

AGENDA

**December 7, 2010
City Hall Council Chamber
7 p.m.**

CALL TO ORDER

APPROVAL OF MINUTES

Minutes of the November 9, 2010, City Plan Commission Meeting

SUBDIVISIONS AND LAND DEVELOPMENT PROJECTS

Equestrian Estates – Preliminary Plan

(Continued from the August 3, 2010 Agenda)

Residential Planned Development (RPD) with street extension

Laten Knight Road

AP 28, Lot 11

Public Hearing

PERFORMANCE GUARANTEES

Gray Coach Estates

AP 36/3, Lot 54

Expiration of existing Letter of Credit

Oaks at Orchard Valley

Orchard Valley Estates Phase 5

AP 28, Lot 30 and AP 34, Lot 11

Expiration of existing Letter of Credit

ZONING BOARD OF REVIEW RECOMMENDATIONS

DIANE ROBERTS 79 LAKESIDE AVENUE CRANSTON RI 02910 (OWN/APP) for permission to convert an existing single family dwelling into a two family dwelling with restricted front yard set back at **79 Lakeside Ave.** AP 4, Lot 1589, area 8560+/- SF, zoned A-6.

EDWARD & HEIDI PIMENTEL 26 AVON ROAD CRANSTON RI 02905 (OWN/APP) for permission to build a 10' X 12' sunroom with restricted rear yard setback on an undersized lot at **26 Avon Road.** AP 4/5, Lot 2598, area 4550+/- SF, zoned A-6.

FAIK ARDA D/B/A FRANKLY PIZZA LLC 22 LINWOOD DRIVE NORTH PROVIDENCE RI 02908 (OWN) AND UNSAL ARDA 22 LINWOOD DRIVE NORTH PROVIDENCE RI 02908 (APP) for permission to operate a hooka lounge/smoking bar from an existing legal non-conforming building with restricted front, rear and side yard set back and off-street parking on an undersized lot at **1027 Narragansett Boulevard.** AP 2/4, Lot 0230, area 2882+/- SF, zoned C-2.

ANTON ENTREPRISES INC 430 WELLINGTON AVENUE CRANSTON RI 02910 (OWN/APP) for permission to operate a florist shop, hair salon, retail store, professional office and neighborhood businesses from an existing building with restricted off-street parking, front, rear and side yard set back at **634 -636 Park Avenue**. AP 3/2, Lot 141, area 4950+/- SF, zoned M-2.

MATTHEW B NELSON 50 BLACKAMORE AVENUE CRANSTON RI 02920 (OWN/APP) for permission to convert a detached 2 story garage into a residential dwelling unit with restricted rear and corner side yard setback at **50 Blackamore Avenue**. AP 9/3, Lot 724, 723, area 8000+/- SF, zoned B-1.

PULLANO REALTY 850 WELLINGTON AVENUE CRANSTON RI 02910 (OWN/APP) for permission to construct a monopole 14' X 48' double sided 50' billboard sign and additional wall signage to the front of the building at **850 Wellington Avenue**. AP 5, Lot 1622, area 139,392+/- SF, zoned M-2.

ABC GROUP LLC 855 RESERVOIR AVENUE CRANSTON RI 02910 (OWN/APP) for permission to leave an existing legal non-conforming 1154+/- SF office building with restricted front and side yard set-back on an undersized [lot 2263] and build a new 1500+/- SF one story office building with restricted front and corner side-yard setback on the abutting undersized [lot 2262] at **855 Reservoir Avenue**. AP 9, Lot 2262 and 2263, area 10,000+/- SF, zoned C-1.

ZI YUANG LEI & HUI YU LI 71 MIDWOOD STREET CRANSTON RI 02910 (OWN/APP) for permission to serve alcoholic beverages from an existing restaurant with restricted front, rear and side yard set back at **190 Gansett Avenue**. AP 6/3, Lot 2415, 2416, 2417, area 9600+/- SF, zoned C-2.

RAYMOND AND KERLINE L PINTHERE 81 EAGLE ROAD CRANSTON RI 02920 (OWN/APP) for permission to build a 28' X 26' master bedroom addition and 13' X 18' deck with restricted rear yard set back at **81 Eagle Road**. AP 37/4, Lot 642, area 12,308+/- SF, zoned A-8.

2011 PLANNING COMMISSION MEETING SCHEDULE

PLANNING DIRECTOR'S REPORT

ADJOURNMENT/NEXT MEETING

Tentatively January 4, 2011, at 7 p.m. in the City Council Chamber