

**AGENDA**

**June 3, 2008  
7:00 P.M.  
City Hall Council Chambers**

**CALL TO ORDER**

**APPROVAL OF MINUTES**

Minutes of the May 6, 2008 Planning Commission Meeting

**SUBDIVISION AND LAND DEVELOPMENT PLANS**

**Lippitt Farm Phase I – Preliminary Plan**

Major Subdivision with street extension  
Laten Knight Road  
AP 30/4, Lot 250

*Public Hearing*

**Equestrian Estates – Master Plan**

Major Residential Planned District (RPD) with street extension  
Laten Knight Road  
AP 28, Lot 11

*Public Informational Meeting*

**Atwood Village Condominiums**

Master Plan – Major Land Development  
Burton Street, Berry Street and Cady Avenue  
AP 12/4, Lots 938-953 and 996-1002

*Public Hearing*

**Francisco Plat – Preliminary Plan**

Minor Subdivision without street extension  
1402 Phenix Avenue  
AP 21, Lot 1

*Public Informational Meeting*

**Glen Hills Drive – Preliminary Plan**

Minor Subdivision without street extension  
Glen Hills Drive and Evans Way  
AP 16/1, Lot 1286

*Public Informational Meeting*

**PERFORMANCE GUARANTEES**

**Western Cranston Industrial Park East – Phase 2**

(Delfino Property)  
Performance Guarantee release request

**EXTENSIONS OF TIME**

**Farm House Lane – Preliminary Plan**

Hope Road  
AP 23, Lot 12; AP 24, Lots 66 and 105

**Gray Coach Lane Phase II – Preliminary Plan**  
(formerly Newbury Village Phase II)  
AP 36/3, Lot 54

**ZONING BOARD OF REVIEW ITEMS**

**RICHARD F CARPENTER 298 MONTGOMERY AVENUE CRANSTON RI 02905 (OWN/APP)** for permission to convert a portion of an existing legal non-conforming building into a residential living unit. AP 2/4, Lot 7, area 7920 +/- SF, zoned C-3.

**JOHNSON & WALES UNIVERSITY 8 ABBOTT PARK PLACE CRANSTON RI 02903 (OWN/APP)** for permission to have additional signage than that allowed by ordinance at **1150 Narragansett Boulevard**. AP 2/3, Lot 681, area 140,000 +/- SF, zoned B-2.

**WILLIAM A CAPUANO, PAULA C SARDELLI, EVELYN C RECCHIA, WILLIAM A CAPUANO, EVELYN C RECCHIA, CO-TRUSTEES C/O 1020 PARK AVENUE CRANSTON RI 02910 (OWNER) AND COLBEA ENTERPRISES, LLC 2050 PLAINFIELD PIKE CRANSTON RI 02920 (APP)** for permission to replace the existing fuel dispenser canopy with a new 28' X 102' canopy on an existing legal non-conforming gasoline service station with restricted front yard set back at **1036 Reservoir Avenue**. AP 9/2, Lot 2606 & 2609, area 23,627 +/- SF, zoned C-1.

**CRANSTON LEASE LLC C/O DANIEL A CASE ESQ. CASE, KNOWLSON, JORDAN & WRIGHT LLP 2029 CENTURY PARK EAST, SUITE 2500, LOS ANGELES CA 90067 (OWN) AND CRANSTON-RESERVOIR CVS, INC ONE CVS DRIVE WOONSOCKET RI 02985 (APP)** for permission to have additional signage than that allowed by ordinance including an electronic message board at **681 Reservoir Avenue**. AP 9/5, Lot 114, area 93,424 +/- SF, zoned C-4.

**BRUCE D AND MINDY B LANE PO BOX 8782 CRANSTON RI 02920 (OWN) AND TOMMYS PIZZA II INC 870 OAKLAWN AVE CRANSTON RI 02920 (APP)** for permission to operate a restaurant serving alcoholic beverages at **870 Oaklawn Avenue**. AP 15/2, Lot 350 & 358, area 31,310 +/- SF, zoned C-2.

**CARMEN BORCIA 1 COLDBROOK COURT CRANSTON RI 02920 (OWN/APP)** for permission to build a new 28' X 42' two story two family home on an undersized lot on **Mayfield Avenue**. AP 15/3, Lot 1753, area 6000 +/- SF, zoned A-6.

**MATHEW KEENAN 105 WESTFIELD DRIVE CRANSTON RI 02920 (OWN/APP)** for special use permit to build a 544+/- SF family accessory apartment on an existing single family dwelling. AP 37, Lot 191, area 14,934 +/- SF, zoned A-8.

**MICHAEL D TESTA 58 MURRAY STREET NORTH KINGSTON RI 02852 (OWN/APP)** for permission to legalize a second floor dwelling unit in an existing legal non-conforming single family dwelling with restricted frontage, front and side yard setback on an undersized lot at **1454 Plainfield Street**. AP 12/2, Lot 1709 & 1727, area 7913 +/- SF, zoned A-8.

**MISCELLANEOUS**

**COMPREHENSIVE PLAN UPDATE**

**DISCUSSION – PHENIX TERRACE COMPREHENSIVE PERMIT**

**NEXT REGULAR MEETING/ADJOURNMENT**

Tuesday, July 8, 2008 at 7 p.m. in the City Council Chamber