

MINUTES

February 3, 2015

Commissioner Nadeau called the Planning Commission Meeting to order at 7 p.m. in the City Council Chamber. The following Commission members were in attendance:

Gene Nadeau
Kenneth Mason
Robert Strom
Lynne Harrington
Mark Motte
Frederick Vincent
Kimberly Bittner

Also present were:

Peter Lapolla, Planning Director
Stephen Marsella, Esq., Assistant City Solicitor
Jason Pezzullo, Principal Planner

APPROVAL OF MINUTES

Upon motion made by Mr. Motte and seconded by Mr. Vincent, the Commission unanimously voted to approve the minutes of the January 6, 2015, Plan Commission Meeting.

SUBDIVISION AND LAND DEVELOPMENTS

Chapel View MPD – Final Plan
Major Land Development without street extension
Failure to Comply with Conditions of Approval
Sockanossett Crossroad / New London Avenue
AP 14, Lot 1 and portion of Lot 15

Upon motion made by Mr. Motte and seconded by Mr. Strom, the Commission unanimously voted to accept the staff report of January 6, 2015, (see below) conditioned upon receipt of the remaining \$10,000 by February 10, 2015.

'The Commission should be aware the Department has received the traffic management study as required by the October 15, 2014 amendment. As the Commission considers the Applicant's request to extend the time by which it must start work on the landscaped islands, staff you suggest that said extension, if allowed, be granted with the following condition:

The Applicant shall post with the Department of Planning a cash bond [cash or check] in the sum of \$20,000, payable to the City of Cranston. If work on restoring the landscape islands in the parking fields at the front of Buildings 1000 and 2000 and at the front of Buildings 3000 and 4000 as shown on the amended site plan is not started by March 16, 2015 and completed by April 15, 2015, the \$20,000 cash bond shall be forfeited to the City of Cranston and amendment Number 9 as issued by the City Plan Commission on October 15, 2014 shall no longer be valid. Said cash bond shall be submitted to the Department no later than January 12, 2015.'

Aye: Motte, Vincent, Mason, Nadeau, Strom, Harrington and Bittner. Nay: none.

Chapel View MPD – Final Plan
Major Land Development without street extension
Request for Minor Modification / Addition of Drive-thru
Sockanossett Crossroad / New London Avenue
AP 14, Lot 1 and portion of Lot 15

The Plan Commission reviewed the applicant's request for a minor modification to the MPD for a 240 sq. ft. addition for a drive thru window in a restaurant to be located in the lower level of Building 4000.

Upon motion made by Mr. Vincent and seconded by Mr. Motte, the Commission unanimously voted to *approve* this request as a minor modification to the previously approved MPD.

Aye: Motte, Vincent, Mason, Nadeau, Strom, Harrington and Bittner. Nay: none.

2015-2020 CAPITAL BUDGET AND IMPROVEMENT PROGRAM

The Commissioners were provided with the "raw" submissions that the department has so far. There was no discussion on this matter at this time.

ZONING BOARD OF REVIEW RECOMMENDATIONS

DAVID A AND MUNIR A RIHANI 1647 CRANSTON STREET CRANSTON RI 02920 (OWN) AND RIHANI INTERNATIONAL INC 1647 CRANSTON STREET CRANSTON RI 02920 (APP) have filed an application for permission build a 2400 SF+/- warehouse onto an existing building at **1647 Cranston Street**. AP 8, lot 2511, area 22,028+/- SF, zoned C-2 & B-1. Applicant seeks relief from Section 17.92.010 Variance, 17.20.030 Schedule of Uses, 17.20.120 Schedule of Intensity, 17.88.050 Structural alterations, 17.64.010 C Off-Street Parking.

This application was reviewed for conformance with criteria (3) of R.I.G.L. 45-24-41 (c) "*Standards for Variance*" which reads as follows: "*That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.*"

Findings of Fact:

1. The 2010 Comprehensive Plan Future Land Use Map designates this area of Cranston Street as Neighborhood Commercial. Wholesale Sale of medical and dental supplies is not a use permitted in a Neighborhood Commercial area; therefore, the Application is inconsistent with the Comprehensive Plan.
2. The existing Commercial use has been in existence since 1992. (same owner) There was no variance required for the existing use.
3. The proposed 40' x 60' warehouse addition will have a 19' street yard setback from Randall Street, where 25' is required.
4. Seventeen parking spaces and 1 handicap space is provided.
5. The site plan received Development Plan Review approval on January 7, 2015, pending Zoning approval.

Recommendation: The existing wholesale business is inconsistent with the 2010 Comprehensive Plan; however, the use has been in existence since 1992, and the application will not alter the general character of the surrounding area. Therefore, upon motion made by Mr. Motte and seconded by Mr. Vincent, the Plan Commission unanimously voted to make a positive recommendation on this application to the Zoning Board.

Aye: Nadeau, Motte, Mason, Strom, Vincent, Harrington, Bittner. Nay: none.

ADJOURNMENT

Upon motion made by Mr. Mason and seconded by Mr. Vincent, the Commission unanimously voted to adjourn at 8 pm.

NEXT MEETING March 3, 2015, City Council Chamber, 7 pm.

Respectfully submitted,

Jason M. Pezzullo, AICP
Principal Planner/Administrative Officer

