

## AGENDA

November 5, 2013  
City Hall Council Chamber  
7 p.m.

### CALL TO ORDER

### APPROVAL OF MINUTES

Minutes of the October 1, 2013, City Plan Commission Meeting

### SUBDIVISIONS AND LAND DEVELOPMENT PROJECTS

**Scituate Farms - Phase 5a and 5b**  
Preliminary Plan  
Scituate Avenue/Doreen Court  
AP 37/3, Lot 15

### PERFORMANCE GUARANTEES

**Alpine East**  
Scituate Avenue/East Pine Road  
AP36/3, Lot 11  
Bond release request

**Livingstone Plat**  
Terminus of Gaunt Drive  
AP 18/3, Lot 555  
Bond release request

**Greenfield Commons**  
Greenfield Street  
AP 12, Lots 3158, 3166, 3167 and 3234  
Bond Expiration Pending

### ZONING BOARD OF REVIEW RECOMMENDATIONS

**EQUITY INVESTMENT GROUP LLC 845 MAIN STREET EAST GREENWICH RI 02818 (OWN/APP)** for permission to leave an existing single family home with restricted frontage and front yard set back on an undersized 5000 SF+/- [lot 154] and build a new 24' X 28' single family dwelling on the abutting undersized 5000+/- SF undersized [lot 157] at **188 Greenwood Street**. AP 5/1, lot 154 & 157, area 10,000+/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.88.010 Sub-Standard Lots of Record.

**K BROTHERS LLC 2138 SILAS DEANE HWY ROCKY HILL CT 06067 (OWN/APP)** has filed an application for permission to convert an existing convenience store (Sam's) to a shared convenience store (Sam's) and Dunkin' Donuts with restricted rear yard setback and off street parking at **460 Pontiac Avenue**. AP 5/1, lot 647, area 11,869+/- SF, zoned C-3. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.64.010 Off-Street Parking, 17.88.050 Structural Alterations to non conforming structure.

**APPLEGATE REALTY CO INC 1481 ATWOOD AVENUE JOHNSTON RI 02919 (OWN/APP)** has filed an application for permission to have additional signage than that allowed by ordinance at **845 Oaklawn Avenue**. AP 18/4, lot 1558 & 1637, area 14,013+/- SF, zoned C-2. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 (3) Signage.

**ROBERT AND VALERIE KENNEALLY 95 TWIN BIRCH DRIVE CRANSTON RI 02921 (OWN/APP)** have filed an application for permission to legalize an accessory family apartment larger than 600 SF as allowed by ordinance at **95 Twin Birch Drive**. AP 28, lot 200, area 20,000+/- SF, zoned A-20. Applicant seeks relief from Sections; 17.92.020 Special Use Permit, 17.24.010 F, 1, Specific Performance Standards.

**PLANNING DIRECTORS REPORT** – Discussion – Amendment to Residential Planned District (RPD)

**ADJOURNMENT / DATE OF NEXT MEETING** December 3, 2013 – 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.*