

AGENDA

October 7, 2014
City Hall Council Chamber
7 p.m.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

Minutes of the September 2, 2014, City Plan Commission Meeting

III. SUBDIVISION AND LAND DEVELOPMENTS

1. Chapel View MPD – Major Land Development
Violations of the Approved MPD Ordinance-Enforcement Actions
Sockanossett Crossroad/New London Road
AP 14, Lot 1 and portion of Lot 15
2. Chapel View MPD
Amendment to MPD
3. Kent Plat Minor Subdivision – Preliminary Plan
Minor Subdivision
Calaman Road/Knollwood Avenue
AP 9, Lots 2253, 3008, 3009 and 3010
4. Replat of Sundale Estates, Section 2/Tory Woods Phase I
111 Sundale Rd.
AP 36/4, Lot 1
Request to treat as Administrative Subdivision

IV. ZONING BOARD OF REVIEW RECOMMENDATIONS

1. **ROBERT J MORETTI 56 BLUFF AVENUE CRANSTON RI 02905** has filed an application for permission to build a 13' X 15'+/- SF addition and a 21' X 13' deck to the existing single family dwelling and construction of a 126 SF+/- addition to the existing garage with restricted frontage, front, side, corner side yard and rear yard setback on an undersized lot at **56 Bluff Avenue**. AP 2, lots 3537, area 5000+/-SF, zoned A-6. Applicant seeks relief from Section 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.88.050 Structural Alterations to Non-Conforming Building.
2. **J&J REALTY LLC 770 RESERVOIR AVENUE CRANSTON RI 02920 (OWN/APP) AND CRANSTON ADVANCED DENTAL LLC 770 RESERVOIR AVENUE CRANSTON RI 02920 LESSEE** have filed an application for permission to continue the mixed use of a professional office, first floor and a one bedroom apartment, second floor with restricted

frontage, front, side and corner side yard setback and off street parking on an undersized lot(s) at **770 Reservoir Avenue**. AP 9/5, lot 499 & 500, area 7379 +/- SF, zoned C-4 & A-6. Applicant seeks relief from Section 17.92.010 Variance, 17.20.030 Schedule of Uses, 17.20.120 Schedule of Intensity, 17.64.010 Off-Street Parking.

3. **ELAINE M DAMIANI, ANNA M GREGORIO & SALVATORE DAMIANI 379 DYER AVENUE CRANSTON RI 02920 (OWN/APP)** have filed an application for permission to convert a single family dwelling to a two family dwelling at **379 Dyer Avenue**. AP 8/4, lots 17, area 16,000+/-SF, zoned C-4. Applicant seeks relief from Section 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses.
4. **NG BABAS LLC 397 DYER AVENUE CRANSTON RI 02920 (OWN) AND AFIF EL BABA 28 KILLARNEY WAY ATTLEBORO MA 02703 (APP)** have filed an application for permission to install an LED fuel price sign at an existing fuel station minimart **397 Dyer Avenue**. AP 8/4, lots 2647, area 13786+/-SF, zoned C-4. Applicant seeks relief from Section 17.92.010 Variance, 17.72.010 Signs.
5. **THOMAS AND DAWN FERRY 111 SUNDALE ROAD CRANSTON RI 02921 (OWN/APP)** have filed an application for permission to relocate the southerly property line of lot 839 on AP 37 fifty feet further south at **111 Sundale Road**. AP 36/4, lot 1, area 8.59 acres and AP 37/3 lot 839 area 0.59 acres, zoned A-20. Applicant seeks relief from Section 17.92.010 Variance, 17.20.090 (E) Specific Requirements.

V. **PLANNING DIRECTORS REPORT**

VI. **ADJOURNMENT/NEXT MEETING** November 5, 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.