

**AGENDA**

**November 6, 2007  
7 p.m.  
City Hall Council Chambers**

**CALL TO ORDER**

**APPROVAL OF MINUTES**

Minutes of the October 2, 2007 Planning Commission Meeting

**ORDINANCES**

**Ordinance #9-07-2** Amending Chapter 17 of the Code of the City of Cranston, 2005, Entitled "Zoning" (Independence Way) and amending Phase II of the Final Overall District Plan for Jefferson at Independence Way

**SUBDIVISION AND LAND DEVELOPMENT PLANS**

**Cranston Print Works**

Proposed Mixed-Use Planned District  
Cranston Street and Dyer Avenue

*Informal Advisory Opinion*

**Comstock Parkway Minor Subdivision – Preliminary Plan**

Minor subdivision with no street extension  
AP 36/4, Lot 46

*Public Informational*

**Equestrian Estates – Master Plan**

Major Residential Planned Development (RPD) with street extension  
Laten Knight Road  
AP 28, Lot 11

*Public Informational*

**Chapel View**

Request for a *Minor Alteration* to the Mixed-Use Planned District  
(Signage)

*Public Informational*

**PERFORMANCE GUARANTEES**

**Pine Ridge Estates**

Request for Bond release

**Independence Way**

Request for Bond release

**Glenham Park Phase III**

Request for Bond release

## **EXTENSION OF TIME**

### **Soprano Plat – Preliminary Plan (Approved by Planning Commission 12/5/06)**

Minor Subdivision without street extension

225 Macklin Street

AP 11, Lot 2064

## **ZONING BOARD OF REVIEW RECOMMENDATIONS**

**SOPRANO REALTY COMPANY 4 NOTTINGHAM DRIVE HOPE RI 02831 (OWN/APP)** for permission to leave an existing legal non conforming 5000+/- SF commercial building with restricted frontage, front and side yard set back on a proposed undersized 20,481+/- SF lot [parcel A] and leave an existing legal non-conforming 7000+/- SF commercial building with restricted frontage, front and side yard set back on a proposed undersized 20,877+/- SF lot [parcel B] at **225 Macklin Street and 86 Calder Street**. AP 11, Lot 2064, area 41,358 +/- SF, zoned M-1.

**INTERSTATE TAX TITLE COMPANY INC 2 SWEET HILL DRIVE CUMBERLAND RI 02864 (OWN/APP)** for permission to build a 24' X 44' single family home with restricted frontage on **Woodrow Avenue**. AP 15/1, Lot 649, area 8622 +/- SF, zoned A-8.

**BENTER LLC 2121 ELMWOOD AVENUE WARWICK RI 02886 (OWN) AND AKKAPHOP ENTERPRISES LLC 53 WARNER STREET FALL RIVER MA 02720 (APP)** for permission to operate a restaurant serving alcoholic beverages in an existing legal non-conforming mixed use building on an undersized lot with restricted rear yard setback and off street parking at **2212 Broad Street**. AP 1, lot 22, area 2812+/- SF, zoned C-3.

**PAMELA A SHERIDAN AND ELIZABETH MANGAN (OWN) AND FEINSTEIN SCHOLAR DANCE ACADEMY 2145 BROAD STREET CRANSTON RI 02905 (APP) AND SANDRA BARBEIRO AND HELEN CORREIA 1 RIVER STREET 1B RIVERSIDE RI 02915 (LESSEE)** for permission to operate a dance studio from an existing legal non-conforming building with restricted frontage and off street parking on an undersized lot at **2145 Broad Street**. AP 1, lots 429, area 3632+/- SF, zoned C-3.

**CHARLES E. AND EVELYN ELIZABETH OSSO 125 BURBANK STREET CRANSTON RI 02910 (OWN/APP)** for permission to leave an existing two family dwelling on a proposed 18,136 +/- SF lot and build a new 28' x 42' two story single family dwelling on the proposed remaining 13,150 +/- SF lot at 125 Burbank Street. AP 4/2, Lot 192, area 31,286+/- SF, zoned A-6.

**CHRISTOPHER J & SARA B WHITNEY 17 DALE AVENUE CRANSTON RI 02910 (OWN) AND RJS ACQUISITIONS LLC 24 SALT POND ROAD SUITE C-1 WAKEFIELD RI 02879 (APP)** for permission to leave an existing legal non-conforming single family dwelling on an undersized 4500+/- SF [lot 1819] with restricted frontage and build a new 32' X 42' single family dwelling on the abutting undersized 4500+/- SF [lot 1851] with restricted frontage at **17 Dale Avenue**. AP 5/3, lots 1819 and 1851, area 9000+/- SF, zoned A-6.

**MICHAEL J VALELLI 350 PIPPIN ORCHARD ROAD CRANSTON RI 02921 (OWN/APP)** for permission to build a new 26' X 34' single family dwelling with restricted frontage and front yard setback on **Loretta Street**. AP 11, Lots 190 & 191, area 10,000 +/- SF, zoned A-6.

**MICHAEL J VALELLI 350 PIPPIN ORCHARD ROAD CRANSTON RI 02921 (OWN/APP)** for permission to build a new 26' X 34' single family dwelling with restricted frontage and front yard setback on **Loretta Street**. AP 11, Lots 192 & 193, area 10,000 +/- SF, zoned A-6.

**CROWN PROPERTIES LLC 34 OAKDALE AVENUE JOHNSTON RI 02919 (OWN) AND CENTERPLAN DEVELOPMENT COMPANY CITY PLACE 1 34 FLOOR 185 ASYLUM STREET HARTFORD CT 06103 (APP)** for permission to have additional signage than that allowed by ordinance at **1011 & 1015 Cranston Street**. AP 7/4, lots 3764 and 3765, area 5.04 +/- acres, zoned C-3.

**WILFRED AND ANNA LEPAGE 40 KNIGHT STREET CRANSTON RI 02920 (OWN) AND MATTHEW VOLPI 40 KNIGHT STREET CRANSTON RI 02920 (APP)** for permission to leave an existing legal non-conforming single family dwelling on an undersized [lot 413] with restricted frontage and side yard setback at **40 Knight Street** and build a new 34' X 36' two story single family home with restricted frontage on the abutting undersized [lot 431] on **Briggs Street**. AP 8/1, lots 431 and 413, 10,000 +/- SF, zoned B-1.

### **COMPREHENSIVE PLAN UPDATE**

### **MISCELLANEOUS**

### **NEXT MEETING**

Tuesday, December 4, 2007 at 7 p.m. in the City Council Chamber

### **ADJOURNMENT**