**ST MARY & ST MENA COPTIC ORTHODOX CHURCH OF RI 8 PENDLETON STREET CRANSTON RI 02920 (OWN/APP)** has filed an application for permission to build new church with restricted height and additional signage than that allowed by ordinance at the **northeast corner of Scituate Avenue and Seven Mile Road**. AP 32, lot 38, area 348,480 +/- SF, zoned A-80.

**GREGORY AND ANNA DEMETRAKAS 131 APPLGATE ROAD CRANSTON RI 02920 (OWN/APP)** have filed an application for special permit for permission to build an 800+/-SF family accessory apartment at **131 Applegate Road**. AP 16/2, lot 407, area 23,960 +/- SF, zoned A-8.

**ARNOLD J RAVO JR 4 COLD BROOK COURT CRANSTON RI 02920 (OWN/APP)** has filed an application for a roofline modification from the June 13, 2007 approval for permission to build a 10' X 32' carport on an existing single family dwelling with restricted side yard setback at **4 Cold Brook**. AP 16-2 Lot 1110, area 11216 +/- SF, zoned A-8.

**JOHN E MCINTYRE 20 ROBINLYN DRIVE CRANSTON RI 02921 (OWN/ APP)** has filed an application for permission to leave an existing legal non conforming single family dwelling with restricted frontage and side yard set back on an undersized [lot 716] and build a new 25' X 36' 2 story office building on the abutting undersized [lot 701] with restricted frontage at **1107-1109 Pontiac Avenue**. AP 10/4, lot 701 & 716, area 14,384 +/- SF, zoned A-8.

**COMPREHENSIVE PLAN UPDATE**

**MISCELLANEOUS**

**NEXT MEETING**

Tuesday, January 8, 2008 at 7 p.m. in the City Council Chamber

**ADJOURNMENT**