

AGENDA

June 5, 2007
Cranston High School West Auditorium
7 p.m.

CALL TO ORDER

MINUTES

Minutes of the May 1, 2007 Planning Commission Meeting

ORDINANCES

Ordinance #4-07-7 an Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone – 340 Scituate Ave.) Subject property is located on the southerly side of Scituate Avenue between Amy Drive and Phenix Avenue, on Assessor's Plat 20/2, Lot 2121. The requested amendment involves a change of Zone from A-20 to B-2.

SUBDIVISION AND LAND DEVELOPMENT PLANS

OLD BUSINESS:

Equestrian Estates "Formerly Moses Plat" – Master Plan

Informational-

Cont'd

Major Residential Planned Development with street extension

Laten Knight Road

AP 28, Lot 11

Phenix Avenue Minor Subdivision – Preliminary Plan

Informational-

Cont'd

Minor Subdivision with no street extension

Phenix Avenue

AP 17/2, Lot 1756

Phenix Terrace "Formerly 150 Unit Apartments-Natick/Phenix"

Informational-

Cont'd

Master Plan

Major Subdivision with street extension

Natick/Phenix Avenue

AP 19/1, Lot 3

NEW BUSINESS:

Rosaki Minor Subdivision– Preliminary Plan

Informational

Minor Subdivision with no street extension
Pippin Orchard Road
AP 28, Lot 55

The Centre at Garden Hills – Master Plan

Informational

Major Land Development with no street extension
New London Avenue
AP 15/1, Lot 8

PERFORMANCE GUARANTEES

1. **Fox Ridge Estates #3 & #4**
Request for Bond Release
2. **Orchard Meadows**
Bond Expiration
3. **Birchwood Estates**
Request for Bond Reduction
4. **Rossi Subdivision**
Request for Bond Reduction

ZONING BOARD OF REVIEW ITEMS:

JANET AND FRANK SPINELLI 110 ALLEN AVENUE CRANSTON, RI 02910 (OWN/APP) have filed an application for permission to convert an existing single-family dwelling into a 2-family dwelling with restricted front and corner side yard setback at **110 Allen Avenue**. AP 5/3 Lot 957, area 8544 +/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses. No attorney.

DEBORAH ANN AND LAWRENCE THOMAS BYRNE 965 BANNOCK COURT CONCORD CA 94518 (OWN/APP) have filed an application for permission to leave an existing legal non-conforming single family dwelling with restricted frontage, front and side yard setback on an undersized [lot 2295] and build a new 26' X 32' cape style home on the abutting [lot 2293] at **17 Hampshire Road**. AP 5/4 Lots 2295 & 2293, area 11,459 +/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. Robert D. Murray Esq.

GREEN BLANKY LLC 699 PARK AVENUE CRANSTON RI 02910 (OWN) AND JASON AND LYNSEY COLGAN 117 WOODBINE STREET CRANSTON RI 02910 (APP) AND A SAFER START CHILD UNIVERSITY 699 PARK AVENUE CRANSTON RI 02910 (LESSEE) have filed an application for permission to build a new daycare facility with restricted corner visibility at **699 Park Avenue**. AP 6/1 Lots 3340, area 13,648 +/- SF, zoned C-3. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.100 (A) Corner Visibility. Andrew Sholes Esq.

CHERYL L LEVESQUE 150 BURNSIDE STREET CRANSTON RI 02910 (OWN/APP) has filed an application for permission to convert 1536 +/- SF garage portion of an existing legal non-conforming office building into a professional office at **150 Burnside Street**. AP 6/4 Lots 795 & 800, area 15,000 +/- SF, zoned B-1 & C-4. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses. David R Ball Esq.

MESHANTICUT PARK CHURCH 180 OAKLAWN AVENUE CRANSTON RI 02920 (OWN) AND OMNIPOINT COMMUNICATIONS INC A WHOLLY OWNED SUBSIDIARY OF T-MOBILE USA INC 15 COMMERCE SUITE B NORTON MA 02766 (APP) have filed an application for a special permit to install wireless telecommunications facility / antennas within an existing church steeple at **180 Oaklawn Avenue**. AP 11/5, lots 3419, area 1.13+/- acres, zoned A-8. Applicant seeks relief from Sections; 17.92.020 Special Use Permit, 17.20.130 Schedule of Uses. Ricardo Souza Esq..

JAMES J CARDI REALTY MANAGEMENT 410 TRIMTOWN ROAD SCITUATE RI 02857 (OWN) AND CPAA INC D/B/A/ NEO PIZZA 2244 PLAINFIELD PIKE CRANSTON RI 02921 (APP) have filed an application for permission to expand an existing restaurant with restricted off street parking at **2244 Plainfield Pike**. AP 36 Lot 6, area 31798 +/- SF, zoned M-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Uses, 17.64.010 Off-Street parking. No attorney.

GREEN PHILIP AND MARY SACCOCCIO 23 ALDRICH AVENUE CRANSTON RI 02920 (OWN/APP) have filed an application for permission to leave an existing legal non-conforming two family dwelling on an undersized parcel [lots 147 & 147] at **23 Aldrich Avenue**. AP 12/5 Lots 146, 147 area 7,376 +/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.88.010 Substandard lots of Record. Joseph C. Manera Esq.

ARNOLD J RAVO JR 4 COLD BROOK COURT CRANSTON RI 02920 (OWN/APP) has filed an application for permission to build a 10' X 32' carport on an existing single family dwelling with restricted side yard setback at **4 Cold Brook**. AP 16-2 Lot 1110, area 11216 +/- SF, zoned A-8. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. No attorney.

ADDITIONAL MATTERS

- The Comprehensive Plan – Five Year Update
- Land Development Application Fees
- Application Process

ADJOURNMENT / NEXT MEETING

Tuesday, July 10, 2007 at 7 P.M.