

AGENDA

**February 5, 2008
7:00 P.M.
City Hall Council Chambers**

CALL TO ORDER

APPROVAL OF MINUTES

Minutes of the January 8, 2008 Planning Commission Meeting

PRESENTATION OF FIRST DRAFT CAPITAL BUDGET

SUBDIVISION AND LAND DEVELOPMENT PLANS

Swanson Minor Subdivision – Preliminary Plan

Public Information Meeting

Minor subdivision without street extension
174 Riverside Avenue
Plat 5/3, Lots 747, 748, 749, 750, 751 and 553

Sanctuary Estates – Preliminary Plan (REINSTATEMENT)

Public Informational Meeting

Minor subdivision with street extension
Pippin Orchard Road
Plat 28, Lot 64

PERFORMANCE GUARANTEES

Wildflower Estates

Bond Reduction Request

Glenham Park Phase III

Request for Release of Performance Guarantee / Pending Expiration

Orchard Meadows

Pending Bond Expiration

Sanctuary Estates

Bond Reduction Request

Western Industrial Complex-Section 3-Phase 2-1

Pending Bond Expiration (March 13, 2008)

EXTENSION OF TIME

Western Industrial Complex – Section 3 Phase 2

Preliminary Plan

Soprano Plat – Preliminary Plan (Approved by Planning Commission 12/5/06)

Minor Subdivision without street extension
225 Macklin Street

AP 11, Lot 2064

ZONING BOARD OF REVIEW RECOMMENDATIONS

JOSEPH DESANTO AND PATRICIA A LEFF 410 GARDEN CITY DRIVE CRANSTON RI 02920 (OWN) AND FINANCIAL CONCEPTS INC DOUGLAS WATTS 9 MERCER ROAD NATICK MA 01760 (APP) AND RANDOLPH HOLDING II LLC 730 CENTRE OF N E BLVD COVENTRY RI 02816 for permission to renovate an existing building into a Randolph Savings Bank branch with drive-thru with restricted frontage and side yard set back at **875 Pontiac Avenue**. AP 9/1, lot 3200, area 12,476 +/- SF, zoned C-4. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity.

CONSTANTINE & KATHRINE GRAMMAS 81 RAVEN CIRCLE CRANSTON RI 02921 (OWN/APP) for a special use permit to build a 610+/- SF family accessory apartment at 81 **Raven Circle**. AP 35, Lot 269, area 20,000 +/- SF, zoned A-20. Applicant seeks relief from Sections; 17.92.020 Special Use Permit, Schedule of Uses 17.20.030.

SCITUATE AVENUE REALTY LLC 94A JEFFERSON BOULEVARD WARWICK RI 02888 (OWN) AND JMJ ENTERPRISES INC D/B/A INSIDE SCOOP PO BOX 851 NORTH KINGSTOWN RI 02852 (APP) for permission to add to the existing menu the sale of takeout products including but not limited to chowder clam cakes and doughboys at **1075 Scituate Avenue**. AP 36/4, Lot 43, area 4.59 +/- acres, zoned A-80. Applicant seeks relief from Sections; 17.92.010 Variance, Schedule of Uses 17.20.030.

PUMPKIN PATCH REALTY LP TAX ASSESSORS PLAT 36 LOT 14 AND LINK COMMERCIAL PROPERTIES LLC TAX ASSESSORS PLAT 36 LOT 158 1150 NEW LONDON AVENUE CRANSTON RI 02920 (OWN) AND PUMPKIN PATCH EARLY LEARNING CENTER INC 1150 NEW LONDON AVENUE CRANSTON RI 02920 (APP) for permission to build a new 4960+/- SF commercial building for an early learning center on lot 14 and a portion of lot 158 on the northerly side of **220 Comstock Parkway**. AP 36/4, Lot 14 and portion of 158, area 76,780 +/- SF, zoned A-80 and M-1. Applicant seeks relief from Sections; 17.92.010 Variance, Schedule of Uses 17.20.030, 17.20.120 Schedule of Intensity, 17.72.010 Signs.

ST MARY & ST MENA COPTIC ORTHODOX CHURCH OF RI 8 PENDLETON STREET CRANSTON RI 02920 (OWN/APP) 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.

INTERSTATE TAX TITLE COMPANY INC 2 SWEET HILL DRIVE CUMBERLAND RI 02864 (OWN/APP) has filed an application for permission to build a 24' X 44' single family home with restricted frontage on **Woodrow Avenue**. AP 15/1, Lot 649, area 8622 +/- SF, zoned A-8. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity.

COMPREHENSIVE PLAN UPDATE

PLANNING COMMISSION APPOINTMENT AND SCHEDULE

Appointment to the Parks and Recreation Commissioner

Change in Meeting Schedule

Due to the Primary - March 4th Meeting moved to the following day, Wednesday, March 5th

2008 Planning Commission Workshop Schedule

NEXT MEETING/ADJOURNMENT

Wednesday, March 5, 2008 at 7 p.m. in the City Council Chamber
Please note special day and date.

