

## **AGENDA**

**January 8, 2008  
7:00 P.M.  
City Hall Council Chambers**

### **CALL TO ORDER**

### **MINUTES**

Minutes of the December 4, 2007 Planning Commission Meeting

### **ORDINANCES**

12-07-2 – Amendment of Chapter 17.28 of the Code of the City of Cranston, 2005, Entitled “Zoning” (Drive Ins)

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

#### **The Petrucci Plat – Preliminary Plan**

*Public Informational Meeting*

Minor Subdivision without street extension  
Tampa Street and Curry Street  
AP 12/2, Lots 2548, 2549, 2550 and 1480

### **2008 - 2013 CAPITAL BUDGET AND IMPROVEMENT PROGRAM**

Presentation of unabridged City departmental requests

### **PERFORMANCE GUARANTEES**

#### **Wildflower Estates**

Pending Bond Expiration and Performance Guarantee Extension

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

Performance Guarantee Release Request

#### **Newbury Village Phase 1H**

Performance Guarantee Release Request

#### **Orchard Meadows**

Performance Guarantee Reduction Request

#### **Briar Hill Drive Extension**

Performance Guarantee Reduction Request

## **ZONING BOARD OF REVIEW RECOMMENDATIONS**

**MICHAEL COSTA 290 ALPINE ESTATES DRIVE CRANSTON RI 02921 (OWN/APP)** for permission to leave an existing legal non conforming single family dwelling with restricted frontage and side yard set back on a proposed 8000 SF [lots 963 & 964] and build a new 24' X 44' single family home with restricted frontage on the abutting undersized 4000+/- SF [lot 962] to the east at **101 Chestnut Avenue**. AP 9/3, Lots 962, 963, 964, area 12,000 +/- SF, zoned B-1.

**VARUJAN AND CANDACE A AYVAZYAN 559 OAKLAWN AVENUE CRANSTON RI 02920 (OWN/APP)** for permission to reconfigure an existing lot line and leave an existing legal non-conforming building on a proposed undersized 4707+/- SF [lot 1] with restricted rear yard set back and off street parking at **4-6 Rolfe Street**. AP 5/1, Lots 575 and 574, area 8,980 +/- SF, zoned C-3.

**VARUJAN AND CANDACE A AYVAZYAN 559 OAKLAWN AVENUE CRANSTON RI 02920 (OWN/APP) AND SAI YUE LEUNG 840 PONTIAC AVENUE CRANSTON RI 02910 (LESSEE)** for permission to reconfigure an existing lot line and leave an existing legal non-conforming building on a proposed undersized 4188+/- SF [lot 2] with restricted frontage and off street parking at **840 Park Avenue**. AP 5/1, Lots 575 and 574, area 8,980 +/- SF, zoned C-3.

**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.

**GEORGE & INNA GARCIA 209 HYDE STREET CRANSTON RI 02920 (OWN/ APP)** for permission to leave an existing 10' X 12' +/- shed with restricted side yard set back at **209 Hyde Street**. AP 11/3, lot 1336, area 6300 +/- SF, zoned A-6.

**PACCO REALTY CO INC 30 BUDLONG ROAD CRANSTON RI 02920 (OWN) AND CHARLES C AND VICTORIA A ZAYAT 301 ALPINE ESTATES DRIVE CRANSTON RI 02921(APP)** for permission to build a new 50' x 120' one story industrial building with restricted frontage, front, side, rear yard setback and off-street parking on **Calder Street**. AP 11/2, lot 1892, 1893, 1894, 1895, 1896 area 14,946 +/- SF, zoned M-1.

**SOPRANO REALTY COMPANY 4 NOTTINGHAM DRIVE HOPE RI 02831 (OWN/APP)** has filed an application for permission to leave an existing legal non conforming 5000+/- SF commercial building with restricted frontage, front and side yard set back on a proposed undersized 20,481+/- SF lot [parcel A] and leave an existing legal non-conforming 7000+/- SF commercial building with restricted frontage, front and side yard set back on a proposed undersized 20,877+/- SF lot [parcel B]at **225 Macklin Street and 86 Calder Street**. AP 11, Lot 2064, area 41,358 +/- SF, zoned M-1.

## **COMPREHENSIVE PLAN UPDATE**

### **MISCELLANEOUS**

### **PLANNING COMMISSION SCHEDULE CHANGE**

### **NEXT MEETING**

Tuesday, February 5, 2008 at 7 p.m. in the City Council Chamber

### **ADJOURNMENT**