

MINUTES

September 11, 2007

Chairman Petit called the Planning Commission Meeting to order at 7:05 p.m. in the City Council Chamber. He welcomed new Public Works Director and Planning Commission member Anthony Sylvia and then announced that the agenda would be heard out of order, with the Zoning Board of Review Items being heard first.

The following Commission members were in attendance:

Paul M. Petit, Chairman
Councilwoman Paula McFarland, Vice Chair
Corsino Delgado, Finance Director
Anthony Sylvia, P.E., Public Works Director
Charles Rossi

Also present were:

Peter Lapolla, Planning Director
Jason M. Pezzullo, AICP, Principal Planner
Lynn Furney, AICP, Senior Planner
Vito Sciolto, Esq., City Solicitor
J. Resnick, Senior Clerk

The following members of the public attended:

Brian King
Julio Santilli
Lindsay DelPrete
Rose Alahverdian
Haigoz Alahverdian
William Hervey

Patrick McGonigle
Louise Pryor
Steve Santaniello
Lisa Alahverdian Johnson
Harry Alahverdian
Freida Hervey

Matt Music
Norman Lavallee
William McEney
Kevin McEney
John DiBona
Judith Jamieson

MINUTES

Upon motion made by Mr. Rossi and seconded by Mr. Delgado, the Commission unanimously voted to *approve* the minutes of the August 21, 2007, Planning Commission Meeting.

ZONING BOARD OF REVIEW ITEMS

KEVIN W MCENERY 65 WATERMAN AVENUE CRANSTON RI 02910 (OWN/APP) has filed an application for permission to convert an existing two family dwelling into a three family dwelling with restricted off-street parking, frontage, front and side yard set back on an undersized lot at **65 Waterman Avenue**. AP 9/3, Lot 758, area 4,000+/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses, 17.64.010 Off-Street Parking.

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 application's proposed density of 32 residential units per acre far exceeds the City of Cranston Comprehensive Plan's Future Land Use Map which designates the subject parcel as "Residential" allowing more than 8 residential units per acre".
2. The average lot size for 12 other 3-family homes within the 400' zoning notification radius is 6,458 sq. ft. The applicant's 4,000 sq. ft. lot is 38% smaller than the other 3-family lots in the neighborhood.
3. The average per unit density for the area's legal non-conforming 3 family dwellings is 2,152.67 sq. ft. The applicant's proposal is denser (1 unit per 1,333.3 sq. ft.) than the density for the existing 3 family dwellings in the surrounding neighborhood.
4. The overall density of the 142 total units (includes 1,2 and 3-family dwellings) within the 400' zoning notification radius is 3,669 sq. ft. per unit. The application's proposed density is 1,333.3 sq. ft. per unit. Therefore, the application is almost 3 times more dense than the surrounding neighborhood density.
5. The parcel is not large enough to provide 6 off-street parking spaces that will allow for ingress and egress in a forward motion from the parking lot, as required, in Section 17.64.010 F.1. of the Cranston Zoning Code. Though the site plan submitted shows 5 spaces in the rear yard, the lot is not wide enough to accommodate the required back up isle of 24' for a 90 degree space.
6. Section 17.64.010 F.2. of the Cranston Zoning Code requires a 12' minimum width for a driveway that serves a multi-family dwelling. The site plan only provides an 8' wide driveway. The side yard setback for the building is 10', therefore a 12' driveway cannot be provided.

Recommendation: Upon motion made by Mr. Sylvia and seconded by Mr. Delgado, the Commission unanimously voted to recommend *denial*; in accordance with R.I.G.L. 45-24-41, in that the proposal alters the general character of the neighborhood and will impair the intent and purpose of the Zoning Ordinance.

Aye votes: Chairman Petit, Mr. Rossi, Mr. Delgado, Mr. Sylvia and Councilwoman McFarland. There were no nay votes.

ROSE ALAHVERDIAN 10 ALTHEA DRIVE CRANSTON RI 02920 (OWN/APP) has filed an application for permission to leave an existing legal non-conforming single family home on an undersized [lot 2522] with restricted frontage and build a new 24' X 48' one story single family home on the abutting undersized [lot 2521] with restricted frontage at **85 Fiat Avenue**. AP 6/3 Lots 2522 and 2521, area 8760 +/- 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.

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 application's proposed density of 9.9 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 than 8 residential units per acre".
2. The total number of dwelling units within the 400' radius, including the single, two and multi-family dwellings, is 99 (86 single-family, 5 two-family, 1 three family). The average density of these units is one per 4,472.7 square feet of lot area.. The applicant's entire proposal is denser (1 unit per 4,380 sq. ft.) than the existing residential development in the surrounding neighborhood.
3. The average lot area for the 86 one-family dwellings within the 400' ZBR notification radius is 4,775 square feet; whereas the applicant's 1 family and new single family will each be on a 4,380 sq. ft. lot, which is 395 sq. ft. smaller than the 1-family average lot area in the neighborhood. The proposal is therefore denser than the existing 1 family development in the surrounding neighborhood.
4. Of the 86 one family dwellings within the radius, 44 (51 %) are on lots that are larger than the applicant's proposal. In addition, the 19 single family dwellings on Fiat Avenue within 400 feet of the applicant's property, average 5,766 sq. ft., which is 21% larger than the average single family lot in the surrounding neighborhood.
5. Therefore, the proposal to construct a single family on an undersized lot will alter the general character of the surrounding area, and impair the intent or purpose of the Cranston Zoning Code.

Recommendation: Upon motion made by Councilwoman McFarland and seconded by Mr. Rossi, the Commission unanimously voted to recommend *denial*; in accordance with R.I.G.L. 45-24-41, in that the proposal alters the general character of the neighborhood and will impair the intent and purpose of the Zoning Ordinance.

Aye votes: Chairman Petit, Mr. Rossi, Mr. Delgado, Mr. Sylvia and Councilwoman McFarland.
There were no nay votes.

FRIEDA V HERVEY 106 NORTHBRIDGE AVENUE WARWICK RI 02886 (OWN/APP) have filed an application for permission to leave an existing legal non-conforming single family dwelling with restricted frontage, front and side yard set back on an undersized [lot 1878] and separate the abutting contiguous [lot 1869] to the rear at **20 Farm Street**. AP 17/3 Lot 1878 & 1869, 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 Merger of Sub Standard Lots of Record.

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 application's proposed density of 8.7 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 than 8 residential units per acre".
2. The average lot area for the 63 one-family dwellings within the 400' ZBR notification radius is 5,998 square feet; whereas the applicant's existing 1 family and remaining new lot will each have 5,000 sq. ft., which is 998 sq. ft. smaller than the 1-family average lot area in the

neighborhood. The proposal is therefore denser than the existing 1 family development in the surrounding neighborhood.

3. Of the 63 one family dwellings within the radius, 38 (60%) are on lots that are larger than the applicant's proposal.
4. The Assessor's map shows that of the 63 single family lots within the 400' zoning notification radius, only 21 (33%) have frontages that are the same length (50') or smaller than the applicant's lot.
5. However, 7 out of the 10 single family dwellings (70%) located on Farm Street have the same area and frontage as the applicant's lot, and 4 out of the 9 single family houses (44%) on Chappy Street, where the vacant lot is located, are on 5,000 or less sq. ft. lots.
6. Therefore, the proposal to leave an existing single family on an undersized lot and separate the abutting contiguous, undersized lot, will not alter the general character of the surrounding area, or impair the intent or purpose of the Cranston Zoning Code.

Recommendation: Upon motion made by Mr. Delgado and seconded by Mr. Rossi, the Commission unanimously voted to recommend *approval* with the following condition: That the applicant enters into the Zoning Board of Review's record of proceedings, sufficient evidence satisfying the remaining standards for the granting of variances relating to hardship, least relief necessary, mere inconvenience and reasonable use, as put forth in R.I.G.L. 45-24-41.

Aye votes: Chairman Petit, Mr. Rossi, Mr. Delgado, Mr. Sylvia and Councilwoman McFarland. There were no nay votes.

JULIE SANTILLI 8 JOSEPHINE STREET NORTH PROVIDENCE RI 02904 (OWN/APP) has filed an application for permission to leave an existing legal non-conforming two-family dwelling on two undersized [lots 1772 & 1783] with restricted frontage, front and side yard set back and build a new 24' X 44' single family home on the abutting [lot 1784] with restricted frontage at **53 Sherwood Street**. AP 8/1 Lots 1772, 1783 and 1784, area 12,324 +/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses, 17.88.010 Merger of Sub Standard Lots of Record.

On November 8, 2006, a Zoning Variance for the same application was denied by the Zoning Board of Review. Section 17.116.030 of the Cranston Zoning Code, entitled "Limitation on Successive Petitions" prohibits an application that has been denied by the Zoning Board, to be resubmitted for a minimum of 24 months, unless the Zoning Board finds that the application presents a substantial change of circumstances, justifying a hearing on the petition for exception or variance. Should the Zoning Board determine that the application should be reheard, the Planning Commission submits the following findings and recommendation:

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 application will result in a density of 10.6 residential units per acre for both the existing two family and the proposed new single family. The Future Land Use Map allows for more than 8 units/acre in this area, therefore, the application is consistent with and will not impair the intent or purpose of the Comprehensive Plan.
2. The proposed single family lot area of 6,009 S.F. conforms to B-1 Zoning requirement for area, but, the remaining two family will be 1,685 sq. ft. short of the required area.

3. The existing two family's proposed 6,315 S.F. lot is only 3 % smaller than the average area (6,512 s.f.) of the 25 other two family parcels located within the 400' radius.
4. Of the 25 two family units within the radius, 9 or 36% are on lots that are 6,000 S.F. or less.
5. 8 out of 67 or 12% of the existing residential parcels within the radius have the same 40 ft. frontages as those proposed.
6. The proposed two family lot is not wide enough to provide a driveway access to the new rear parking area, without the proposed 8' x 65' driveway easement over lot 1784 (the new single family lot).

Recommendation:

Upon motion made by Councilwoman McFarland and seconded by Mr. Delgado, the Commission voted to recommend *approval* with the following condition: That the applicant enters into the Zoning Board of Review's record of proceedings, sufficient evidence satisfying the remaining standards for the granting of variances relating to hardship, least relief necessary, mere inconvenience and reasonable use, as put forth in R.I.G.L. 45-24-41.

Aye votes: Mr. Rossi, Mr. Delgado, Mr. Sylvia and Councilwoman McFarland. Chairman Petit recused. There were no nay votes.

MAGGIACOMO ENTERPRISES LLC 51B WESTERN INDUSTRIAL DRIVE CRANSTON RI 02921 (OWN/APP) have filed an application for permission build a two family dwelling on an undersized lot at the corner of **Webber Avenue & Flower Street**. AP 12/5 Lot 156, area 7524 +/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity.

Note: Abutting lot #157 was listed in the application, but was omitted in the docket text. The total area is correct.

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 application will result in a density of 11.6 residential units per acre. The Future Land Use Map allows for more than 8 units/acre in this area, therefore, the application is consistent with and will not impair the intent or purpose of the Comprehensive Plan.
2. Of the 23 two family houses within the radius, 13 or 56.5% of them are located on lots that are less than the required 8,000 S.F.
3. The average lot size for the 23 two family dwellings located within the 400' radius is 7,187 sq. ft. The applicant's 7,524 S.F. parcel, therefore, exceeds the neighborhood's average two family lot size by 337 sq. ft.
4. The parcel is only 476 sq. ft. short of the 8,000 sq. ft. required for a two family dwelling in this zone.
5. The proposed two-family meets all the required yard setbacks.
6. Therefore, the application will not alter the general character of the surrounding neighborhood, and will not impair the intent or purpose of the Zoning Code.
7. Section 17.64.010F.2 of the Cranston Zoning Code limits the maximum width of a residential curb opening and driveway to 20 feet, whereas the proposed driveway width illustrated on the site plan is 24 feet.

Recommendation: Upon motion made by Mr. Rossi and seconded by Mr. Sylvia, the Commission unanimously voted to recommend *approval* with the following conditions:

1. That the applicant enters into the Zoning Board of Review's record of proceedings, sufficient evidence satisfying the remaining standards for the granting of variances relating to hardship, least relief necessary, mere inconvenience and reasonable use, as put forth in R.I.G.L. 45-24-41.
2. Reduce the width of the curb opening on Webber Avenue to a maximum of 20 feet to conform to the Zoning Code.

Aye votes: Chairman Petit, Mr. Rossi, Mr. Delgado, Mr. Sylvia and Councilwoman McFarland. There were no nay votes.

INTERSTATE TAX TITLE COMPANY INC 2 SWEET HILL DRIVE CUMBERLAND RI 02864 (OWN/APP) has filed an application 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. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity.

Between 1959 and April 5, 1991, the subject property was under common ownership and considered merged for zoning purposes, with the undersized, abutting lot # 650. The Planning Staff's research revealed that in 1991, the abutting property was transferred without a zoning variance, and requests that the City Solicitor give an opinion on the legal zoning status of both lot 649, and the abutting non-conforming lot #650.

Upon motion made by Mr. Rossi and seconded by Councilwoman McFarland, the Commission unanimously voted to recommend *tabling* this application to allow the City Solicitor time to research the title information on both lots and to render a legal opinion relative to the issue of the applicability and impact of the merger ordinance for both lots.

Aye votes: Chairman Petit, Mr. Rossi, Mr. Delgado, Mr. Sylvia and Councilwoman McFarland. There were no nay votes.

SUBDIVISION AND LAND DEVELOPMENT PLANS

Emerald Estates – Phase II – Preliminary Plan

Major Subdivision without street extension

Scituate Avenue

Plat 32, Lots 2 and 19

Mr. Pezzullo stated that in January, 2006, the Planning Commission had granted Master Plan approval for the Emerald Estates Subdivision that would include eight new buildable lots, one detention basin lot and one reconfigured existing home lot. Phase I contained a total of five lots; three building lots, the reconfigured existing home lot and the detention basin lot.

The need for phasing arose due to the fact that the applicant was unable to obtain RIDEM Subdivision Suitability for the additional five Phase II lots. There is no need for any additional utility lots In Phase II. The applicant has since received Subdivision Suitability for the remaining five lots which conform to the frontage and area requirements of the Cranston Zoning Code and are consistent with the Master Plan approval given in January, 2006.

No public testimony was offered on this application, therefore, the Commission moved to a vote.

Upon motion of Mr. Rossi and second by Mr. Delgado, the Commission unanimously voted to adopt the Findings of Fact documented below and *approve* this Preliminary Plan subject to the conditions denoted below.

Findings of Fact

1. An orderly, thorough and expeditious technical review of this Phase II Preliminary Plan has been conducted. Property owners within a 100' radius have been notified via certified and return/receipt requested mailing and the meeting agenda has been properly posted. This major subdivision has been properly advertised per Section V.F.3.g of the City of Cranston Subdivision Regulations and appeared in the 9/3/07 edition of the Cranston Herald.
2. The proposed subdivision and its resulting gross density of approximately .33 residential units per acre is consistent with the City of Cranston Comprehensive Plan's Future Land Use Map which designates the property in question as "Residential" allowing less than one residential unit per acre.
3. The proposal is consistent with the City of Cranston Zoning Code. All proposed lots conform to the area and frontage requirements of the underlying A-80 single family residential zone.
4. There will be no significant negative environmental impacts from the proposed subdivision as shown on the Preliminary Phase II plans, with all required conditions of approval obtained from the RIDEM.
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 to Scituate Avenue, an improved public roadway located within the City of Cranston. The resulting lots will also have adequate permanent physical access to Emerald Drive.
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 suitable building sites.
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 improvements and other improvements conform to local regulations for mitigation of flooding and soil erosion.

Conditions for Approval

The following conditions shall apply to the Phase II Preliminary Plan approval, in addition to other applicable state and local requirements.

1. Payment of Western Cranston Capital Facilities Impact Fees of \$6,947.50 (\$1,389.50 x 5) at the time of Final Phase II recording.

Aye votes: Chairman Petit, Mr. Rossi, Mr. Delgado, Mr. Sylvia and Councilwoman McFarland.
There were no nay votes.

South Bay at Cranston, Assisted Living – Master Plan

Major Land Development without street extension

Terminus of Independence Way

Plat 37/1, Lot 860

Attorney Robert Murray, representing the applicant, South Bay Partners LTD of 5307 E. Mockingbird Lane, Suite 100, Dallas, TX 75206, explained the proposal to re-subdivide the

existing 7.32 acre parcel, currently zoned Mixed-Use Planned District (MPD), to create two lots for development. Parcel A will be 3.71 acres and Parcel B will be 3.61 acres. The applicant proposes a one-story, 31,000 sq. ft. assisted living facility, solely for Alzheimer's residents, with a total of 38 units with 66 beds on Parcel A. There is no development plan for Parcel B at this time.

Mr. Murray explained that the proposal will need to amend the existing MPD that was originally approved by the City Council on July 29, 2003. The project has received Pre-application approval from the Site Plan Review Committee, however, the applicant still needs to obtain RIDEM approval and all other regulatory approvals prior to Preliminary Plan submittal.

Mr. Brian King, P.E., Crossman Engineering, reiterated Mr. Murray's comments, stating that the facility will have a center courtyard and patio. Access to parking will be from the cul-de-sac and across the street from the JPI apartments (a 43 space lot and 20 additional spaces in the rear primarily for employee parking).

Mr. Delgado asked how many employees would work at the facility. Mr. Patrick McGonigle, project developer, stated that the facility would employ 40-50 employees, with 20-25 employees at any given time.

Councilwoman McFarland, expressing concern with the lack of Medicaid Waiver units in the City, asked if the proposed facility would be available to Medicaid eligible residents. Mr. McGonigle responded, stating that the facility will be comprised of all private-pay residents.

Mr. Sylvia expressed concern with the amount of impervious surface proposed and drainage design. He also asked if the property owner would consider preferential admission for Cranston residents. Mr. King responded, stating that drainage design will be addressed at a later stage. Mr. Murray interjected, stating that there is a large detention facility behind the existing Walmart that will be considered. Mr. Murray also mentioned the easement to the Golini property that exists.

No public testimony was offered on this matter.

Mr. Pezzullo stated that the approval will have a condition that the newly created parcel have a condition that the applicant obtain a revised MPD from the City Council.

There being no further testimony the Commission moved to a vote.

Upon motion of Mr. Rossi and seconded by Councilwoman McFarland, the Commission unanimously voted to adopt the Findings of Fact documented below and *approve* this Master Plan subject to the conditions denoted below.

Positive Findings

1. An orderly, thorough and expeditious technical review of this Master Plan has been conducted. Property owners within a 100' radius have been notified via first class mail on 8/30/07, and the meeting agenda has been properly posted. Advertisement for this stage of review appeared in the 9/3/07 edition of the Cranston Herald.
2. This proposed Major Land Development is consistent with the City of Cranston Comprehensive Plan's Future Land Use Map which calls for "Commercial and Service" and "Office Park" uses to be made of the property.
3. The proposal is inconsistent with the requirements of the Mixed-Use Planned District (MPD) which was previously approved for this parcel. However, the amended MPD will not impair its intent or purpose or alter the general character of the surrounding mixed-use area. If and when an application for an amended MPD appears before the Planning Commission, this body will recommend to *approve* such a change at that time.

4. Significant cultural, historic or natural features that contribute to the attractiveness of the community have not been identified on site.
5. The proposed subdivision promotes high quality appropriate design and construction, will be well integrated with the surrounding neighborhood, and will reflect its general characteristics.
6. The property in question provides adequate permanent physical access to Independence Way, an improved public street within the City of Cranston.
7. 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.
8. The proposed subdivision provides for safe and adequate local circulation of pedestrian and vehicular through traffic, and for suitable building sites.

Premature Finding

9. Significant negative environmental impacts are not anticipated to result from the proposed development.
10. It is uncertain at the Master Plan stage of development whether the design and location of streets, building lots, utilities, adequate surface water run-off and other improvements conform to local regulations for mitigation of flooding and soil erosion.

Conditions of Approval

The following conditions shall apply to this Master Plan, in addition to other applicable state and local requirements.

1. Applicant shall receive the required zone change (MPD) from the City Council *prior* to applying to the Site Plan Review Committee for Preliminary Plan review.
2. Applicant shall receive written correspondence from the Providence Water Supply Board stating that there are sufficient reserves and pressure to supply water to the proposed project. This determination shall be required at the time of Preliminary Plan *submittal* to the Site Plan Review Committee.
3. Applicant shall receive written correspondence from Veolia Water granting sewer design approval. This determination shall be required at the time of Preliminary Plan *submittal* to the Site Plan Review Committee.
4. Applicant shall receive Preliminary Site Plan Review approval *prior* to Preliminary Plan submittal to the Planning Department for consideration by the Planning Commission.
5. Any future utilization of proposed Parcel B will require the applicant to obtain a revised MPD or change of zone from the City Council.
6. Payment of Eastern Cranston Capital Facilities Impact Fees of \$22,551.48 (\$593.46 x 38) at the time of Final Plat recording, if applicable
7. Explore the possibility of providing preferential admission to the facility to Cranston residents.

Aye votes: Chairman Petit, Mr. Rossi, Mr. Delgado, Mr. Sylvia and Councilwoman McFarland. There were no nay votes.

PERFORMANCE GUARANTEES

Orchard Meadows

Extension of existing Letter of Credit

Mr. Pezzullo stated that he will obtain an updated Letter of Credit from the applicant for Bristol County Letter of Credit #215 in the amount of \$164,000.

Upon motion made by Mr. Delgado and seconded by Councilwoman McFarland, the Commission unanimously voted to *extend* the above referenced Letter of Credit for an additional three (3) months; in accordance with the Engineering Division's recommendation.

Aye Votes: Chairman Petit, Mr. Delgado, Mr. Rossi, Mr. Sylvia and Councilwoman McFarland. There were no nay votes.

MISCELLANEOUS

Planning Director Peter Lapolla noted that: 1) advertisement has been submitted for October for the fee schedule proposal and, 2) he asked that the Commissioners review the revised 'Housing Element' of the Draft Comprehensive Plan. Each member was provided a copy.

ADJOURNMENT

Upon motion of Councilwoman McFarland and seconded by Mr. Rossi, the Commission unanimously voted to adjourn at 8:50 p.m.

NEXT MEETINGS

Tuesday, September 18, 2007, at 6:30 p.m. at the Cranston High School East Auditorium
Tuesday, October 2, 2007, at 7 p.m. in the City Council Chamber

Respectfully submitted,

Jason M. Pezzullo, AICP
Principal Planner/Secretary