

MEETING AGENDA
July 12, 2005

CALL TO ORDER

MINUTES

- Minutes of the June 7, 2005 meeting.

SUBDIVISIONS AND LAND DEVELOPMENT PLANS

- Sanctuary Estates – Preliminary Plat
(Minor subdivision with street creation)
Pippin Orchard Road
AP 28, Lot 64
- Pellegrino – Preliminary Plat
(Minor Subdivision with no street extension)
80 Old Spring Road
AP 15/2, Lot 11
- Replat of Howard Estates – Preliminary Plat
(Minor Subdivision with no street extension)
Webber Avenue
AP 12/5, Lot 223

Public Hearing

Pontiac Highlands – Preliminary Plan
(Minor Subdivision with no street extension)
Flynn Avenue
Replat of Lots 87, 88 and 89

ZONING BOARD OF REVIEW ITEMS

BEAUSOLEIL REALTY LLC 11 YALE AVENUE WARWICK RI 02888 (OWN/APP) have filed an application for a Special Use Permit to convert a portion of an existing commercial manufacturing building into a self-storage facility with restricted front, rear and side yard setback on an undersized lot at **300 Station Street**. AP 3, lot 1717, area 40,201+/- SF, zoned M-2. Applicant seeks relief from Sections; 17.92.020 Special Use, 17.72.010 Signage, 17.20.120 Schedule of Intensity.

MICHAEL VALLELI 350 PIPPIN ORCHARD ROAD CRANSTON RI 02921 (OWN/APP) AND DIANE DIPIPPO 10 CASEY LANE COVENTRY RI 02816 (LESSEE) have filed an application for permission to operate a restaurant from an existing legal non-conforming building with restricted frontage, front and side yard setback on an undersized lot at **1650 Elmwood Avenue**. AP 4/2, lot 514 & 515, area 8400+/- SF, zoned M-2. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses, 17.72.010 Signs.

CARL C. AND FRANCES FERRUCCI, 9 BEACON HILL DRIVE, WARWICK RI 02886 (OWN) AND DDB PONTIAC LLC, 76 DORRANCE STREET, SUITE 212, PROVIDENCE RI 02903 AND RICKY GREIGRE, 415 LINDSEY STREET, ATTLEBORO MA 02703 (APP) has filed an application for permission to operate a Dunkin Donuts coffee shop with drive-thru and a convenience store from an existing legal non-conforming gasoline service station at **480 Pontiac Avenue**. AP 5/1, lots 630, area 19,829+/- SF, zoned C-3. Applicant seeks relief from Section 30-28 Variance, 30-8 Schedule of Intensity, 30-18 (e), (2), (b), (c), (d), Additional Performance Standards and 30-18 (r) Signage (e) Driveway openings and 30-18 (p) Off-Street Parking.

NELSON M. AND LISA A. JUSTA, 600 LAUREL HILL AVE., CRANSTON, RI 02920 (OWN) and Accurate Builders Corp., 133 Custer Street, Warwick RI 02886 (APP) have filed an application for permission to build a new 25' x 25' two-story single-family dwelling on an undersized parcel (Lots 2714 and 2713) with restricted frontage on **Lark Avenue**. AP 7/4, Lots 2714 and 2713, area 4750+/-SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity.

MOHAMED ALNHAS 8 GORDON STREET CRANSTON RI 02910 (OWN/APP) has filed an application for permission to convert the third floor attic into an additional living unit with restricted front and side yard setback on an undersized lot at **8 Gordon Street**. AP 7/5, lot 1307, area 4800+/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity.

RONALD R S PICERNE AND DAVID R PICERNE TRUSTEES UNDER INDENTURE OF TRUST DATED 12/31/93 75 LAMBERT LIND HIGHWAY WARWICK RI 02886 (OWN) AND GALAXIE RESTAURANT INCORPORATED 957 RESERVOIR AVENUE CRANSTON RI 02919 (APP) have filed an application for permission for a BV alcoholic beverage license for an existing restaurant at **957 Reservoir Avenue**. AP 9/4, lot 2370, area 20,527+/- SF, zoned C-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses, 17.64.010 Off-Street Parking.

PICERNE INVESTMENT CORP 75 LAMBERT LIND HIGHWAY WARWICK RI 02886 (OWN/APP) have filed an application for permission to remove an existing freestanding sign and replace it with a larger freestanding sign than that allowed by ordinance at **1145 Reservoir Avenue**. AP 11, lot 779, area 1.8+/- acres, zoned C-1 & A-8. Applicant seeks relief from Sections; 17.92.010 Variance, 17.72.010 (H) Signs.

RICHARD D'IORIO 54 KNOWLES WAY NARRAGANSETT RI 02882 (OWN/APP) has filed an application for permission to leave an existing legal non-conforming single family dwelling with restricted front and side-yard setback on a proposed 4800+/- SF lot [parcel 1] and build a 28' x 42' raised ranch style single-family dwelling on the proposed remaining 4800+/-SF lot [parcel 2] at **17 Flynn Avenue**. AP 15/3, lot 766, area 9600+/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity.

AMALGAMATED FINANCIAL EQUITIES VII LLC 1414 ATWOOD AVENUE JOHNSTON RI 02919 (OWN/APP) has filed an application for permission to build two new additional residential units, two 9 stall garages, two 8 stall garages, one 6 stall garage, reconstruction of the building entrance, relocation of swimming pool, parking reconfiguration and landscaping at **425 Meshanticut Valley Parkway**. AP 16/4, lot 302, area 109,924+/- SF, zoned C-2. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.090 (a) Specific Requirements.

AMALGAMATED FINANCIAL EQUITIES VII LLC 1414 ATWOOD AVENUE JOHNSTON RI 02919 (OWN/APP) has filed an application for permission to build, two 10 stall garages, two 8 stall garages, parking reconfiguration and landscaping at **455 Meshanticut Valley Parkway**. AP 16/4, lot 1257, area 108,892+/- SF, zoned C-2. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.090 (a) Specific Requirements, 17.64.010 (I) 13 Off-Street Parking.

MARIO MORETTI 10 HIGHMEADOW COURT CRANSTON RI 02921 (OWN/APP) has asked for reconsideration of a condition imposed with the approval of an application heard on May 11,2005 for permission to build a 23' x 32' attached two car garage with restricted side yard set back at **10 High Meadow Court**. AP 21/2, lot 435, area 20,000+/- sf, zoned A-20. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity.

JOHN B GIUSTI AND JOSEPH A MARAIA PO BOX 7537 WARWICK RI 02887 (OWN/APP) have filed an application for permission, pending minor administrative subdivision, to build a new single-family dwelling on a proposed 3.14 acre parcel [lot 1] and build another new single-family dwelling on the proposed remaining 9.86+/- acre parcel [lot 2] at **70 Burlingame Road**. AP 23, lot 25, area 566,585+/- SF, zoned A-80. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.090 Specific Requirements, 17.20.120 Schedule of Intensity.

DAVID G BOGOSIAN 24 LINDSAY LANE CRANSTON RI 02921 (OWN/APP) have filed an application for permission to build a 14' x 16'+/- SF shed [larger than allowed by ordinance] at **24 Lindsay Lane**. AP 35, lot 315, area 23,383+/- SF, zoned A-20. Applicant seeks relief from Sections; 17.92.010 Variance, 17.60.010 (H) Accessory Structures.

EXTENSIONS OF TIME

- Koutsogiane Estates
Elena Street
- Scituate Farms, Section 4
Scituate Avenue

MISCELLANEOUS ITEMS

- Comprehensive Plan Update – Discussion

DATE AND TIME OF NEXT MEETING

- Tuesday, August 2, 2005 at 7 p.m.

ADJOURNMENT