

**AGENDA**  
**September 12, 2006**  
**7 p.m.**  
**City Council Chamber**

**CALL TO ORDER**

**MINUTES**

- Minutes of the August 1, 2006 Planning Commission meeting

**ORDINANCES AND PETITIONS**

1. **Petition** to abandon a portion of Pettaconsett Avenue
2. **Petition** to abandon a portion of Mayberry Street

**SUBDIVISION AND LAND DEVELOPMENT PLANS**

1. **Plainfield Pike Subdivision – Preliminary Plan** *Public Informational Meeting*  
Minor Subdivision without street extension  
1890 Plainfield Pike  
AP 37, Lot 14
2. **Park Avenue Condominiums – Master Plan** *Public Informational Meeting*  
Major Land Development Plan without street extension  
1455 Park Avenue  
AP 11/2, Lots 269, 2822 & 2823
3. **53 Boxwood Avenue – Preliminary Plan** *Public Informational Meeting*  
Minor Subdivision without street extension  
AP 5/3, Lot 1391

**ZONING BOARD OF REVIEW ITEMS**

1. **CHERYL BREADY AND SAYED NAJEM C/O MARK CHARLSON ESQ. 928 PARK AVENUE CRANSTON RI 02910 (OWN/APP)** for permission to build a 10' X 20' carport to an existing legal non-conforming single family dwelling with restricted frontage and side yard setback at **1 Sefton Drive** and build a 14' X 20' two-story addition and a 14' X 20' carport addition with a patio to an existing single family dwelling with restricted side and rear yard set back at **2 Sefton Drive**.
2. **IDELLE DRESS 69 COMMUNITY DRIVE CRANSTON RI 02905 (OWN) AND CHAMPION PATIO ROOMS 15 CENTER OF NEW ENGLAND BLVD COVENTRY RI 02816 (APP)** for permission to build a 15' X 15' three seasons room addition including a 5' deck to an existing legal non-conforming single family dwelling with restricted front and side yard set back at **69 Community Drive**.
3. **ELIZABETH R YOUNG 53 BOXWOOD AVENUE CRANSTON RI 02920 (OWN) AND RJS ACQUISITIONS LLC 24 SALT POND ROAD SUITE C-1 WAKEFIELD RI 02879 (APP)** for permission to leave an existing single family dwelling on a proposed 6033+/- SF lot [parcel "A"] and build a new 40' x 38' single family dwelling on the remaining proposed 5843+/- SF undersized lot [parcel "B"] at **53 Boxwood Avenue**.
4. **MATHEW MARCHETTI 229 FARMINGTON AVENUE CRANSTON RI 02920 (OWN/APP)** for permission to leave an existing legal non-conforming two-family dwelling on an undersized 6400+/-

sf parcel, lots [1736 & 1737] with restricted front yard setback at **229 Farmington Avenue** and leave an existing legal non-conforming one-family dwelling on an undersized 4320+/- sf lot [1733]with restricted frontage, front and corner side-yard set back at **241 Farmington Avenue** and build a new two-story two-family dwelling on the abutting undersized lots [1734 & 1735] on **Farmington Avenue**.

5. **FRANK & ANTHONY WILLIAMS P O BOX 3519 CRANSTON RI 02920 (OWN) AND MCDONALDS CORPORATION 690 CANTON STREET WESTWOOD MA 02090 (APP)** for permission to remove an existing restaurant with drive in facility and construct a new restaurant with drive in facility and additional signage at **1099 Reservoir Avenue**.
6. **ALEY JADEN CAMERON LLC 6 WESTON STREET PROVIDENCE RI 02906 (OWN/APP)** for permission to leave an existing single-family dwelling with restricted front and side yard setback on an undersized [lot 1895] and build a new 26' x 30' two story single-family dwelling on the abutting undersized [lot 1894] at **22 Shean Street**.
7. **PATRICIA RUSSO 152 PIPPIN ORCHARD ROAD CRANSTON RI 02921 (OWN/APP)** has filed an application for permission to build a 22' X 27' family accessory apartment addition to an existing legal non-conforming single family dwelling with restricted frontage, front and side yard set back at **152 Pippin Orchard Road**.
8. **ANN FLANAGAN, ERNEST A DELMONICO, LISA OKOLOWITCZ, ERNEST D DELMONICO AND ANNA A DELMONICO 10 ADIE STREET CRANSTON RI 02920 (OWN/APP)** for permission, pending minor subdivision, to leave an existing legal non-conforming single family dwelling with restricted frontage and front yard set back on a proposed 4800+/- SF undersized [lot "A"] and build a new 26' X 46' raised ranch style home with restricted front, rear and corner side yard set back on the remaining proposed 4800+/- SF undersized [lot "B"]at **10 Adie Street**.
9. **CHERYL A MACERA 55 CLARK AVENUE CRANSTON RI 02920 (OWN/APP)** for permission to leave an existing legal non-conforming two-family dwelling with restricted front and side yard setback on a proposed 9600+/- SF lot [parcel 1] and build a new 50' X 32' two story two-family dwelling with a detached 24' X 24' two car garage on the proposed remaining 10,159+/- SF lot [parcel 2] at **55 Clark Avenue**.
10. **647 OAKLAWN LLC 647 OAKLAWN AVENUE CRANSTON RI 02920 (OWN/APP)** has filed an application for permission to have additional signage than that allowed by ordinance at **1375 Park Avenue**.

#### **EXTENSIONS OF TIME/REINSTATEMENT**

1. **Gray Coach Estates** (formerly Newbury Village Phase II)-Reinstatement-Revised Master Plan and Preliminary Plan

#### **PERFORMANCE GUARANTEES**

1. **Fox Ridge Estates**  
Extension of Letter Of Credit
2. **Morreira-Healy Plat**  
Request for Bond Release
3. **Cranston Commons, LLC**  
Request for Bond Release

#### **MISCELLANEOUS**

1. Comprehensive Plan Update revised Future Land Use Map Distribution.
2. Appointment to Industrial Performance Committee

#### **ADJOURNMENT**

#### **NEXT MEETING**

- Tuesday, October 3, 2006 at 7 p.m. in the City Council Chamber

