

AGENDA

**September 2, 2014
City Hall Council Chamber
7 p.m.**

I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES**

Minutes of the August 5, 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. **The D’Ercole Plat** **Public Hearing**
Minor Subdivision with street extension
Preliminary Plan
Terminus of D’Ercole Drive
AP 16/1, Lot 308

3. **Garden City Infill Project** **Public Hearing**
Major Land Development
Master/Preliminary Plan
Hillside Road
AP 10/3, Lot 740

4. **Pandora Storage** **Public Informational**
Mixed-Use Planned District / Preliminary Overall Development/
Major Land Development – Master Plan
Natick/Phenix Avenue
AP 19/1, Lot 3

5. **Jamieson Plat** **Public Informational**
Preliminary Plan
Elmhurst Avenue/Preston Drive
AP 12/5, Lots 282,283,284 and 1704

IV. **ZONING BOARD OF REVIEW RECOMMENDATIONS**

1. **SAINT GEORGE ENTERPRISES LLC 175 BEECHWOOD DRIVE CRANSTON RI 02921 (OWN/APP)** has filed an application for permission to convert the second floor of an existing commercial office building into a residential living unit on an undersized lot at **1302 Elmwood Avenue**. AP 3/2, lot 957 area 5989+/-SF, zoned A-6. Applicant seeks relief from Section 17.92.010 Variance and 17.20.120 Schedule of Intensity, 17.20.090 Specific Requirements, 17.20.030 Schedule of Uses, 17.64.010 H Off-Street Parking.
2. **JOHN AND LINDA MARCHETTI 562 LAUREL HILL CRANSTON RI 02920 (OWN/APP)** have filed an application for permission to build a new 26' X 44' two story single family dwelling with restricted frontage on an undersized lot on **AP 7-4 lot 1054 Oxford Street**. AP 7/4, lots 1050, 1051, 1052 and 1054 area 20,000+/-SF, zoned B-1. Applicant seeks relief from Section 17.92.010 Variance and 17.20.120 Schedule of Intensity.
3. **JOSEPH J NATALE 145 FOX RIDGE DRIVE CRANSTON RI 02921 (OWN/APP)** has filed an application for permission to build a new 30' X 40' garage with restricted frontage, front, rear and side yard setback on an undersized lot at **487 Niantic Avenue**. AP 6, lot 1283 area 9402+/-SF, zoned M-2. Applicant seeks relief from Section 17.92.010 Variance and 17.20.120 Schedule of Intensity, 17.88.050 Structural Alterations.
4. **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.
5. **COASTWAY COMMUNITY COASTWAY BANK ONE COASTWAY PLAZA CRANSTON RI 02910 (OWN) AND TASCA AUTOMOTIVE GROUP 1300 PONTIAC AVENUE CRANSTON RI 02920 (APP)** have filed an application for special permit for permission to operate an automotive body repair shop and paint shop with administrative offices from an existing building at **33 Sharpe Drive**. AP 13, lot 83 area 214,546+/- SF, zoned M-2. Applicant seeks relief from Section 17.92.020 Special Use Permit.
6. **PETER C GARZONE 15 MAUREEN DRIVE SMITHFIELD RI 02917 (OWN) AND MISS CRANSTON DINER LLC C/O SARKIS DIARBAN 50 PINE RIDGE DRIVE CRANSTON RI 02921 (APP)** have filed an application for permission to convert a hair salon building to a restaurant and build a 32' X 34' addition to same at **786 Oaklawn Avenue**. AP 15/2, lot 395 area 18,840+/- SF, zoned A-6. Applicant seeks relief from Section 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.72.010 Signage, 17.20.030 Schedule of Uses.

V. **PLANNING DIRECTORS REPORT** – Comprehensive Plan Implementation

VI. **ADJOURNMENT/NEXT MEETING** October 7, 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.