

MINUTES

June 7, 2016

Chairman Smith called the Planning Commission Meeting to order at 7 p.m. in the City Council Chamber. The following Commission members were in attendance:

Michael Smith, Chairman
Kenneth Mason, P.E.
Mark Motte
Lynne Harrington
Fred Vincent
Robert Strom
Kimberly Bittner

Also present were:

Peter Lapolla, Planning Director
Stephen Marsella, Esq. Assistant City Solicitor
Jason Pezzullo, AICP, Principal Planner
Lynn Furney, Senior Planner
J. Resnick, Clerk

APPROVAL OF MINUTES

Upon motion made by Mr. Motte and seconded by Mr. Vincent, the Commission unanimously voted to approve the minutes of the May 3, 2016, Plan Commission Meeting.

WORKSHOP – GIS Zoning Layer as Official Zoning Map – City Council

Ms. Maria Giarrusso, GIS Coordinator, stated that she is in the process of converting the 1965 zoning map to digital GIS availability on the City website. She stated that what is now on the website is not up to date. In digitizing the zoning map, it will be updated annually. Data will be stored at the parcel level. All concurred that this is necessary to provide greater accessibility to the zoning map.

SUBDIVISION AND LAND DEVELOPMENT

Ridgewood Gardens – Master Plan

Major subdivision – RPD w/o street extension
10 unit (5 duplexes) condominium complex
Wilbur Avenue, Conley Avenue
AP 21-3, Lot 16

Mr. Pezzullo stated that the applicant has proposed a condominium complex with five duplex structures with access on Conley Avenue, and one additional conforming single-family house lot fronting on Wilbur Avenue. The RPD cluster of five duplexes is a use allowed by right within the Subdivision and Land Development Regulations and the Cranston Zoning Code.

The applicant proposes to subdivide the existing lot into two parcels (Parcel A & B). Parcel A will be a residential lot that meets all applicable zoning requirements and will be retained by the existing owners as vacant land. Parcel B will include the construction of a ten unit condominium complex and a road

servicing them, with driveways and extra parking areas. He stated that a conventional yield produces eleven conforming lots.

The proposed RPD subdivision conforms to the minimum A-20 zoning density requirement and is consistent with the Cranston Comprehensive Plan – Future Land Use Map. All dwelling units will be serviced by public water and public sewer.

Mr. Richard Lipsitz, engineer, reiterated Mr. Pezzullo's comments, further stating that the water table is 96 inches. He further stated that the entire parcel is seven acres; three acres will be developed, 3 acres will remain open and the house lot will be on one acre. He stated that sewers will be tied in to the RISE Line and that the sewer line is on Conley Avenue. He stated that raingardens will be used for drainage on the property. Finally, he stated that no more traffic is anticipated from this development. Mr. Mason commented, stating that individual houses have also tied in.

Mr. Domenic Shavone, Conley Avenue, expressed concern with traffic and asked that the City look into making adjustments to the existing traffic light at Conley/WilburPhenix Avenues.

Mr. Ed Lannon, 485 Wilbur Avenue, stated that he did not receive a meeting notice. Mr. Pezzullo explained that his property is outside of the required notification area. Mr. Lannon also expressed concern that no residents have tied in to the sewer line. Mr. Mason stated that the City took ownership of the RISE Line only two years ago. Mr. Lannon expressed further concern with the proposed duplexes in a single family zone. Mr. Pezzullo explained that approximately 25 years ago the City Council adopted the RPD ordinance, therefore, making this proposal a use allowed by right. Mr. Pezzullo also stated that the proposed single family home will not be part of the condo association. Mr. Lannon expressed further concern with traffic and expressed his opposition to the proposal. Mr. Lannon then asked if single family homes can tie in to the sewer line. Mr. Mason stated that "they can if they so choose".

Mr. Craig Bilodeau, 3 Ridgevale Ct., stated that he was not notified that there was sewer availability. Mr. Mason responded, stating that it was not his understanding that there was a requirement to notify homeowners. Mr. Bilodeau then asked if the condos will be "over 55" housing. Mr. Kezirian stated that they will be two bedroom units and will not have a negative impact on property values in the area.

A resident of Ridgevale Ct. expressed his disappointment that he was not notified about sewer availability. He also expressed concern with property values. Mr. Pezzullo again explained the RPD process.

Ms. Lori Bilodeau questioned the yield plan and whether the proposed open space will remain in perpetuity and why the developer did not choose conventional development. Mr. Pezzullo stated that it is a matter of preference and the open space will remain so.

Commissioner Vincent stated that this type of development has environmental benefit.

There being no further comment, the Commission moved to a vote. Upon motion made by Mr. Motte and seconded by Ms. Harrington, the Commission voted (6/1 – Ms. Bittner voted nay) to adopt the Findings of Fact denoted below and approve your Major Subdivision application; subject to the following conditions.

Findings of Fact

Positive Findings

1. An orderly, thorough and expeditious technical review of this Master Plan has been conducted. Property owners within a 100' radius have been notified via first class mail on 5/27/16 and the meeting agenda has been properly posted. Advertisement for this major subdivision was published in the 5/31/16 edition of the Cranston Herald.
2. The proposed residential subdivision and its resulting density of approximately 2 units per acre conforms to the Comprehensive Plan – Future Land Use designation of "Residential 3.63 to 1 units per acre".

3. The proposal will not alter the general character of the surrounding area or impair the intent or purpose of the Cranston Zoning Code as the lots are proposed consistent with the A-20 zoning district and the RPD Ord
4. There will be no significant negative environmental impacts from the proposed subdivision as shown on the Master Plan.
5. The proposed subdivision promotes high quality appropriate design and construction, will be well integrated with the surrounding neighborhood and will reflect its existing characteristics.
6. The proposed subdivision will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
7. The development will have direct physical access to Wilbur Avenue and Connelly Avenue, improved public streets within the City.
8. The proposed subdivision provides for safe and adequate local circulation of pedestrian and vehicular through traffic, for adequate surface water run-off and for a suitable building site.
9. Significant cultural, historic or natural features that contribute to the attractiveness of the community have been identified on site. The RPD preserves nearly half of the site as permanent open space.
10. The design and location of streets, building lots, utilities, drainage and other improvements conform to local regulations for mitigation of flooding and soil erosion.

Conditions of approval

Applicant shall:

1. Obtain engineering and design approvals from all required agencies *prior* to filing a Preliminary Plan application with the planning department;
2. Receive Preliminary Plan approval from the Development Plan Review committee prior to appearing before the City Plan Commission;
3. Incorporate Mr. Skorupski' s comments detailed in Section IV. 4 of this staff report into the Preliminary Plan submission.
4. Submit *draft* condominium association documents and any utility easement documents.
5. Submit *draft* open space / conservation easement declaration and maintenance documents.
6. City Traffic Engineer to examine the feasibility of improvements to the Conley/Wilbur/Phenix Avenues intersection.

Gray Coach Estates – Final Plan

Major Land Development w/o street extension

Minor modification of layout & phasing

Plat 36-4, Lot 54

Mr. Pezzullo explained the proposal to combine sub-phases 2-6, 2-7, 2-11, and 2-12 (4 buildings, 22 units) into one single sub-phase to be named by the administrative officer in consultation with the developer at the time of the next sub-phase recording.

Attorney Murray stated that in 2013 this applicant came before the Commission for permission to increase the number of units from 116 to 194, which was granted. He also noted that the former small islands between unit driveways have been removed.

No public comment was offered.

Upon motion made by Mr. Vincent and seconded by Mr. Strom, the Commission unanimously voted (7/0) to approve the consolidation of these four sub-phases into one.

Coggins Plat – Preliminary Plan

Minor subdivision w/o street extension
Reconsideration of Preliminary Plan Condition #1 (Rezone)
Narragansett Blvd. & Kensington Road
AP 2/2, Lots 935, 2334 & 3987

Mr. Pezzullo stated that, specifically, the requirement this Commission made was that once the abandonment and variances were granted, the applicant must ask the City Council to move the zone line as not to leave the existing house with an A-12 / A-6 split zone. He stated that at that time he recommended this to the commission so that we would not leave an issue dangling that had the potential to cause problems in the future.

The applicant has already received approval for the abandonment of Kensington Road. They are currently seeking dimensional variances from the Zoning Board of Review for the frontage relief that this subdivision created.

The subdivision has created one new conforming A-6 lot on Narragansett Blvd with 8,139 square feet of area. This lot is has no issues and does not have a split zone. The remaining lot with the existing house and garage structures do not have the potential for further subdivision and, therefore, the lingering split zone is of no real consequence to the City or to the property owner. Eliminating the split zone is **ideal**, but it is **not essential** to the completion of this subdivision.

No public comment was offered.

Upon motion made by Mr. Motte and seconded by Mr. Mason, the Commission unanimously voted (7/0) to replace Condition #1 with the following:

Applicant shall receive approval for the abandonment of the terminus of Kensington Road from the Cranston City Council prior to filing the Final Plan Application with the Cranston Planning Department.

DeFazio Plat – Preliminary/ Final Plan

Minor subdivision w/o street extension
1 additional residential lot
1500 Pippin Orchard Road
AP 28, Lot 74

Mr. Richard Bzdyra, RLS, explained the proposed two-lot minor subdivision for the existing 14.6 acre parcel of land as follows:

Parcel A – 8.25 acres, 379' of frontage to accommodate the existing single-family home;
Parcel B – 6.35 acres, 200' of frontage for one new single-family home.

The proposed subdivision conforms to the minimum A-80 zoning density requirements and is consistent with the Cranston Comprehensive Plan – Future Land Use Map. The lots will be serviced by public water and private septic systems (OWTS). No roadway creation is proposed. He explained that the frontage on Parcel B contains wetlands and, therefore, will be accessed through a shared driveway easement through Parcel A. He stated that the RISE Pressure Line is available but OWTS is proposed.

Ms. Linda Caparelli asked where the house will be located. Mr. Pezzullo showed her on the screen. He also stated that the applicant has requested waivers for provision of sidewalk and curbing.

Upon motion made by Mr. Vincent and seconded by Mr. Motte, the Commission unanimously voted (7/0) to adopt the Findings of Fact denoted below and *approve* this Preliminary/Final Plan, with waiver for provision of sidewalks and curbing; subject to the following conditions.

Findings of Fact

Positive Findings

1. An orderly, thorough and expeditious technical review of this Preliminary Plan has been conducted. Property owners within a 100' radius have been notified via first class mail on 5/27/16 and the meeting agenda has been properly posted. Advertisement for this minor subdivision is not required under Section V.C.2.h of the City of Cranston Subdivision Regulations since no street extension is proposed.
2. The proposed residential subdivision and its resulting density of approximately .1 units per acre conforms to the Comprehensive Plan – Future Land Use designation of “Residential Less than one unit per acre”.
3. The proposal will not alter the general character of the surrounding area or impair the intent or purpose of the Cranston Zoning Code as the lots are proposed consistent with the A-80 zoning district.
4. There will be no significant negative environmental impacts from the proposed subdivision as shown on the Preliminary Plan.
5. The proposed subdivision promotes high quality appropriate design and construction, will be well integrated with the surrounding neighborhoods and will reflect its existing characteristics.
6. The proposed subdivision will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
7. Parcel B does not have direct physical access from Pippin Orchard Road, an improved public roadway located within the City of Cranston. However, Parcel B will be accessible via a perpetual easement crossing through Parcel A.
8. The proposed subdivision provides for safe and adequate local circulation of pedestrian and vehicular through traffic, for adequate surface water run-off and for a suitable building site.
9. Significant cultural, historic or natural features that contribute to the attractiveness of the community have not been identified on site.
10. The design and location of streets, building lots, utilities, drainage and other improvements conform to local regulations for mitigation of flooding and soil erosion.

Conditions of Approval

1. Payment of Western Cranston Capital Facilities Impact Fee in the amount of \$1,389.50 at the time of Final Plat recording.
2. Perpetual driveway access easement agreement to be recorded concurrent with the Record Plan for all future owners of Parcel B to have the right to access this lot through Parcel A.

Chapel View – Final Plan

Major land development – Mixed Use Planned District (MPD)

Minor Amendment

Parking Lot and Drive thru addition

AP 14, Lot 1 and Portion of 15

Mr. Lapolla explained that this is a minor modification to the MPD for the reuse of the building that formerly housed Ted's Montana Grill.

- To divide the building into two spaces to allow for a Starbucks Coffee and a Blaze Pizza;
- To reconfigure the site adjacent to the building to accommodate a drive thru facility for Starbucks.
- In constructing the drive thru, the parking fields and landscaping adjacent to the site will be altered. [The drive thru will decrease total parking provided by approximately 22 spaces.

In response to the Plan Department request, the applicant provided a “Memorandum Regarding Traffic and Parking Impacts of Starbucks Coffee & Blaze Pizza at Chapel View in Cranston” prepared by Garofalo & Associates, Inc which indicated that there is sufficient stacking for the proposed drive-thru.

Attorney Karen Browning, Moses Alfonso, deferred to Mr. Lapolla’s explanation of the minor modification.

Commissioner Harrington asked if traffic calming could be instituted for egress from the drive thru. Mr. Coates informed her that there will be a stop sign. Mr. Coates went on to explain that Starbucks does not have the volume of a Dunkin Donuts. Blaze Pizza is fast food pizza.

Commissioner Motte praised the architect and developer on the new design. It was noted that the Historic District Commission will review this proposal next week.

Commissioner Strom asked if traffic flow would improve. Mr. Coates stated that, “you will still have to do a windentation”. Mr. Garofalo stated that morning traffic should not be as high as it is in the pm. The site is a Level of Service B.

Plan Commission Chair, Mr. Smith, commented on the “green”. Mr. Coates stated that the existing dumpsters will be demolished. He further stated that the green space is a “net wash”.

Upon motion made by Mr. Motte and seconded by Ms. Harrington, the Commission unanimously voted (7/0) to approve the request for the following minor modifications:

- To divide the building into two spaces to allow for a Starbucks Coffee and a Blaze Pizza;
- To reconfigure the site adjacent to the building to accommodate a drive thru for Starbucks. In constructing the drive thru, the parking fields and landscaping adjacent to the site will be altered (loss of approximately 22 spaces).

Seven Mile Road Minor – Preliminary Plan

Minor Subdivision w/o street extension

2 additional residential lots

Seven Mile Road

AP 32, Lot 12

Mr. Pezzullo explained that the owner/applicant has proposed a three-lot minor subdivision for the existing 11.8 acre parcel of land:

- Lot 1 – 4.2 acres, 84’ of frontage for one new single-family home;
- Lot 2 – 5.72 acres, 84’ of frontage for one new single-family home;
- Lot 3 – 1.89 acres, 200’ of frontage to accommodate the existing single-family home.

The proposed subdivision conforms to the minimum A-80 zoning *density* requirements and is consistent with the Cranston Comprehensive Plan – Future Land Use Map. However, Lot 1 and 2 will require *dimensional* variances from the Zoning Board of Review since they each will have less than the 200’ of required frontage. Both lots will be serviced by private wells water and private septic systems (OWTS).

Mr. Dave Russo, DiPrete Engineering, reiterated Mr. Pezzullo’s comments. Ms. Harrington asked Mr. Russo if the applicant had considered a shared driveway rather than the two proposed. Mr. Russo stated that the property owner prefers to keep the driveways separate.

No public comment was offered.

Upon motion made by Mr. Motte and seconded by Ms. Bittner, the Commission voted (6/1 – Ms. Harrington voted nay) to adopt the Findings of Fact denoted below and approve this Minor Subdivision application, with a waiver for the provision of sidewalks, curbing, substandard frontage and irregular lot configuration; subject to the following conditions.

Positive Findings

1. An orderly, thorough and expeditious technical review of this Preliminary Plan has been conducted. Property owners within a 100' radius have been notified via first class mail on 3/25/16 and the meeting agenda has been properly posted. Advertisement for this minor subdivision is not required under Section V.C.2.h of the City of Cranston Subdivision Regulations since no street extension is proposed.
2. The proposed residential subdivision and its resulting density of 9.08 units per acre conform to the Comprehensive Plan – Future Land Use designation of “Residential less than 10.39 units per acre”.
3. The proposal will not alter the general character of the surrounding area or impair the intent or purpose of the Cranston Zoning Code as the lots are proposed consistent with the B-2 zoning district.
4. There will be no significant negative environmental impacts from the proposed subdivision as shown on the Preliminary Plan.
5. The proposed subdivision promotes high quality appropriate design and construction, will be well integrated with the surrounding neighborhoods and will reflect its existing characteristics.
6. The proposed subdivision will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
7. The lots in question have adequate permanent physical access on Governor Street and Victoria Avenue, improved public roadways located within the City of Cranston.
8. The proposed subdivision provides for safe and adequate local circulation of pedestrian and vehicular through traffic, for adequate surface water run-off and for a suitable building site.
9. Significant cultural, historic or natural features that contribute to the attractiveness of the community have not been identified on site.
10. The design and location of streets, building lots, utilities, drainage and other improvements conform to local regulations for mitigation of flooding and soil erosion.

Conditions of approval

1. Payment of Eastern Cranston Capital Facilities Impact Fee in the amount of \$593.46 the time of Final Plat recording.
2. Obtain the required dimensional relief from the Zoning Board of Review prior to filing the Final Plan application with the Planning Department.
3. Obtain a copy of the Building Permit authorizing the work to convert the two-family into a single-family unit.
4. Provide a Zoning Certificate from the Cranston Zoning Official that the legal use of the property is only for a single-family dwelling prior to recording of the Record Plan.

ZONING BOARD OF REVIEW RECOMMENDATIONS

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.

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 site plan submitted is not to scale, and is inaccurate with respect to property line boundaries setbacks, and building locations. The City's GIS maps and aerials, show the building is located on the front property line.
2. The zoning ordinance requires a scaled perspective drawing be submitted with the application for all new signs. There was no perspective drawing submitted with the application.
3. There is an existing projecting roof sign that was not referred to in the application.

Recommendation: Based on the facts that there were no scaled perspective drawings submitted with the application, and the site plan is incorrect and the building already has a projecting roof sign, the Commission finds that there is insufficient information with which to make a recommendation. Therefore, upon motion made by Mr. Vincent and seconded by Mr. Motte, the Commission unanimously voted (7/0) to recommend that the Zoning Board table the application until the file is complete.

MHER SARIBEKYAN 28 RANDOLPH STREET CRANSTON RI 02920 (OWN/APP) has filed an application for permission to leave an existing legal non-conforming two-family dwelling with restricted frontage and side yard setback on a proposed 6943+/- SF [parcel A] and build a new 24' X 46" two story single family dwelling on the remaining 6026+/- SF [parcel B] with restricted frontage at **28 Randolph Street**. AP 11/4, lots 2297, 2298, 2299, area 12,969+/- SF, zoned A-6. Applicant seeks relief from Section 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 Comprehensive Plan Future Land Use Map, calls for residential density no greater than 7.26 units per acre; the density of this application is 10.07 units per acre, which is inconsistent with the Comp Plan.
2. The application received Preliminary approval for the subdivision, pending the receipt of Zoning Variances.
3. Proposed Parcel B has the required area for a new single-family home, but is 6.75' short on the required 60' frontage.
4. Proposed Parcel A is also 6.75' short on the required 60' frontage.
5. The two-family use is preexisting with a side yard setback of 1 ft. 6 inches from Robson Street which is an unimproved paper street at this location.
6. The proposed new single family meets or exceeds all the required yard setbacks.
7. The property to the north of the applicant's lots contains a 2 family.

Recommendation: Although this application exceeds the prescribed density of the Comprehensive Plan Future Land Use Map, the Commission finds that this application will not fundamentally alter the character of this area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan upon which the ordinance is based. Therefore, upon motion made by Mr. Motte and seconded by Mr. Strom, the Commission voted 6/1 - (Ms. Harrington voted nay) to forward a positive recommendation on this

application to the Zoning Board.

TKG CRANSTON DEVELOPMENT LLC 211N STADIUM BOULEVARD #201 COLUMBIA MO 65203 (OWN) AND RISMA-CRN FITNESS LLC D/B/A PLANET FITNESS C/O STEVE EDDLESTON 26 MACKENZIE LANE WAKEFIELD MA 01880 (APP) have filed an application for permission to have additional signage than that allowed by ordinance at **1776 Plainfield Pike**. AP 37/1, lot 3, unit 1, area 608,969+/- SF, zoned C-4. Applicant seeks relief from Section 17.92.010 Variance, 17.72.010 Signs.

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 sign ordinance limits wall signs to be 30 sq. ft. The proposed "planet fitness" sign on the building is 308.1 sq. ft., with overall letter height of 6'-6" (78").
2. By comparison, the letter height of 3 other retail storefront wall signs on the building are:
 - a. Dollar Tree sign has 38" high letters. In 2011, a 38" letter height maximum was a condition of Zoning Board approval for increased signage.
 - b. "Ajian" sign has 30" high letters.
 - c. "Cricket" sign has 24" high letters; the permit was issued by Building Inspections, but not installed yet.
3. The linear frontage of the applicant's retail unit is approximately 93', but because of the Architectural design of the building that contains a gable roof and large arched glass window below, the actual sign panel area is approximately 49' long. The proposed sign which is 47'-5" long, takes up the entire length of the available sign area. By comparison, the other larger building on the lot (Walmart) has a sign that is 37'-3" long with 375' of linear frontage.
4. The proposed 13.78 sq. ft. "planet fitness" sign panel for the double pole freestanding sign on Plainfield Pike is consistent in size with the 4 other existing panels in the sign. The "planet fitness" letter height on that panel is 11-3/4 in.
5. The proposed "gear" icon is 31.3 square feet, which will be located under the gabled roof section of the wall.
6. A perspective photo shop picture was presented at the meeting by the applicant's attorney that showed the "planet fitness" sign with a 38" letter that is consistent with the size of the other signs on the building. The measurement was based on the total height of "f" in fitness.

Recommendation: The Commission concurs that an increase in wall signage over the Sign Ordinance's 30 sq. ft. max is warranted. The proposed 13.78 sq. ft. total sign panel in the freestanding sign on Plainfield Pike is acceptable, as well as the 31.3 sq. ft. "gear" icon also on the building. However, the Commission finds that the proposed wall sign with 78" overall high letters is out of proportion with the available sign area of the storefront's façade, and similarly out of character with the surrounding wall signs located on the same building, that have letter heights that are no higher than 38". Therefore upon motion made by Mr. Motte and seconded by Ms. Harrington, the Commission voted (5/2 – Nay: Strom and Vincent) to forward a positive recommendation for some increased wall signage, but limit the wall letter height to 38", which would reduce the overall length of the sign proportionately, and produce a wall sign that is not out of character with the other storefront wall signs on the building.

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-8. 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.

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.*”

Recommendation:

Prior to Zoning Board review, an application must first be submitted to Development Plan Review and receive a Preliminary Approval for the application; therefore staff recommends tabling this application until Preliminary approval from the DPR Committee has been received. Upon motion made by Mr. Vincent and seconded by Mr. Motte, the Commission voted (7/0) to table this application.

ADJOURNMENT Upon motion made by Ms. Harrington and seconded by Mr. Vincent, the Commission unanimously voted to adjourn at 9:25 pm.

NEXT MEETING July 12, 2016 at 7 pm , City Council Chamber

Respectfully submitted,

Jason M. Pezzullo, AICP
Principal Planner/Administrative Officer