

MEETING AGENDA

November 9, 2004

MINUTES

- Minutes of the October 5, 2004 meeting.

ORDINANCE COMMITTEE ITEMS

- Ordinance # 9-04-5 Comprehensive Plan Amendment *Public Hearing*
Johnson and Wales
- Ordinance # 9-04-6 Amendment to Zoning Ordinance
Establishing an Educational Institution Zone (EI Zone)
- Ordinance # 9-04-7 Change of Zone - Johnson and Wales

SUBDIVISIONS AND LAND DEVELOPMENT PLANS

- Replat of Edgewood Park Plat (Lots 21 & 22) – Preliminary Subdivision
(Minor Plat with no street extension)
Malvern Avenue
AP 2/6, Lot 2302
- Pennrose Condominiums Phase 2 - Amended Final Plan
Melody Lane
AP 16, Lot 143
- Cranston Highlands Replat – Preliminary Plan
(Minor Plat with no street extension)
Vigilant Street / New Hampshire Avenue
AP 8, Lot 1805

ZONING BOARD OF REVIEW ITEMS

- **Mathew R. Regine, 15 Malvern Ave.**, pending minor subdivision, to leave an existing single family dwelling on a proposed 3,200 s.f. lot with restricted frontage, front and side-yard setback, and build a new 20' x 39' single family dwelling on the remaining proposed 3,200 s.f. undersized lot, with restricted frontage and front-yard setback.

- **Hircania Garcia, 111 Pontiac Ave.,** for permission to build a 20' x 24' two-story single family home on an undersized, 5,762 s.f. lot with restricted frontage.
- **Lutgarda and Maria LLC, Lutgarda Henderson, and Maria Spooner, 74 Alton St.,** for permission to convert an existing legal, non-conforming commercial building into a daycare center with restricted rear yard setback.
- **Vincent R. Capone, Jr., 418-420 Pontiac Ave.,** for permission to convert a basement office into two residential living units in an existing legal non-conforming four unit residential building with restricted off-street parking and rear yard setback on an undersized lot.
- **Souleang H. Kane and Susan H. Lim, 111 Wales St.,** for permission to leave an existing legal non-conforming single family home on an undersized 5,000 s.f. lot and build a new 28' x 44' two-story single family home on the abutting 5,000 s.f. lot.
- **Jose DeCastro, owner, and James F. Bailey, Jr., 15 Standish Ave.,** for permission, pending minor subdivision, to leave an existing single family dwelling with restricted side and front yard setback on a proposed 5,300 s.f. lot and build a new 35' x 24' single family home on the remaining 6,230 s.f. lot
- **Frank and Barbara Pettinato, 504-506 Oaklawn Ave.,** for permission to build a 28' x 40' one story addition living unit and convert an existing two family dwelling into a three-family dwelling on a 14,752 s.f. lot.
- **Thomas and Anne E. Biello (owners), and Heritage Properties (Applicant) 27 Vigilant St.** for permission to leave an existing single family dwelling on a proposed 4,800 s.f. lot with restricted frontage and side yard setback, and build a new 24' x 30' two story single family dwelling on the remaining 3,200 s.f. lot with restricted frontage on New Hampshire St.
- **Pontiac Crossings LLC, (owner) and Under One Roof LLC and Joseph V. Tally Inc., 1150 Pontiac Ave.,** for permission to operate a wholesale and retail business with professional office use, and build a new loading dock and handicap ramps from an existing legal non-conforming commercial building with restricted frontage and off-street parking on an undersized lot.
- **J. Boscia & Sons, Inc., East Street,** for permission to build two new 6,120 sq. ft., two story, 4-unit condominium buildings on an undersized lot.
- **Edward Russo and Estate of Frances Russo and Pasco and Lucy Russo and Biagio Prodigio, Holland Street,** pending subdivision, to leave an existing single family dwelling on a proposed 6,400 SF undersized lot, and leave an existing single family house on a proposed 8,000 SF lot and build a new 34' x 40' 2-story single family with restricted frontage on the remaining 8,000 SF lot.
- **Gino A. and Paula Mazzenga, 510 Hope Road,** for permission, pending minor subdivision, to leave an existing single family dwelling on a proposed 20,829 s.f. lot with restricted frontage, and build a new single family home on the remaining proposed 21,398 s.f. lot with restricted frontage.

MISCELLANEOUS ITEMS

- Comprehensive Plan Update - Discussion of public workshop on November 15, 2004

DATE AND TIME OF NEXT MEETING

- Tuesday December 7, 2004 at 7:00 pm

ADJOURNMENT