

Allan W. Fung
Mayor

Peter S. Lapolla
Director Planning



Michael Smith
President

Frederick Vincent
Vice Chairman

CITY PLAN COMMISSION
Cranston City Hall

AGENDA

July 12, 2016
City Hall Council Chamber
7 p.m.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

Minutes of the June 7, 2016, City Plan Commission Meeting

III. ORDINANCES AND RECOMMENDATIONS

6-16-09 - Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone – 100 Sockanosset Crossroad). M-2 (Heavy Industrial) and S-1 (Open Space) to C-5 (Highway Commercial with conditions)

IV. SUBDIVISION AND LAND DEVELOPMENT

1. **SSRE RI Gold Meadow Fars** – Master Plan Public Informational Meeting
Major Land Development without street extension
Large Scale Solar Farm – 60 acres
Lippitt Avenue (east side)
AP 23, Lots 6,7,8,15,20 and 36, AP 30, Lot 240

2. **Champlin Hills** – Preliminary Plan Public Hearing
Major Land Development w/o street extension
Multi-family residential 72 units
Scituate Avenue (southerly side)
AP 20/4, Lots 2113 & 2117

V. ZONING BOARD OF REVIEW RECOMMENDATIONS

1. **WILLIAM T AND COLLEEN M COGGINS 42 KENSINGTON ROAD CRANSTON RI 02905 (OWN/APP)** have filed an application for permission to leave an existing single family dwelling with restricted side yard set-back and two existing detached garages with restricted frontage and side yard set-back on a proposed 31,416+/- SF lot [parcel A] with the remaining 8139+/- SF for a proposed [parcel B] at **42 Kensington Road**. AP 2/2, lots 935 & 2334, area 39,555+/- SF, zoned A-6 & A-12. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.64.010 F (2) Street Access Curb Openings..

2. **HOWARD GOLDSMITH 71 WOODLAND TRAIL SOUTH KINGSTOWN RI 02879 (OWN) AND EUGENE AND MICHAEL ORSI 35 GILCREST DRIVE WEST WARWICK RI 02893 (APP)** have filed an application for permission to install an electronic message board at **530 Wellington Avenue**. AP 3/2, lot 107, area 236,966+/- SF, zoned M-2. Applicant seeks relief from Section 17.92.010 Variance, 17.72.010 (7) Signs.

3. **THE HEMINGWAY TRUST UNDER AGREEMENT DATED 12/1/2008 1414 ATWOOD AVENUE JOHNSTON RI 02919 (OWN/APP)** has filed an application for permission to have a driveway opening greater than that allowed by ordinance at **100 East Hill Drive**. AP 16, lot 571, area 20,039+/- SF, zoned A-8. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.64.010 F (2) Street Access Curb Openings.

4. **BIGNEY AND BARROS PROPERTIES LLC 334 EAST AVENUE PAWTUCKET RI 02860 (OWN/APP) AND NURSING PLACEMENT INC 334 EAST AVENUE PAWTUCKET RI 02860 (LESSEE)** have filed an application for permission to install an LED electronic message board at **480 Reservoir Avenue**. AP 6/2, lot 1446, area 5000+/- SF, zoned C-4. Applicant seeks relief from Section 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.92.010 Signs.

5. **SANA DEVELOPMENT PONTIAC LLC 10 SOUTHERN INDUSTRIAL DRIVE CRANSTON RI 02921 (OWN) AND FERRANRI PROPERTIES INC 29 LARK INDUSTRIAL PARKWAY SMITHFIELD RI 02828 (APP)** have filed an application for permission to use a former preschool building for a professional office and light manufacturing at **1081 Pontiac Avenue**. AP 10/4, lot 23, area 16,849+/- SF, zoned A-6. Applicant seeks relief from Section 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses, 17.92.010 Signs.

VI. **PLANNING DIRECTORS REPORT**

VII. **ADJOURNMENT/NEXT MEETING** August 2nd, 2016 – City Council Chamber, 7 pm

Individuals requesting interpreter services for the hearing impaired must contact the office of City Planning at 461-1000 ext. 3136 seventy-two [72] hours prior to the meeting.