

MINUTES

May 6, 2014

Chairman Smith called the Planning Commission Meeting to order at 7:05 p.m. in the City Council Chamber. The following Commission members were in attendance:

Michael Smith, Chairman
Frederick Vincent
Gene Nadeau
James Moran
Ken Mason
Mark Motte

Also present were:

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

APPROVAL OF MINUTES

Upon motion made by Mr. Moran and seconded by Mr. Motte, the Commission unanimously voted to approve the minutes of the April 1, 2014, Plan Commission meeting.

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*.

Mr. Lapolla explained that the Library Department is no longer in need of more library branches and instead would like to use the funds collected through impact fees to build an addition to the main branch on Sockanoset Crossroad. Mr. Ed Garcia, Library Director, stated that the Library Board of Trustees approves of this. Chairman Smith asked when construction would begin. Mr. Garcia responded, stating that within the next 2-3 years as the impact fees available are insufficient and grants will be sought.

Upon motion made by Mr. Vincent and seconded by Mr. Motte, the Commission unanimously voted to approve the re-appropriation of these funds.

SUBDIVISION AND LAND DEVELOPMENT PROJECTS

Stoneham Street Plat

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

Mr. Scott Moorehead, P.E., stated that the parcel comprises approximately 19,000 sq. ft.. Two lots are

proposed; one 8,000 sq. ft. and one 11,000 sq. ft. The proposed homes will be serviced by public water and sewer. The lots are in the 100 year flood hazard zone. The applicant applied for and received a Letter of Map Amendment (LOMA) which verified the elevations as *outside* the floodplain. In addition, it appears that the RIDEM treated this floodplain area as within their jurisdiction and the applicant was required to obtain an Insignificant Alteration Permit. The tree line depicted on the plan is the limit of disturbance allowed by the RIDEM and be altered or disturbed in any way without the expressed permission of FEMA and RIDEM. In addition, there is a 25' wide easement that runs along the western property boundary. As with the floodplain and wetlands concerns, there can be no disturbance of this easement or the drainage line.

Mr. Moorehead further stated that bio-retention (raingardens) are required, and there will be no net runoff. Basement elevations will be above the flood zone. No fill will be added to the floodplain.

Mr. Moran mentioned the street flooding in the area. Mr. Mason stated that the existing drainage discharges to a swamp area, which becomes inundated and under water during heavy rain. At Mr. Pezzullo's request, Mr. Moorehead explained the LOMA and Insignificant Alteration Permit processes.

Mr. Bob Brazil, 20 Warren Avenue, stated that "he needs assurance that water will not back up onto his property".

Mr. Jason Greene, 27 Warren Avenue, stated that he "believes the water issue is a runoff problem from Oaklawn Avenue". He believes that the proposal will "choke" the water on the new lots. He stated that the drain pipe has not been cleaned and is full of sand.

Ms. Erin Flynn stated that the drainage problems happens "at least five times a year" and believes that "it is dangerous to develop there". She presented storm photos for the Commission's perusal.

Paul, of 11 Warren Avenue, stated that he has "helped kids out of the water. Every year the flooding gets worse". He believes that fill will make the matter worse. He stated that 12 gallons of sand were removed from the area.

Mr. Mason responded, stating that the pipe has been cleaned. He stated that the problem is that the drainage pipe is discharged into the wetlands, which is fully submerged.

Mr. Vincent asked if the neighbors had informed anyone of this situation. 'Paul' said that they have and that the City "keeps saying that the drainage needs to be replaced". He also stated that he thinks only one home should be built on the site.

Mr. Moorehead reiterated that the project has RIDEM approval and is conforming with all regulations. He stated that drainage mitigation will be done on both proposed homes.

Dave, 24 Stoneham Street, stated that flooding is getting worse and would like to see correction of the drainage problem in the neighborhood. He stated that "trees have grown and doubts the drain is clean".

Mr. Smith stated that he has seen the deep water under the bridge but is not completely convinced that construction on the property will add to the problem. Mr. Moran stated that he has witnessed the flooding but it "amazed how quickly the water drains".

'Paul' asked if there will be holding tanks on the two new properties. Mr. Moorehead responded, stating that the raingardens will handle the runoff, resulting in zero net runoff.

Mr. Greene asked if sidewalks would be provided. Mr. Pezzullo stated that the City Engineering Department has recommended against that as it would channel the water unfavorably.

There being no further public comment, the Commission moved to a vote. Upon motion made by Mr. Motte and seconded by Mr. Vincent, the Commission unanimously voted to continue this matter to the June 3,

2014, Plan Commission Meeting so that more information can be provided to the Commission. Mr. Pezzullo will provide the RIDEM drainage report.

Ayes: Chairman Smith, Mr. Mason, Mr. Motte, Mr. Moran, Mr. Nadeau and Mr. Vincent. Nay: none.

Carmax

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

Mr. Pezzullo stated that this Preliminary Plan application was heard and approved by the City Plan Commission at the March 4th meeting. At that time, a question was raised by the applicant that a property owner within the 100' notification radius might not have been properly notified for the hearing. Every owner on the radius map and list of abutters provided to the applicant by the City Tax Assessment department was notified. However, the applicant felt that based upon their knowledge and survey of the property, that this list might have been inaccurate. He stated that there have been no changes to the proposal whatsoever.

Attorney John Revens, Revens, Revens and St. Pierre, presented the certification and return receipt cards for the Plan Department file.

No public comment was offered on this matter.

Upon motion made by Mr. Vincent and seconded by Mr. Moran, the Commission Commission unanimously voted to adopt the Findings of Fact denoted below and *approve* this Preliminary Plan 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 and return receipt requested mail and the meeting agenda has been properly posted. Advertisement for this subdivision was published in 2/20/14 edition of the Cranston Herald.
2. The proposed land development is consistent with the City of Cranston Comprehensive Plan's Future Land Use Map which designates the subject parcel as "Highway Commercial / Services"
3. The proposal will not alter the general character of the surrounding area or impair the intent or purpose of the Cranston Zoning Code.
4. There will be no significant negative environmental impacts from the proposed land development as shown on the Master Plan.
5. The proposed land development promotes high quality appropriate design and construction, will be well integrated with the surrounding area and will reflect its existing characteristics.
6. The proposed land development 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 proposed land development 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.
8. Significant cultural, historic or natural features that contribute to the attractiveness of the community have not been identified on site.
9. The design and location of streets, building lots, utilities, drainage and other improvements conform to local and state regulations for mitigation of flooding and soil erosion.
10. The property has adequate permanent physical access to Bald Hill (Route 2) north and southbound.

Conditions of Approval

1. Applicant shall receive final design approvals from Veolia Water and Kent County Water Supply Board for the design of the sewer force main and water main prior to Final Plan application with the Planning Department.

Ayes: Chairman Smith, Messers Moran, Mason, Motte, Vincent and Nadeau. Nay: none.

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

Attorney Robert Murray stated that the property is currently zoned A-80 which allows for single-family residential development on 80,000 square foot lots with 200' of frontage. The applicant has proposed to subdivide the total 64.41 acres of land into 26 house lots; 12 lots have been approved for Phase 1 and 14 additional lots are proposed for Phase 2. All proposed lots meet the minimum frontage and area requirements of the A-80 zone and will be serviced by private wells and individual on-site wastewater treatment systems (OWTS).

This application last appeared before the City Plan Commission at the April 2010 meeting. At that time, lingering drainage issues with this lot and abutting property owner, Adelaide Knight, resulted in the application being tabled until they could be solved. He stated that this is a 'better plan' that what was presented in 2010.

Mr. Chris Duhamel, P.E., DiPrete Engineering, stated that in Phase I of the proposal a road was already "cut in" and drainage has been constructed. The 2010 flood was a cause of concern for the City Engineering Department that was caused by this development. Historic maps show a three foot channel stream that has the capacity to carry water. Today that channel has been filled in. He stated that the drainage pond in the western corner of the property will be oversized. No freshwater wetlands will be altered. He stated that the wells conform with the OWTS rules. He further stated that the extra two years work that was put into the project have produced the plan as it is today.

Attorney Murray stated that a homeowners association will be formed and requested that no safety fence be required around the detention pond (Condition #1).

Ms. Eugenia Marks, Sr. Policy Director, Audubon Society, stated that this parcel abuts Audubon Society property. She stated that it is a red maple property and asked that stockade fencing be required to protect wildlife from domestic cats.

Mr. Al Vasconcellis, 766 Laten Knight Road, expressed concern with drainage, which flows down the new road to Laten Knight Road. He is also concern with potable water for the existing homes.

Mr. Chris Duhamel, responded, stating that the entrance road was designed in Phase I, at which time a geohydrologist studies the proposed wells and determined that the design was sufficient. He stated that this is a conventional A-80 (2 acre) subdivision proposal. Attorney Murray corroborated Mr. Duhamel's statement, stating that a detailed study was done in 2008, which was provided to the Commission. It determined that the first 26 homes would not have impact and there was significant water underground.

Ms. Donna Vasconcellis asked where the proposed west detention pond would drain to, stating that recent rains collect and just stay there in the area of the power lines. She stated that the northern end of Laten Knight Road is falling apart due to standing water.

Mr. Duhamel responded, stating that the general wetland drains to a stream and Lippitt Farms drains to another watershed. He stated that this sight drains away from the power lines.

Mr. Ken Mason, Public Works Director, stated that there was a blocked drain line that has been resolved by Public Works. He further stated that this subdivision has nothing to do with that issue. Mr. Mason then asked Mr. Duhamel about "splitting the flow". Mr. Duhamel stated that an open swale is proposed.

Mr. Vasconcellis asked that an updated geology study be done to determine any difference from 2008 to 2014. He also would like to know the capacity of the proposed swale.

Mr. Duhamel stated that one well will be abutting the Vasconcellis property.

Mr. Murray responded also, stating that no homes have been built on the property, therefore, there has been no change since 2008.

Mr. Pezzullo stated that the Public Works Department is satisfied with the drainage proposal and feels its' design is finished. He stated that the drainage basins will be maintained by the HOA.

There being no further comments, the Commission moved to a vote. Upon motion made by Mr. Motte and seconded by Mr. Moran, the Commission unanimously voted to adopt the Findings of Fact denoted below and *approve* this Preliminary Plan, with waivers for pavement width of 26 ft. (30 ft. is required), provision of sidewalks, and roadway length that exceeds the 400 ft. maximum; and subject to the following conditions.

Positive Findings

11. An orderly, thorough and expeditious technical review of this Preliminary Plan has been conducted. Property owners within a 100' radius have been notified via certified and return/receipt requested mailing on 4/22/14 and the meeting agenda has been properly posted. This major subdivision proposal has been properly advertised per Section V.F.3.g of the City of Cranston Subdivision Regulations and the notice appeared in the 4/22/14 edition of the Cranston Herald.
12. The proposed subdivision, and its resulting gross density is consistent with the City of Cranston Comprehensive Plan and its Future Land Use Map which designates the property in question as "Residential" allowing less than one residential unit per acre.
13. The proposal is consistent with the City of Cranston Zoning Code. All proposed lots conform to the area and frontage requirements of the **A-80** single family residential zone.
14. There will be no significant negative environmental impacts from the proposed subdivision as shown on the Preliminary plans with the required conditions of approval obtained from the RIDEM.
15. The proposed subdivision promotes high quality appropriate design and construction, will be well integrated with the surrounding neighborhoods, and will reflect their existing characteristics.
16. The proposed subdivision will not result in the creation of individual lots with such physical constraints to development that building on subject lots, according to pertinent regulations and building standards would be impracticable.
17. The property in question has adequate permanent physical access to Laten Knight Road, an improved public roadway located within the City of Cranston.
18. The proposed subdivision provides for safe and adequate circulation of pedestrian and vehicular through traffic, for adequate surface water run-off and for suitable building sites.
19. Significant cultural, historic, or natural features that contribute to the attractiveness of the community have not been identified on the site.
20. The design and location of streets, building lots, utilities, drainage improvements and other improvements conform to local regulations for mitigation of flooding and soil erosion.

Conditions of approval

1. Final Plan submission shall denote the names of the proposed roadways to the satisfaction of the Police and Fire Departments.
2. No curb opening widths for any of the lots shall exceed the maximum of 20'.
3. Bottom of all basements shall not be any deeper than within one foot above the seasonal high water table.
4. Draft Homeowners Association documents shall be submitted at Final Plan submission and will be reviewed and approved by the DPW regarding the private operation and maintenance of the proposed drainage structures.
5. Appropriate language as to ownership and operation and maintenance of said ponds to be included on all property deeds with review and approval by the City of Cranston prior to recording.
6. Final Record Plan to have statements placed on them identifying the Ponds as private and not the responsibility of the City of Cranston.
7. As additional Drain Main Hole to be placed on line on the 462 foot long 24" drain leading to pond 2 as shown on sheet 11.
8. Provide 911 address maps with the Final Plan submission.
9. Payment of Western Cranston Capital Facilities Impact Fees of \$19,453 (\$1,389.50 x 14) at the time of Final plat recording.
10. Provide a performance guarantee of \$985,000 with a separate 2% administrative fee of \$19,700.

Ayes: Chairman Smith, Messers Moran, Mason, Motte, Vincent and Nadeau. Nay: none.

Wayland Park Replat – Preliminary Plan

Minor Subdivision

Hayes Street

AP11/3, Lots 630 and 632

Attorney Robert Murray stated that the proposal calls for a two-lot minor subdivision without street extension. Parcel 1 (Lot 632) will increase in size from 5,000 sq.ft. to 6,000 sq.ft. and will become a legally conforming lot within this district. Parcel 2 (Lot 630) will decrease by 1,000 sq.ft. leaving it with 9,000 sq.ft. Both lots will conform to the Cranston Zoning Code and the Cranston Comprehensive Plan – Future Land Use Map and will be serviced by public water and sewer.

No public comment was offered on this matter.

Upon motion made by Mr. Vincent and seconded by Mr. Nadeau, the Commission unanimously voted to adopt the Findings of Fact denoted below and *approve* this Preliminary Plan, with waivers for sidewalks and concrete curbing, and 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 4/25/14 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 subdivision and its resulting density of approximately 5.8 residential units per acre is consistent with the City of Cranston Comprehensive Plan's Future Land Use Map which designates the subject parcel as "Residential" allowing more 7.26 to 3.64 residential 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.
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 property in question has adequate permanent physical access on Hayes Street, an improved public roadway 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.

Condition of Approval

Payment of Eastern Cranston Capital Facilities Impact Fees of \$593.46 at the time of Final plat recording.

Ayes: Chairman Smith, Messers Moran, Mason, Motte, Vincent and Nadeau. Nay: none.

ZONING BOARD OF REVIEW RECOMMENDATIONS

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.

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. Chapter 17.84.100 Development Plan Review Coordination states "When a DPR is required, an Approval shall be secured prior to consideration of an application for a variance or special permit by the Zoning Board of Review" and "The decision and findings of the Committee shall be considered by the ZB and the Plan Commission in their deliberations on the matter before it."
2. The proposed application has not received a Preliminary Approval from the Development Plan Review Committee as required.
3. Though not specifically listed in the application, the site plan submitted references the new one story building to be used as a new Laundromat; which would be consistent with the Neighborhood Commercial designation of these lots on the 2010 Comprehensive Plan Future Land Use Map.
4. The parcel has frontages on three streets, two of which abut a residential zone, requiring 25' setbacks on all frontages.
5. The proposed building setbacks from both Smith Street and Bayview Avenue are 8', where 25' is required per the Zoning code.

6. The proposed building meets the rear yard setback of 20'.
7. The site plan shows the 32 parking spaces that are required.
8. The City's GIS shows that all 29 of the houses on Smith Street within the 400' radius have setbacks between 5' and 17'.
9. The 27 residential Bayview Avenue setbacks within the radius range between 4' and 22'.

Recommendation: Upon motion made by Mr. Moran and seconded by Mr. Motte, the Commission unanimously voted to recommend approval of this application subject to Preliminary DPR approval.

Ayes: Chairman Smith, Mr. Mason, Mr. Moran, Mr. Motte, Mr. Nadeau, Mr. Vincent. Nay: none.

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. Applicant seeks relief from Sections; 17.92.010 Variance, 17.72.010 (5) 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 existing commercial use is consistent with the 2010 Comprehensive Plan Future Land Use Map that designates this area of the City as Highway Commercial.
2. The proposed new pylon consists of a primary sign that lists the three businesses that are located in the Commercial building, and a separate electronic message board to be located under the primary sign.
3. The primary 2-sided sign is 64 sq. ft. where 50 sq. ft. is permitted per the Zoning Code.
4. The proposed 63 sq. ft. electronic message board is in addition to the primary sign for a total of 127 sq. ft.
5. The proposed height of the new pylon sign is 17'-7", where a 15' height is the maximum allowed per the zoning code.
6. The site plan submitted shows the face of the pylon sign is 1 foot from the property line, where a minimum of 5 ft. is required per the Zoning code.
7. The building's 3 businesses have wall signage that equals 137.57 sq. ft. total, where 90 sq. ft. is allowed per the zoning code. (3 x 30 sq. ft. max each)

Recommendation: The addition of the proposed 63 sq. ft. electronic message board creates 127 sq. ft. of freestanding signage that is more than 100% larger than the 50 sq. ft. permitted per the sign ordinance, and is also 2'-7" higher than permitted per the sign ordinance, and only 1' from the property line. Therefore, upon motion made by Mr. Vincent and seconded by Mr. Nadeau, the Plan Commission unanimously voted to make no specific recommendation on this application to the Zoning Board.

Ayes: Chairman Smith, Mr. Mason, Mr. Moran, Mr. Motte, Mr. Nadeau, Mr. Vincent. Nay: none.

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.

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 existing commercial use is consistent with the 2010 Comprehensive Plan Future Land Use Map that designates this area of the City as Highway Commercial.
2. The proposed 9' x 13'- 6 -1/8" freestanding sign is 234 sq. ft., where 50 sq. ft. is the maximum allowed per the sign ordinance.
3. The proposed freestanding sign is 18' high, where 15' is the max height allowed.
4. According to the site plan submitted, the freestanding sign is on the property line, where a 5' setback is required per the sign ordinance.
5. The building signs proposed are 64.945 sq. ft. on the left side, 42.465 sq. ft. on the right side, and 32.125 sq. ft. on the front side, for wall signage totaling 139.535 sq. ft., where 90 sq. ft. maximum is allowed per the sign ordinance. (3 signs x 30 sq. ft. max each)
6. Total signage proposed is 373.535 sq. ft. where 300 sq. ft. total signage is permitted on the lot. The 373.535 sq. ft. does not include three 8.6 sq. ft. directional signs with Wendy's logo (25.8 sq. ft. additional signage) that are not permitted.

Recommendation: Based on the Findings of Fact, the proposed freestanding 234 sq. ft. sign is 4.7 times larger than the maximum allowed 50 sq. ft. area as permitted in the Zoning Code for freestanding signs; and all 3 of the proposed signs on the building exceed the maximum allowed area of 30 sq. ft. each, and the freestanding sign exceeds the maximum height by 3 feet. Therefore, upon motion made by Mr. Moran and seconded by Mr. Nadeau, the Plan Commission unanimously voted to make no specific recommendation to the Zoning Board on this application.

Ayes: Chairman Smith, Mr. Mason, Mr. Moran, Mr. Motte, Mr. Nadeau, Mr. Vincent. Nay: none.

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. 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 current single family residential use is consistent with the 2010 Comprehensive Plan Future Land Use Map that designates this area of the City as Single/Two Family Residential, less than 10.89 units per acre.
2. The resulting density of the application would be 11.65 units per acre, which would not be consistent with the 2010 Comprehensive Plan density for this area.
3. A Zoning variance was granted in 2001 for this same application - to convert the garage loft into a one bedroom apartment. The apartment was never built.
4. A Zoning application in 2005, for the same request, was denied by the Zoning Board.
5. The lot currently contains a single family rental property.
6. The proposed apartment will have a 5 ft. side yard (8 ft. required) and a 10.34 ft. rear yard setback (20 ft. required).

Recommendation: The resulting density of the additional unit on the lot, 11.65 units per acre, is not consistent with the designated 10.89 units per acre for this area of the City on the 2010 Comprehensive Plan Future Land Use Map. Therefore, upon motion made by Mr. Motte and seconded by Mr. Moran, the Plan Commission unanimously voted to forward a negative recommendation on this application to the Zoning Board.

Ayes: Chairman Smith, Mr. Mason, Mr. Moran, Mr. Motte, Mr. Nadeau, Mr. Vincent. Nay: none.

HAZARD MITIGATION PLAN WORKSHOP

Ms. Carissa Lord, CDR Maguire, presented the plan update.

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

Mr. Lapolla mentioned that he had e-mailed the Commissioners about the proposed Charter changes regarding the manner in which the Plan Commission members are appointed. This proposal has been submitted to the Ordinance Committee by Councilman Aceto. The change consists of the City Council appointing the Plan Commission members rather than the present mayoral appointment process. He stated that the Ordinance Committee will meet on Thursday, May 15, 2014, and he urged the Commissioners to attend to express their opinion on the matter. Commissioner Vincent suggested reaching out to Grow Smart RI for their support at the meeting.

ADJOURNMENT Upon motion made by Mr. Nadeau and seconded by Mr. Motte, the Commission unanimously voted to adjourn at 10:15 pm

DATE OF NEXT MEETING June 3, 2014, at 7 pm in the City Council Chamber.

Respectfully submitted,

Jason M. Pezzullo, AICP
Principal Planner/Administrative Officer