

MEETING AGENDA

May 3, 2005

CALL TO ORDER

MINUTES

- Minutes of the April 5, 2005 meeting.

SUBDIVISIONS AND LAND DEVELOPMENT PLANS

- Orchard Meadows Master Plan (Major subdivision w/ street extension)
Pippin Orchard Road
AP 33, Lot 15 & 124 *Informational Hearing*
- Johnson & Wales University
Harborside Student Housing - Preliminary Plat (Major LDP)
Harborside Boulevard
AP 2/4 Lots 3969, 3974 & 3935 *Public Hearing*
- Newbury Village Phase 2 Revised Master Plan & Preliminary Plat (Major LDP)
Scituate Avenue
AP 36/3, Lot 54 *Public Hearing*
- Charter Realty Preliminary Plat (Minor subdivision w/ no street extension)
Narragansett Boulevard
AP 2/4, Lot 2913

ZONING BOARD OF REVIEW ITEMS

- **Carl C. and Frances Ferrucci, 9 Beacon Hill Drive, Warwick RI 02886 (OWN) and DDB Pontiac LLC, 76 Dorrance Street, Suite 212, Providence RI 02903 and Ricky Greigre, 415 Lindsey Street, Attleboro MA 02703 (APP)** for permission to operate a Dunkin Donuts coffee shop with drive-thru and a convenience store from an existing legal non-conforming gasoline service station at **480 Pontiac Avenue.**
- **Christina Taveras, 781 Park Avenue, Cranston RI 02910 (OWN) and Christina Taveras, 40 Humes Street, Providence RI 02907 (APP)** for permission to convert the attic of an existing legal non-conforming two-family dwelling into a third living unit with restricted front and side yard setback on an undersized lot at **781 Park Avenue.**
- **Nelson M. and Lisa A. Justa, 600 Laural Hill Avenue, Cranston RI 02920 (OWN) and Accurate Builders Corp., 133 Custer Street, Warwick RI 02886 (APP)** for permission to build a new 25' x 25' two-story single-family dwelling on an undersized parcel with restricted frontage on **Lark Avenue.**
- **848 Park Avenue Associates LLC, 50 Exchange Terrace, Suite 320 Providence RI 02903 (OWN/APP) and Park Theatre, 50 Exchange Terrace, Suite 320 Providence RI (LESSEE)** for permission to convert an existing movie theatre into a dinner theatre with restaurant, café and motion pictures and build an addition, including a second story with restricted off-street parking, side and rear yard setback at **848 Park Avenue.**

- **William E. DelSanto Jr., 265 Capuano Avenue, Cranston RI 02920 (OWN) and Sharon Thorpe, 15 White Oak Lane, Cranston RI 02920 (APP)** for permission to operate a retail business from the ground floor of an existing legal non-conforming building with apartment above and restricted front and corner side yard set back at **1020 Pontiac Avenue**.
- **Anthony Ciccarone (OWN) and Richard Carlucci (APP), 1191 Hillside Avenue**, for permission to build a new 26' X 30' two story single-family dwelling and 12' x 12' deck with restricted frontage on an undersized lot.
- **Mario Moretti, 10 High Meadow Court, Cranston RI 02921 (OWN/APP)** for permission to build a 23' x 32' attached two car garage with restricted side yard set back.
- **Thomas and Ann Scorpio, 1070 Scituate Avenue, Cranston RI 02921 (OWN/APP)** for permission to build a 2493+/-SF addition to an existing single-family dwelling with restricted front yard set back.
- **Joseph and Paula Caramadre, 90 Beechwood Drive, Cranston 02921 (OWN/APP)** for special permit to build a 1400+/-SF family accessory apartment addition to an existing single-family dwelling.

PERFORMANCE GUARANTEES

- Western Cranston Industrial Park – East - Bond Recall
- Glenham Park Sections 1, 2 & 3 – Bond Recall

EXTENSIONS OF TIME

- Lippitt Farm Master Plan

MISCELLANEOUS ITEMS

- Comprehensive Plan Update – Discussion
- Chapel View – Road Certification

DATE AND TIME OF NEXT MEETING

- Tuesday, June 7, 2005 at 7:00 pm

ADJOURNMENT