

August 3, 2004

**MINUTES**

Chairman William Guglietta called the meeting to order in the City Council Chamber at 7:09 p.m. The following Commission members were in attendance:

William Guglietta, Esquire, Chairman  
Charles Rossi  
Stephen Devine  
Jerome Baron  
Ellen O'Hara

Also present were:

Kevin M. Flynn, Planning Director  
Michael J. DeLuca, Principal Planner  
Lynn Furney, Associate Planner  
Jared Rhodes, Senior Planner  
Joanne Resnick, Sr. Clerk  
Nancy Simoes, Stenographer

Members of the public in attendance included the following:

Stanley Freedman  
Antonio Antunes  
Anna D'Arezzo  
Valerie Boyer  
Dorothy Horan  
Ronald Rosa  
Robert Donnelly

Dorothy Namerow  
Edward Arezza  
James Baley  
Richard Boyer  
Eric Prive  
Minh Huynh  
Al Medici

Dwight Minter  
Steve Capobiano  
Joe DeCosta  
Lenny Realli  
Carol Realli  
Anthony Feole

## **MINUTES**

Upon motion made by Mr. Rossi, seconded by Mr. Devine, the Commission unanimously voted to approve the minutes of the July 13, 2004, meeting.

## **ORDINANCE COMMITTEE ITEMS**

None

## **SUBDIVISION AND LAND DEVELOPMENT PLANS**

**Crestwood Estates Master Plan**                      *Informational Hearing*  
**Briarwood Road**  
**AP 18, Lot 1023**

Attorney John DiBona, representing United Home Construction, gave a brief overview of the proposal to divide a 2.3 acre parcel into 6 single family house lots in an A-8 Zoning District. The existing single family house will remain on one of the new house lots.

Mr. DeLuca gave the staff's findings of fact. He explained that the Daniel Court cul-de-sac is temporary and will eventually extend to New London Avenue. He also pointed out that Kent County Water Authority will not review plans referred by local staff. It is their policy to review only design plans from the applicant once they have provided design calculations and other specific requirements. He reiterated the Public Works Department concern of the present design of the detention pond discharging to the northwest corner of the site. This matter should be resolved with Public Works prior to preliminary plat submittal.

Upon motion made by Mr. Rossi, seconded by Ms. O'Hara, the Commission unanimously voted ( Voting Aye: Mr. Guglietta, Mr. Rossi, Mr. Devine, Mr. Baron and Ms. O'Hara. Voting Nay: None.) to accept the staff's findings as their own and APPROVE the Master Plan for Crestwood Estates subject to the following conditions:

1. Vesting of this layout and dwelling units shall be subject to reduction if changes in grading or drainage facilities are deemed necessary pursuant to State regulatory permitting.
2. Approval of water system design by Kent County Water Authority prior to preliminary application.
3. Approval of sewer system design by Veolia Water prior to preliminary application.
4. Applicant shall provide a tree preservation plan for review at the preliminary plan submittal.

5. Granting of requested roadway width waiver subject to provision of sidewalk on one side of the street and planting of street trees.
6. Applicant shall revise plans and provide necessary documentation at preliminary plat submittal to address technical comments of the Public Works Director as noted in his July 26 memo.
7. Relocation of storm drain per City Engineering memorandum of August 2, 2004.
8. Location of detention pond discharge to not impact adjacent land, (Lot 1381).
9. Provide maintenance access to detention pond.
10. Receipt of RIDOT / Physical Alteration Permit prior to preliminary application.
11. Address comments, if any from RIDEM staff, Conservation Commission and Police Chief at preliminary plat stage.

**Hope Farms – Master Plan Reinstatement  
Hope Road  
AP 24, Lot 69**

Attorney Robert Murray, representing applicants Onorato and Mary Cardinale of 520 Hope Road, gave a brief overview of the proposal to divide a 7.47 acre site into a total of 13 residential house lots and 1 detention basin lot. He explained that Master Plan approval was granted in July, 2002, and his client is requesting reinstatement of the approval.

Planning staff finds the plan remains in conformance with the Comprehensive Plan and the conditions, as stated, remain relevant. A review of the subdivision plans approved in 2002 reveals no “land unsuitable to development” and therefore, no potential reduction in the development density due to the 2003 changes in Section IV of the *Subdivision and Land Development Regulations*.

Upon motion made by Mr. Devine, seconded by Ms. O’Hara, the Commission unanimously voted (Voting Aye: Mr. Guglietta, Mr. Rossi, Mr. Devine, Mr. Baron and Ms. O’Hara. Voting Nay: None.) to accept the staff’s findings as their own and APPROVE the request for reinstatement of the Hope Farms Master Plan subject to the following conditions:

- 1) Approval by Providence Water Supply Board for water main extension.
- 2) Determination by Public Works Department and US Filter of acceptability of sewer force main extension prior to preliminary application. Should said request be denied, applicant shall seek site suitability approval from RIDEM for ISDS systems.

- 3) Soils and stormwater drainage analysis must be submitted to City Engineer review and approval with preliminary plat submission.
- 4) Location of fire hydrants must be acceptable to Fire Chief.
- 5) Investigate feasibility of consolidating the proposed detention pond with the detention pond in the adjacent plat to the south.
- 6) Review location of sewer easement to insure compatibility with landscape plan.
- 7) Install plantings along southerly property line to create a visual break between properties.
- 8) Evaluate need for curbing along Hope Road frontage by working in conjunction with Department of Public Works and landscape architect in development of streetscape as noted in #9 below. Applicant shall donate additional land to City of Cranston as deemed necessary to provide a safe egress onto Hope Road.
- 9) In addition to the landscape plan submitted, engage services of a landscape architect to develop a streetscape for Hope Road frontage that will retain the rural and historical character of the roadway.
- 10) Sidewalk waiver is granted.
- 11) Waiver from landscape requirements submitted with respect to clustering of street trees is acceptable, but landscape plan to be amended as noted in #9 above.
- 12) Reduction in roadway pavement to 26' with graded shoulders must be further investigated and coordinated with appropriate City departments.

**Gold Meadow Estates – Master Plan Reinstatement  
Lippitt Avenue  
AP 30/3, Lot 240  
AP 23, Lots 6,7,8,15,20 & 36**

Attorney Robert Murray, representing CWW, LLC, presented the Planning Commissioners with a copy of the Superior Court Order, dated June 18, 2004, stating the said property is free and clear of all liens.

This matter was brought before the Planning Commission last month (July 13, 2004) and was continued to allow the Planning Department staff time to research the matter. The staff's findings reveal that the cluster layout of 42 lots are in conformity with the original Master Plan approval (June, 2002). The staff further finds that the plan still conforms with the Comprehensive Plan, and the original ten conditions remain relevant.

Upon motion made by Mr. Devine, seconded by Mr. Baron, the Commission unanimously voted (Voting Aye: Mr. Guglietta, Mr. Rossi, Mr. Devine, Mr. Baron and Ms. O'Hara. Voting Nay: None.) to accept the staff's findings as their own and APPROVE the request to reinstate the Gold Meadow Estates Master Plan subject to the original ten conditions as follows:

1. Wetlands approval for the entire plat and Subdivision Suitability approval (4 lots on Whispering Pines Drive) prior to preliminary plat application.
2. RIDEM approval of water main crossing of wetland.
3. Providence Water Supply Board approval of water main extension.
4. West Warwick Sewer Authority approval of sewer system design.
5. Completion of traffic study and approval by City Traffic Engineer at preliminary review stage.
6. Revise roadway geometry at preliminary review stage for approval by City Engineer and Fire Chief. Also, show location of fire hydrants on preliminary plan.
7. Provide a complete soils and stormwater drainage analysis for City Engineer approval at preliminary.
8. Subdivision Suitability Approval for lots at end of Whispering Pines Drive at preliminary review stage.
9. Submit a tree preservation program for review by Conservation Commission.
10. Revise roadway placement to address concerns of abutting owners, as appropriate.

**Thomas Grace Replat  
223 Orchard Street  
AP 5, Lots 330 & 331**

Attorney John DiBona gave a brief description of the proposal to divide this 10,000 sq. ft. parcel into two separate house lots in a B-1 Zoning District. The existing single family house will remain on 5,000 sq. ft., and the new lot would be 5,000 sq. ft. Zoning Board relief is required for this minor subdivision. Mr. DiBona requested final approval be granted administratively.

Upon motion made by Mr. Rossi, seconded by Mr. Baron, the Commission unanimously voted (Voting Aye: Mr. Guglietta, Mr. Rossi, Mr. Devine, Mr. Baron and Ms. O'Hara. Voting Nay: None.) to accept the staff's findings as their own and APPROVE this minor subdivision subject to the following conditions:

1. Capital Facilities Impact Fee of \$593.46
2. Receipt of all necessary zoning variances prior to final plat application.
3. Applicant shall coordinate with Veolia Water staff for location of the new sewer lateral

**Oak Plat Replat  
Mica Avenue  
AP 8/4, Lot 1625**

Attorney John DiBona gave a brief description of the proposal to divide this 10,220 sq. ft. parcel into two separate house lots in a B-1 Zoning District. The existing single family home will remain on 5,792 sq. ft., and the new lot will be 4,428 sq. ft. The garage on Parcel B will be removed. Zoning Board relief is required for this minor subdivision.

Resident Richard Boyer was concerned with off-street parking, however, Mr. DeLuca assured him that there is sufficient parking area.

Upon motion made by Mr. Devine, seconded by Mr. Baron, the Commission unanimously voted (Voting Aye: Mr. Guglietta, Mr. Rossi, Mr. Baron, Mr. Devine and Ms. O'Hara. Voting Nay: None.) to accept the staff's findings as their own and APPROVE this minor subdivision subject to the following conditions:

1. Capital Facilities Impact Fee of \$593.46
2. Receipt of all necessary zoning variances prior to final plat application.
3. Applicant shall coordinate the installation of a new sewer lateral to proposed Parcel B with Veolia Water staff.

**Sprague Homestead Replat  
15 Standish Street  
AP 8, Lot 567**

Mr. Jose DeCastro testified that the proposal is to divide an 11,530 sq. ft. parcel into two separate house lots in a C-2 Zoning District. The existing two family house will be converted to a single family home and remain on 5,300 sq. ft., and the new lot will be 6,230 sq. ft. The Zoning Board matter will be heard at a later date.

Mr. DeLuca pointed out that every effort should be made to preserve the existing mature trees.

Upon motion made by Mr. Baron, seconded by Mr. Rossi, the Commission unanimously voted (Voting Aye: Mr. Guglietta, Mr. Rossi, Mr. Devine, Mr. Baron and Ms. O'Hara. Voting Nay: None.) to accept the staff's findings as their own and APPROVE this minor subdivision subject to the following conditions:

1. Capital Facilities Impact Fee of \$593.46.
2. Curb opening for Parcel B shall not exceed 20 ft.
3. All excess granite curbing removed for driveway construction shall be returned to the City Highway department.
4. Receipt of all necessary zoning variances prior to final plat application.
5. Applicant shall submit a tree preservation plan for staff approval at the final plan stage.

## **ZONING BOARD OF REVIEW ITEMS**

**DWIGHT W MINTER 51 TUCKER AVENUE CRANSTON RI 02905 (OWN/APP)** has filed an application for permission to build a 16' X 25' +/- family room addition and a 476+/- sf deck to an existing legal non-conforming building with restricted front and side yard setback on an undersized lot at **51 Tucker Avenue**. AP 1, Lot 244, area 4380+/- SF, zoned A-6. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity.

Findings:

1. The single story rear addition will have side yard setbacks of 8.3 ft. and 17.29 ft., and rear yard setbacks of 26.34 ft.
2. The proposed deck will have side yard setbacks of 8.31 ft. and 8.26 ft. and rear setback of 14.36 ft.
3. Proposed lot coverage, including the deck, is over 49%. The building is only 28%.
4. The deck will surround 3 sides of the house.
5. The garage on the abutting Lot 243 encroaches on the applicant's lot. The applicant owns abutting Lot #243.

Upon motion made by Ms. O'Hara, seconded by Mr. Rossi, the Commission unanimously voted to recommend APPROVAL of this application. (Voting Aye: Mr. Guglietta, Mr. Rossi, Mr. Baron, Mr. Devine and Ms. O'Hara. Voting Nay: None.)

**ANTONIO C AND ALBERTINA M. ANTUNES 154 MAGNOLIA STREET CRANSTON RI 02910 (OWN/APP)** have filed an application for permission to build a new 30' x 30' two story single family home with restricted front and side yard setback on an undersized lot at **154 Magnolia Street**. AP 5, Lot 131, area 4587+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity.

Findings:

1. The property is owned by the abutter on Lot 130, who has a single family on a 5000 sq. ft. lot.
2. Proposed setbacks: front - 9 ft.

left side - 10.7 ft.

right side – 5 ft.

3. The abutting houses have 9 ft. and 7.2 ft. front yard setbacks.
4. The existing rear garage would remain on the lot.
5. The lot across the street contains a single family on a slightly smaller lot.
6. Street makeup:

7	single families on 5000 sq. ft.
2	two families on 4,521 sq. ft. and 5,750 sq. ft.
1	six unit apartment on 8,134 sq. ft.

Upon motion made by Mr. Devine, seconded by Mr. Baron, the Commission unanimously voted to recommend APPROVAL of this application with the following condition: Reduce the width of the house by 2 ft., giving the side yard a setback of 7 ft. (Voting Aye: Mr. Guglietta, Mr. Rossi, Mr. Baron, Mr. Devine and Ms. O’Hara. Voting Nay: None.)

**ELSIE L MELONE 223 ORCHARD STREET CRANSTON RI 02910 (OWN) AND HERITAGE PROPERTIES LLC 46 COLDBROOK DRIVE CRANSTON RI 02920 (APP)** have filed an application pending minor subdivision, for permission to leave an existing single family dwelling on a proposed 5000+/- SF undersized lot with restricted front, side and corner side yard setback and build a new 30’ x 25’ two-story single family home on the remaining 5000+/- SF undersized lot at **223 Orchard Street**. AP 5, Lot 330 and 331, area 10,000+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity.

Findings:

1. The proposed house meets all yard setbacks.
2. The majority of the lots within one block of the applicants lot on Orchard St. are 5000 sq. ft. lots.
3. Moving the lot line will leave the house and existing garage on the same lot.

Upon motion made by Mr. Rossi, seconded by Mr. Baron, the Commission unanimously voted to recommend APPROVAL of this application. (Voting Aye: Mr. Guglietta, Mr. Rossi, Mr. Baron, Mr. Devine and Ms. O’Hara. Voting Nay: None.)

**SCOTT P DEWARE AND JEANNE M LAMONTAGNE 45 MICA AVENUE CRANSTON RI 02920 (OWN/APP)** have filed an application pending minor subdivision, for permission to leave an existing single family dwelling on a proposed 5792+/- SF undersized lot with restricted front yard setback and build a new 50’ x 28’ one-story single family home on the remaining 4428+/- SF undersized lot with restricted front yard set back at **45 Mica Avenue**. AP 8, Lot 1625, area 10,220+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity.

Findings:

1. The existing single family's new lot will have 71 ft. of frontage. The new lot will have 54 ft. of frontage.
2. The existing garage will be removed.
3. The street is predominantly single family dwellings on lots that range in size from 3,600 sq. ft. to 8,100 sq. ft.
4. The average density for the 19 other single family dwellings on both sides of the street between Dyer Ave. and Princess Ave. is 5,754 sq. ft. per single family.
5. On the street, 9 of the 19 single families are on 6,300 or larger lots, the smallest lot is 3,600 sq. ft.
6. The proposed front yard setback is 12 ft. Other yard setbacks conform.

Upon motion made by Mr. Baron, seconded by Mr. Devine, the Commission unanimously voted to recommend APPROVAL of this application. (Voting Aye: Mr. Guglietta, Mr. Rossi, Mr. Baron, Mr. Devine and Ms. O'Hara. Voting Nay: None.)

**SHARON A MCMANN-MORELLI 22 VALLONE ROAD CRANSTON RI 02920**

(OWN/APP) has filed an application for permission to add a second story to convert an existing single-family dwelling into a two-family dwelling with restricted frontage, front and side yard setback on an undersized lot at **22 Vallone Road**. AP 8/1, Lot 2549, area 4000+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity, 30-8 Schedule of Uses.

Findings:

1. Lot frontage = 40 ft.  
Front yard setback = 18.82 ft.  
Side yard = 4.7 ft.
2. There is a single family on the same size lot abutting the applicant's lot, and one other on 8000 sq. ft.
3. There are 2–two families on 6000 sq. ft. lots on the street and 2–three families on 4000 and 7,708 sq. ft.
4. The street is a mix of one, two and three family houses. The street density is 2,976 sq. ft. per unit. The block density is 3,843 sq. ft. per unit. The applicant's proposed density is 2,000 sq. ft. per unit.

Upon motion made by Mr. Devine, seconded by Mr. Rossi, the Commission unanimously voted (Voting Aye: Mr. Guglietta, Mr. Rossi, Mr. Baron, Mr. Devine and Ms. O'Hara. Voting Nay: None.) to recommend DENIAL – for the following reasons:

1. Severe overcrowding
2. Out of character with the other single family dwellings on the street, excepting the one 3-family on a 4000 sq. ft. lot. All other two families on the block and street are on larger lots.

3. No apparent hardship. The applicant is already making reasonable use of the property with a single family on an undersized lot.

**EFENDI AND ELIZABETH ATMA 18 BROOKWOOD ROAD CRANSTON RI 02910 (OWN/APP)** has filed an application for permission to convert an existing single family dwelling into a two-family dwelling by building a 27' x 23' two-story addition to an existing legal non-conforming single family dwelling with restricted front and side yard set back at **18 Brookwood Road**. AP 9/4, Lot 2313 and 2314, area 6750+/- SF, zoned A-6. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity, 30-8 Schedule of Uses.

Findings:

1. There are no legal two family houses on the block.
2. There is a two family, constructed in 1932, three lots down, on a 4500 sq. ft. lot. The two family at 40 Brookwood Road was constructed in 1951.
3. The neighborhood is predominantly single family homes on 4500 sq. ft. lots.
4. The 6 angled parking spaces provided on the property would not allow egress from the parking area in a forward motion.
5. The proposed addition has a 4 ft. common wall connected to the front left corner of the garage, blocking off the access to the rear of the house.

Upon motion made by Mr. Rossi, seconded by Ms. O'Hara, the Commission unanimously voted (Voting Aye: Mr. Guglietta, Mr. Rossi, Mr. Baron, Mr. Devine and Ms. O'Hara. Voting Nay: None.) to recommend DENIAL – for the following reasons:

1. Out of character with the single family neighborhood.
2. No apparent hardship. The applicant is already making reasonable use of the lot with a single family.

**MINH HUYNH 187 CONCORD AVENUE CRANSTON RI 02910 (OWN/APP)** has filed an application for permission to build a 10' X 53' kitchen addition to an existing legal non-conforming building with restricted rear and side yard setback and off-street parking at **1096 Park Avenue**. AP 9/4, Lot 2924, area 6960+/- SF, zoned C-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity, 30-18 Off-Street Parking.

Findings:

1. The building currently has a 22 ½ ft. rear yard setback. The addition will leave a 12 ½ ft. rear yard setback.
2. The dumpster will be located in the left rear corner of the lot.
3. The applicant's property abuts a single family house and a residential A-6 zone.
4. Twenty feet of the 53 ft. kitchen addition will be a refrigerator/freezer.
5. Eight of the 14 parking spaces require vehicles to back out on to Spenstone Road.
6. The Comp Plan states:

*Goal H-4.* Achieve a balance between economic development and housing in the City.

*Policy H-4.2* Protect neighborhoods abutting the city's major commercial corridors from adverse impacts arising from incompatible uses.

*Goal ED-5* Ensure that new and expanded commercial development along major arterials exhibits a high standard of design and is compatible with existing roadway functions and adjacent residential neighborhoods.

Upon motion made by Ms. O'Hara, seconded by Mr. Devine, the Commission unanimously voted to CONTINUE this application to September for new plans that will relocate the kitchen to the left side of the building and relocate the dumpster to a new enclosure on the right rear corner of the building.

(Voting Aye: Mr. Guglietta, Mr. Rossi, Mr. Baron, Mr. Devine and Ms. O'Hara. Voting Nay: None.)

**ANTHONY CICCARONE 1191 CENTERVILLE ROAD WARWICK, RI 02886 (OWN) AND RICHARD CARLUCCI 1 GOVERNORS HILL WEST WARWICK, RI 02893 (APP)** have filed an application for permission to build a 26' X 43'+/- two story single-family dwelling and a 100+/- sf deck and second floor stair case on an undersized lot at **Hillside Avenue**. AP 15, Lot 244 and 256, area 5000+/- SF, zoned A-6. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity.

Findings:

1. The proposed deck and staircase will have 5 ft. side yard setbacks.
2. The lot has double street frontage of 50 ft. on Hillside Ave. and Watkins Ave. Both streets are dead ends.
3. The parcel is currently used as parking for the house across the street on Watkins Avenue and is not owned by an abutter. This half of the lot is cleared. A shed is also located here.
4. The proposed setbacks are 25 ft. from Hillside Ave. and 35 ft. from Watkins Ave.
5. The site plan shows a driveway from Watkins Ave. as well as Hillside Ave.
6. Photographs show large trees on the Hillside Ave. frontage and yard area.
7. The lot area along Watkins Ave. is currently cleared.

Upon motion made by Mr. Guglietta, seconded by Mr. Rossi, the Commission unanimously voted to recommend APPROVAL of this application with the following condition: Leave as many mature trees on the Hillside Avenue property frontage yard area as possible. (Voting Aye: Mr. Guglietta, Mr. Rossi, Mr. Baron, Mr. Devine and Ms. O'Hara. Voting Nay: None.)

**WOODHAVEN CONDO ASSOCIATION DOROTHY HORAN PRESIDENT 501 WOODHAVEN COURT CRANSTON RI 02920 (OWN) AND DAVID CLOXTON 110 LAKEVIEW ROAD CRANSTON RI 02920 (APP)** have filed an application pending minor subdivision, for permission to leave an existing residential condominium complex on a proposed

5.71+/- acres and combine lot 900 [5300+/- SF] with the remaining 26,162+/- SF and build two new single family dwellings on proposed lot 1 [17499+/- SF] and proposed lot 2 [13963+/- SF] at **501 Woodhaven Court and Chase Avenue**. AP 15/1, Lots 668 and 900, area 5.84+/- acres, zoned A-8. Applicant seeks relief from Section 30-28 Variance.

Findings:

1. The Planning Commission has approved the Preliminary Subdivision.
2. The condos received a variance in 1981 for construction. The Zoning Board limited the number of units to 48, required a 40 ft. natural buffer along Mayfield Avenue and a 40 ft. natural strip along the westerly and entire northerly side and installation of a drainage system and holding ponds. Another condition was no access to Chase St.
3. The proposed lots will have frontage of 115.87 ft.
4. Rosewood Condominiums density = 3,849 sq. ft. per unit  
Willow Crest density = 3,510 sq. ft. per unit  
Woodhaven existing density = 5,189 sq. ft. per unit  
Proposed density = 4,534 sq. ft. per unit

Upon motion made by Mr. Rossi, seconded by Mr. Baron, the Commission unanimously voted to recommend APPROVAL of this application as the proposed density is still less than the other two existing condominium complexes across Mayfield Avenue. (Voting Aye: Mr. Guglietta, Mr. Rossi, Mr. Baron, Mr. Devine and Ms. O'Hara. Voting Nay: None.)

**MICHELLE CAPRIO 52 HIGH VIEW DRIVE CRANSTON RI 02921 (OWN/ APP)** has filed an application, pending minor sub-division, for permission to leave an existing single-family dwelling on a proposed 8084+/- SF lot with restricted side yard set back and build a new 26' X 48' +/- two story single-family dwelling and a 12' x 15' +/- deck on the proposed remaining 8084+/- SF lot at **52 High View Drive**. AP 22, Lot 37, area 16,168+/- SF, zoned A-8. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity.

Upon motion made by Ms. O'Hara, seconded by Mr. Devine, the Commission unanimously voted to CONTINUE this application until the applicant receives a preliminary approval for the subdivision from the Planning Commission. (Voting Aye: Mr. Guglietta, Mr. Rossi, Mr. Baron, Mr. Devine and Ms. O'Hara. Voting Nay: None.)

**SOLID ROCK CHURCH 42 WEST STREET WARWICK RI 02886 (OWN) AND OMNIPOINT HOLDINGS INC A WHOLLY OWNED SUBSIDIARY OF T-MOBILE USA INC 50 VISION BOULEVARD E PROVIDENCE RI 02914 (APP)** have filed an application for a special permit to build a 90' flagpole design communication tower at **1753 Phenix Avenue**. AP 24, Lot 4, area 4.7 acres+/- SF, zoned A-80. Applicant seeks relief from Section 30-29 Special Permit.

No recommendation was made on this application, as the Commission received a letter from the applicant's attorney, stating that the application was being withdrawn without prejudice.

**Gino A. Mazzenga, 571 Union Avenue, Providence RI 02909 (Own/App)** has filed an application for permission, pending minor administrative subdivision, to leave an existing single family dwelling on a proposed 20,829+/- SF lot with restricted frontage and build a new single family home on the remaining proposed 21,298+/- SF lot with restricted frontage at **510 Hope Road**. AP 24, Lot 202, area 42,227+/- SF, zoned A-20. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity.

Upon motion made by Mr. Baron, seconded by Ms. O'Hara, the Commission unanimously voted to CONTINUE this application, since the preliminary subdivision is still pending. (Voting Aye: Mr. Guglietta, Mr. Rossi, Mr. Baron, Mr. Devine and Ms. O'Hara. Voting Nay: None.)

#### **EXTENSIONS OF TIME**

##### **Scituate Farms – Section 4**

Upon motion made by Mr. Baron, seconded by Mr. Rossi, the Commission unanimously voted (Voting Aye: Mr. Guglietta, Mr. Baron, Mr. Devine, Mr. Rossi and Ms. O'Hara. Voting Nay: None.) to APPROVE the applicant's request for a one year extension of time to comply with Providence Water Supply Board request for 20 inch water pipes. Any further extensions of time shall require documentary evidence justifying an approval.

#### **MISCELLANEOUS ITEMS**

##### **Comprehensive Plan – Discussion**

Mr. Flynn informed the Commission that a meeting with the consultants was held within the last two weeks, at which time the elements of the plan were discussed, and identified which elements would need major and/or minor revision.

The Planning Department summer intern will work on the survey. The survey will be available on the City's web site.

The next public Comprehensive Plan Update meeting will be sometime in September.

#### **DATE AND TIME OF NEXT MEETING**

**Thursday, September 2, 2004, at 7 p.m. (Note Special Day & Date)**

## **ADJOURNMENT**

There being no further business, upon motion made by Mr. Devine; seconded by Mr. Rossi, the Commission unanimously voted to adjourn at 8:55 p.m.

Respectfully submitted,

Michael J. DeLuca  
Secretary