

## **MINUTES**

July 9, 2013

Vice Chairman Smith called the Planning Commission Meeting to order in the Planning Department at 7 p.m. The following Commission members were in attendance

Michael Smith, Vice Chairman  
Frederick Vincent  
Mark Motte  
Gene Nadeau  
Robert Strom  
Ken Mason, P.E.

Also present were:

Peter Lapolla, Planning Director  
Stephen Marsella, Esq., Assistant City Solicitor  
Lynn Furney, Associate Planner

### **APPROVAL OF MINUTES**

Upon motion made by Mr. Motte and seconded by Mr. Nadeau, the Commission unanimously voted to approve the minutes of the June 4, 2013, Plan Commission meeting.

### **PERFORMANCE GUARANTEE**

**Reed/Kezerian – Bond Renewal / Extension**  
Narragansett Blvd. and Grand Avenue  
AP 2, Lots 737, 738 and 4006

Upon motion made by Mr. Motte and seconded by Mr. Vincent, the Commission unanimously voted to *table* this matter.

Ayes: Mason, Nadeau, Smith, Motte, Strom and Vincent    Nay: none.

**Replat of City View Estates #1 & Meloccaro Plat - Administrative Subdivision**  
Bone Release Request

Upon motion made by Mr. Motte and seconded by Mr. Mason, the Commission unanimously voted to *release*, in its entirety, the existing \$2,400 cash bond being held for the installation of granite bounds for the above referenced Administrative Subdivision. Mr. Peter Cipolla, Registered Land Surveyor, has provided written confirmation that this work has been successfully completed.

Ayes: Mason, Nadeau, Smith, Motte, Strom and Vincent    Nay: none.

## ZONING BOARD OF REVIEW RECOMMENDATIONS

**EMG MANAGEMENT COMPANY LLC 1015 BRANCH AVENUE APT 4 PROVIDENCE RI 02904 (OWN/APP)** has filed an application for permission to leave an existing two family home on a proposed undersized 5076+/- SF [Lot 1] with restricted frontage and build a new 28' X 28' two story single family home on the proposed remaining 5000+/- SF undersized [lot 2] with restricted frontage at **126 Gladstone Street**. AP 7/4, lot 3243, area 10,076+/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity.

### Findings:

The applicant has not submitted an application, or received an approval, for the subdivision of the above property, therefore, the Plan Commission cannot hear this application

### Recommendation:

Upon motion made by Mr. Motte, seconded by Mr. Strom, it was unanimously voted to table this application until a subdivision for this property has been submitted and approved by the Plan Commission.

Ayes: Strom, Mott, Vincent, Nadeau, Smith and Mason. Nay: none

**CITY OF CRANSTON C/O DPW 869 PARK AVENUE CRANSTON RI 02910 (OWN/APP)** has filed an application for permission to build a 2757+/- SF addition to an existing fire station including a new driveway with restricted frontage and side yard set back at **1384 Cranston Street**. AP 8/2, lot 2642, area 37,845+/- SF, zoned M-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity.

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 application is consistent with the Comprehensive Plan Future Land Use Map which designates this area of the City as a Special Redevelopment Area.
2. The proposed new 2,730 sq. ft. apparatus addition will have 2 overhead doors that face Cranston St.
3. The proposed 50'-8" x 55'-4" addition will have a restricted side yard setback of 4 feet, where 20 ft. is required by the Zoning Code.
4. The closest building on the abutting lot is 40 feet away from the common side lot line.
5. The property has 131.47 ft. of frontage on Cranston Street, where 150 ft. is required in an industrial M-1 zone.
6. The lot exceeds the M-1 minimum required lot area by 7,845 sq. ft.
7. Fire stations are allowed by right in industrial zones.
8. The site plan has received an approval from the City's Development Plan Review Committee on June 19, 2013, which included relocation of the dumpster, and some increased landscape features.

### Recommendation:

Based on the findings of fact, upon motion made by Mr. Vincent, seconded by Mr. Nadeau, the Plan Commission unanimously voted to forward a positive recommendation on this application to the Zoning Board, as the addition 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.

Ayes: Strom, Mott, Vincent, Nadeau, Smith and Mason. Nay: none

**JOSEPH AND CHRISTA SPREMULLI 16 SOUTH COMSTOCK PARKWAY CRANSTON RI 02921 (OWN/APP)** have filed an application for permission to build a 24' X 27' garage addition to an existing single family dwelling with restricted front yard set back at **16 Comstock Parkway**. AP 25/4, lots 36, 37 & 40,, area 25,000+/- SF, zoned A-8. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.090 L Additional set backs on Certain Streets.

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 application and current use is consistent with the 2010 Comprehensive Plan Future Land Use Map, which designates this area of the City as Single Family residential, 7.26 to 3.64 units per acre.
2. This street is listed in the Zoning Code as one of the eight City streets that require additional front yard setbacks of 60 ft.
3. The existing single family ranch house has a front yard setback of 28 ft. The proposed garage will have a setback of 26 feet.
4. Ten of the twelve single family dwellings on South Comstock Parkway within the 400' Zoning radius have setbacks similar to the applicant's front yard setback.
5. With the exception of 2 lots, all of the lots on South Comstock Parkway are 100 feet deep, which in itself creates a hardship for a 60 ft. front yard setback.
6. The new garage exceeds the required rear yard setback.

Recommendation:

Note: Mr. Smith recused himself from discussion and vote, as he resides within the 400' radius for this application.

Based on the Findings of Fact, upon motion made by Mr. Mott, seconded by Mr. Mason the Plan Commission voted to forward a positive recommendation on this application to the Zoning Board, as the garage addition 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.

Ayes: Strom, Mott, Vincent, Nadeau, and Mason. Nay: none Recusal: Mr. Smith

**ADJOURNMENT**

Upon motion made by Mr. Strom and seconded by Mr. Vincent, the Commission unanimously voted to adjourn at 7:23 p.m.

**DATE OF NEXT MEETING** August 6, 2013 – City Council Chamber – 7:00 p.m.

Respectfully submitted,

Lynn M. Furney, AICP  
Senior Planner

