

May 6, 2014  
City Hall Council Chamber  
7 p.m.

I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES**

Minutes of the April 1, 2014, City Plan Commission Meeting

III. **Amendment to Subdivision Regulations**

**Section III** – General Requirements, I. Dedication of Fees / Land for Public Improvements, 1. Capital Facilities Development Impact Fees, b. Major Capital Facilities Needs: *Central Cranston Library Addition*.

IV. **SUBDIVISION AND LAND DEVELOPMENT PROJECTS**

**OLD BUSINESS**

**Stoneham Street Plat**

Preliminary Plan  
Minor subdivision without street extension  
Stoneham Street  
AP 18/4, Lot 707

**Public Informational Meeting**

**Carmax**

Preliminary Plan  
Major Land Development without street extension  
Bald Hill Road  
AP 18/3, Lot 1044

**Public Hearing**

**NEW BUSINESS**

**Lantern Hill Estates – Phase 2**

*(Formerly known as Lippitt Hill Estates)*

Preliminary Plan  
Major subdivision with street extension  
Laten Knight Road  
AP 30/4, Lot 250

**Public Hearing**

**Wayland Park Replat – Preliminary Plan**

Minor Subdivision  
Hayes Street  
AP11/3, Lots 630 and 632

**Public Informational Meeting**

**V. ZONING BOARD OF REVIEW RECOMMENDATIONS**

1. **RGD REALTY LLC 135 BROADWAY PROVIDENCE RI 02903 (OWN/APP)** have filed an application for permission to build a new 46' X 139'+/- building, new parking area and landscaping with restricted side yard set back at **1054 Narragansett Boulevard**. AP 2/4, lots 442,445,446, area 26,158+/-SF, area 26,158+/- SF, zoned C-2. Applicant seeks relief from Section 17.92.010 Variance, 17.20.120 Schedule of Intensity.
2. **JEFF ANTHONY PROPERTIES INC 1525 MINERAL SPRING AVENUE N PROVIDENCE RI 02904 (OWN/APP)** has filed an application for permission to have an electronic message board at **540 Reservoir Avenue**. AP 6/2, lot 666, area 19,000 SF +/-, zoned C-4.
3. **BLACKAMORE INVESTMENTS LLC 75 LAMBERT LIND HIGHWAY WARWICK RI 02886 (OWN) AND RESERVOIR AVENUE FOODS LLC 887 GREENWICH AVENUE WARWICK RI 02886 (APP)** have filed an application for permission to have additional signage than that allowed by ordinance at 950 Reservoir Avenue. AP 9/3, lot 2899, 2901 & 3361, area 41,390+/- SF, zoned C-4. Applicant seeks relief from Section 17.92.010 Variance, 17.72.010 (5) Signs.
4. **RICHARD D AND DEBORAH L CAMPOPIANO 1640 PIPPIN ORCHARD ROAD CRANSTON RI 02921 (OWN/APP)** have filed an application for permission to convert the loft of an existing detached two-car garage to a one bedroom apartment with restricted rear and side yard setback on an undersized lot at 121 A Street. AP 11/3, lot 2819, area 7481+/- SF, zoned B-1. Applicant seeks relief from Section 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses and 17.20.010 More Than one Dwelling Structure on any Lot Prohibited

**VI. HAZARD MITIGATION PLAN WORKSHOP**

**VII. PLANNING DIRECTOR'S REPORT** – Proposed amendment to the Home Rule Charter

**VIII. ADJOURNMENT / DATE OF NEXT MEETING** June 3, 2014 – 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.*