

September 2, 2004

MINUTES

Vice Chairman Paul Petit called the meeting to order in the City Council Chamber at 7:10 p.m. The following Commission members were present:

Paul Petit, Vice Chairman
Charles Rossi
Marco Schiappa
Stephen Devine
Councilwoman 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, Senior Clerk
Jennifer Moore, Stenographer

The following members of the public attended:

Bob Zompa	Richard Senesi	Ken Soscia
Mario Carlino	Peter Alviti	Kathleen Lanphear
Thomas Ricci	Merrill Tempkin	Herb Byk
John DiBona	J. Mosena	Jim Weiss
A. Bucci	A. Medici	Anthony Ieole

MINUTES

Upon motion made by Mr. Rossi, seconded by Mr. Devine, the Commission unanimously voted to approve the minutes of the August 3, 2004, meeting.

ORDINANCE COMMITTEE ITEMS

Ordinance #7-04-5 Comprehensive Plan Amendment (Burton Street)

Ordinance #7-04-6 Zoning Amendment (Burton Street) *Public Hearing*

Attorney John DiBona, representing Carlo Testa and Mario Carlino, gave a brief explanation of the proposal to develop a 16 unit condominium project (8 structures with 2 units each) in an area currently zoned A-6, consisting of 68,515 square feet and bordering two paper streets; Berry Street to the east and Burton Street to the west. The proposal is to change the comprehensive plan – land use designation from “residential – 4-8 units per acre” to “multi-family transitional”. Mr. DiBona submitted a Planning Report, done by Mr. Joseph Lombardo, for the record.

Engineer Peter Alviti, Hudson Place Associates, presented the Commission with a site plan that depicted the slope from west (Berry Street) to east (Burton Street). He explained that the area is serviced by public water, sewer and gas. He explained that there is ample space, after development, to develop a drainage system. Three parking spaces per unit are proposed.

Mr. Alviti submitted a Traffic Impact Analysis dated August, 2004, for the record. He described two options for roadway construction: 1) vehicles to enter and exit Cady Street to Atwood Avenue, or 2) vehicles to enter and exit from Burton Street to Randall Street to Atwood Avenue. He explained that the latter is the preferred (safer) roadway as traffic would enter and exit at a controlled intersection. He further explained that traffic impact would be minimal.

Mr. Flynn questioned the contours of the roadway. Mr. Alviti stated there is a steep grade that would be contained with a two-tier retaining wall that would gradually taper. The retaining wall would be 6 feet inside the property line and landscaped.

Area resident John Iafrate, 198 Randall Street, stated there is already too much traffic in the morning at the Randall/Atwood Avenue intersection. He suggested Berry Street be made a one-way street going north.

Richard Sinesi, a resident of Whiting Street, claimed that Whiting Street is a one-way street and that traffic goes from Randall Street to Whiting Street to avoid traffic lights. He asked that Whiting Street at Randall Street be made a dead end street.

Mr. Flynn clarified Mr. Sinesi’s statement that Whiting Street is a one-way street by explaining that, technically, Whiting Street is an unfinished street. He further explained making Whiting Street a one-way would impede the ability of safety service vehicles.

Bob Zompa, 142 Cornell Street, was concerned that this development would increase traffic on Cornell Street . Mr. Flynn pointed out that single family development

would result in more traffic (approximately 10 trips per day) as opposed to condominium development (approximately 6 trips per day).

There being no further comment the Vice Chairman closed the public hearing.

Upon motion made by Mr. Devine, seconded by Mr. Schiappa, the Commission voted to accept the planning staff's findings as their own and RECOMMEND APPROVAL of this proposal for a Comprehensive Plan Amendment and Zone Change Amendment for Burton Street. (Voting Aye: Mr. Petit, Mr. Rossi, Mr. Schiappa and Mr. Devine. Voting Nay: None. Councilwoman O'Hara abstained.)

SUBDIVISIONS AND LAND DEVELOPMENT PLANS

Cranston Police Station Plat - Preliminary (Minor Plat with no street extension) Garfield Avenue at Cranston Street AP 7/2, Lot 91

Mr. Martin Tempkin and Mr. Herb Byk, representing CP Associates, introduced themselves and offered their assistance should there be any questions on the project. Mr. Flynn gave a brief overview of the proposal to divide the 21.23 acre parcel into two buildable lots in a C-4 Zoning District. Lot 1 would be 17.65 acres in area and retain the existing Katherine Gibbs building. Lot 2 would be 3.58 acres in area and is intended for a new police station.

Mr. DeLuca referred to his memorandum, dated September 2, 2004, which is a part of these minutes. He explained that this project will go through Site Plan Review. He further stated that the staff's findings were positive regarding moving this project forward.

Upon motion made by Mr. Rossi, seconded by Mr. Schiappa, the Commission unanimously voted to accept the Planning Department staff's findings as their own and APPROVE this proposal subject to the following conditions:

1. Make minor technical corrections to plans as directed by staff prior to final plat submittal.
2. Coordinate location and design of sewer connection with Veolia Water staff.
3. Refer detailed analysis of the building and site to the Site Plan Review Committee.

(Voting Aye: Mr. Petit, Mr. Rossi, Mr. Schiappa, Mr. Devine and Councilwoman O'Hara. Voting Nay: None)

**Replat of Oaklawn Highlands Part 1 – Preliminary
(Minor Plat with no street extension)
High View Drive
AP 22/2, Lot 37**

Attorney John DiBona, representing Michelle and Anthony Caprio, summarized the proposal to divide a 16,168 square foot parcel into two buildable lots in an A-8 Zoning District. Parcel A would be 8,084 square feet in area and is intended for a new single family dwelling. Parcel B would be 8,084 square feet in area and retain the existing building. Mr. DiBona stated that one lot would require minor zoning relief.

Mr. DeLuca, referring to his memorandum dated September 1, 2004, (which is a part of these minutes) stated that the staff's findings were positive regarding this project. Upon motion by Mr. Rossi, seconded by Mr. Devine, the Planning Commission unanimously voted to accept the Planning Department staff's findings as their own and APPROVE this subdivision proposal subject to the following conditions:

1. Capital Facilities Impact Fee of \$1,389.50 (1 additional dwelling).
2. Receipt of ISDS approval for the new house prior to final plat application.
3. Removal of garage prior to plat recording.
4. Replace iron rods to be set with granite bounds.
5. Receipt of appropriate dimensional variance(s) from Zoning Board of Review prior to final plat application.
6. Western Cranston Water District fee of \$1,352.00.

(Voting Aye: Mr. Petit, Mr. Schiappa, Mr. Rossi, Mr. Devine and Councilwoman O'Hara. Voting Nay: None)

ZONING BOARD OF REVIEW ITEMS

J & W ASSOCIATES A RHODE ISLAND GENERAL PARTNERSHIP 1165 NORTH MAIN STREET PROVIDENCE RI 02904 (OWN/APP) has filed an application for permission to build a new 32' x 45.5' two story residential two-family dwelling on an undersized lot at **1297 Narragansett Blvd.** AP 2, Lot 3790, area 6502+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-25 Restoration, 30-17 Schedule of intensity.

Findings:

1. There was a 2-family previously on the lot, which was destroyed by fire, and demolished in 1999.
2. The lot is not in common ownership with the abutting lots.
3. A 6 unit condominium on 7,383 sq. ft. abuts the applicant's property to the right and a 2-family to the left on approximately the same size lot as the applicant's.

4. The proposed house will have a 20' front yard setback, 8' and 16' side yards, and 30' rear yard.
5. There is a 3 family, (built in 1904) on a 9,042 sf lot, to the rear of the applicant's lot.
6. There are single family houses across the street on considerably larger lots.

Upon motion made by Mr. Rossi, seconded by Mr. Schiappa, the Commission voted to recommend APPROVAL of this application. (Voting Aye: Mr. Petit, Mr. Rossi, Mr. Schiappa and Mr. Devine. Voting Nay: Councilwoman O'Hara.)

ANA Y AND LEONARDO RODRIGUEZ 480 FARMINGTON AVENUE CRANSTON RI 02920(OWN/APP) have filed an application for permission to convert the second floor of an existing legal non-conforming two-family dwelling into a daycare business for 12 children with restricted frontage, front, side-yard setback and off-street parking at **480 Farmington Avenue**. AP 7, lot 344, area 4000+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity, 30-8 Schedule of Uses, 30-18(p) Off-Street parking and 30-18(r) Signage.

Findings:

1. There is no off-street drop off parking area.
2. The State of Rhode Island Regulations for Licensure of Family Group Day Care Homes, states the space for child care shall be on the first floor, ground level. (Copies attached)
3. The application states there are currently eight children being cared for in the existing day care home.
4. The zoning code permits 6 children unrelated to the care giver in a family day care home, and 2 related to the care giver, for a total of 8 children.

Upon motion made by Mr. Schiappa, seconded by Councilwoman O'Hara, the Commission unanimously voted to recommend DENIAL of this application for the following reasons:

1. Over-intensive use of the property
2. Per State regulations, a group day care home **must** be on a first floor or ground floor. The application is for a second floor.
3. No off-street parking
4. The lack of an off-street, drop off area is a serious child safety issue.

(Voting Aye: Mr. Petit, Mr. Rossi, Mr. Schiappa, Mr. Devine and Councilwoman O'Hara. Voting Nay: None)

KATHLEEN AND JOSEPH DECUBELLIS 46 NORTH MAIN ROAD

JAMESTOWN RI 02835 (OWN/APP) have filed an application for permission to legalize a fourth residential living unit in an existing legal non-conforming 3 unit residential building with restricted side and rear-yard setback and leave another existing legal non-conforming 3 unit residential building with restricted front and side-yard setback on the same undersized lot at **1790-1792 Cranston Street**. AP 11/2, lot 277, area 10,679+/- SF, zoned C-5. Applicant seeks relief from Section 30-28 Variance, 30-8 Schedule of Uses, 30-12 More Than One Dwelling Structure on Any Lot Prohibited, 30-14 Specific Requirements and 30-17 Schedule of Intensity.

Findings:

1. The site plan shows 9 off-street parking spaces. A total of 14 spaces are required.
2. There are two building on the lot – a four unit apartment, and a three unit apartment.
3. The property and the rear 3-unit building abuts the bike path.
4. The building abutting Cranston St. is the existing 4 unit.
5. The lot to the right is a 2 unit on 3,772 sq. ft.
6. The property has been taxed as 7 units since 1983.
7. The property to the left is a commercial use.

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

CARMEN BOSCIA II I COLDBROOK COURT CRANSTON RI 02920

(OWN/APP) has filed an application for permission to build a new two-family dwelling on an undersized lot on **Clemence Street**. AP 12, lot 328, area 7413+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance and 30-17 Schedule of Intensity.

Findings:

1. The lot is 587 sq. ft. short of the required area for a 2-family.
2. The proposed 2 family meets all required yard setbacks.
3. The property to the left is a 6 unit apartment on 17,872 sq. ft.
4. The property to the right is a single family on 5,000 sq. ft.
5. The two other 2-family dwellings on the street are on 7,600 and 4,700 sq.ft. lots.

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

MARIPOSA HOLDINGS LLC 50 LIBERA STREET CRANSTON RI 02920 (OWN) AND DOMESTIC BANK 815 RESERVOIR AVENUE CRANSTON RI 02910 (APP) have filed an application for permission to request that the Zoning Board reconsider a single condition imposed at the March 10, 2004 meeting, specifically, no more than 50 employees occupy the premises at one time at **50 Libera Street**. AP 12/4, lot 3139 & 3140, area 56,305+/- SF, zoned M-1. Applicant seeks relief from Section 30-28 Variance, 30-8 Schedule of Uses, 30-17 Schedule of Intensity and 30-18 (P) Off-Street Parking.

Findings:

1. 52 parking spaces are provided on the plan.
2. The application has been submitted for site plan review, but not approved as of this date.
3. The Planning Commission requested that the Zoning Board set a limit for the maximum number of employees.
4. The City Traffic Engineer has not received any revised parking plans, which was a condition of the March Zoning Board approval.

Upon motion made by Mr. Rossi, seconded by Mr. Schiappa, the Commission unanimously voted to recommend DENIAL of this application for the following reason: An excess of 50 employees would require the overflow of vehicles to park on Libera Street, which is used heavily by tractor trailers because of the industrial park. (Voting Aye: Mr. Petit, Mr. Rossi, Mr. Devine, Mr. Schiappa and Councilwoman O'Hara.. Voting Nay: None.)

FRANK AND MARK L DELMONICO AND KATHLEEN MCNAMARA 21 BURDICK DRIVE CRANSTON RI 02920 (OWN) AND LESLIE HALEY 6 NATHAN ROAD WARWICK RI 02889 (APP/LESSEE) has filed an application for permission to install an awning with sign copy on an existing legal non-conforming building with restricted front and rear yard setback on an undersized lot at **282-284 Phenix Avenue**. AP 12/5, lot 1695, area 4,956+/- SF, zoned A-6. Applicant seeks relief from Section 30-28 Variance, 38-8 Schedule of Uses, 30-18 (R) Signs and 30-17 Schedule of Intensity.

Findings:

1. The proposed sign 3'-2" x 4 (25.3 sq. ft. total for both sides) will be added below the existing freestanding sign which is 4' x 6' (48 sq. ft.), totaling 73.3 sq. ft.
2. The proposed canopy is 19' x 3'-2" (60.2 sq. ft.) The lettering on the canopy encompasses 23.5 sq. ft. The existing canopy is 31' x 3'-2" (98 sq. ft.) Both canopies total 158.2 sq. ft. total.
3. The bottom of the proposed free standing sign will be 2'-6" from the finished grade.
4. The nail salon will occupy 324 sq. ft. of the building. (18' x 18').

5. The insurance office occupies 690 sq. ft.
6. The site plan shows 7 off street parking spaces.(5 are required) Space 3 is not usable, as the back-up area is insufficient.
7. The parking plan has not been approved by the city's traffic engineer. Some parking spaces are shown in the State's right-of-way for Phenix Ave.
8. It appears that the freestanding sign is not on the applicant's property.

Upon motion made by Councilwoman O'Hara, seconded by Mr. Schiappa, the Commission unanimously voted to recommend APPROVAL providing the City's Traffic Engineer approves a parking plan which can accommodate at least 5 usable, legal parking spaces. The owner should define ownership by survey of his property, and if it is shown that some of his parking spaces are within the State right-of-way, the applicant should contact the State to lease or purchase that portion of State property.

JAMES E AND BRENDA DIKO 75 THOMAS LANE CRANSTON RI 02920 (OWN/APP) have filed an application for permission to build an 18' x 19' addition for a family accessory apartment with restricted front-yard setback at **75 Thomas Lane. AP 27, lot 203, area 20,038+/- SF, zoned A-20.** Applicant seeks relief from Section 30-29 Special Permit, 30-17 Schedule of Intensity, 30-8 Schedule of Uses.

Findings:

1. The plan shows a 16' x 18'-10" addition will be used as the living room for the family accessory apartment.
2. The proposed apartment will not have a common door to the primary residence. (a wall will be installed in the existing hallway, closing off the unit)
3. The actual apartment will be 45.5' x 18.33', which equals 856.78 sq. ft. (600 ft. max is allowed).
4. The entrance to the apartment is through a new exterior door on the right side of the living room addition.
5. The proposed front yard setback is 27.5' (30' required).
6. No site plan was submitted.

Upon motion made by Mr. Rossi, seconded by Mr. Schiappa, the Commission unanimously voted to recommend TABLING this application as revised plans were submitted late on the day of the meeting and did not allow sufficient time for staff review. (Voting Aye: Mr. Petit, Mr. Rossi, Mr. Devine, Mr. Schiappa and Councilwoman O'Hara. Voting Nay: None.)

BROOK DEMERCHANT 1409 HOPE ROAD CRANSTON RI 02831 (OWN/APP) has filed an application, pending administrative subdivision, for permission to re-locate a lot line and leave an existing legal non-conforming single family dwelling on a proposed 34,463+/- SF lot with restricted frontage at **1409 Hope Road. AP 30/2, lot 145, area**

29,422+/- SF, zoned A-20. Applicant seeks relief from Section 30-28 Variance and 30-17 Schedule of Intensity.

Findings:

This application requires zoning board relief, as a result of a land survey, which established mutually agreed upon property lines between three separate abutting lot owners. This lot's frontage gained 4.19 linear feet, but is still 20.31 short of the required frontage in an A-20 zone. The survey corrects inaccurate land areas in the tax assessors records.

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

CYNTHIA DOWNING 1401 HOPE ROAD CRANSTON RI 02831 (OWN/APP) has filed an application, pending administrative subdivision, for permission to re-locate a lot line and leave an existing legal non-conforming single family dwelling with restricted frontage and side yard setback on a proposed 17,290+/- undersized lot at **1401 Hope Road**. AP 30/2, lot 165, area 15,290+/- SF, zoned A-20. Applicant seeks relief from Section 30-28 Variance and 30-17 Schedule of Intensity.

Findings:

This application requires zoning board relief, as a result of a land survey, which established mutually agreed upon property lines, between three separate abutting lot owners. This center lot's frontage gained .2 linear feet (66.7 feet total), but is still short of the required frontage and land area required in an A-20 zone. The survey corrects inaccurate land areas in the tax assessors records.

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

DALE SACCOCCIO AND KATHLEEN M KING 1389 HOPE ROAD CRANSTON RI 02831 (OWN/APP) has filed an application, pending administrative subdivision, for permission to re-locate a lot line and leave an existing legal non-conforming single family dwelling with restricted frontage and side yard setback on a proposed 23,692+/- SF lot at **1389 Hope Road**. AP 30/4, lot 71, area 29,582+/- SF, zoned A-20. Applicant seeks relief from Section 30-28 Variance and 30-17 Schedule of Intensity.

Findings:

This application requires zoning board relief, as a result of a land survey, which established mutually agreed upon property lines, between three separate, abutting

lot owners. This lot's frontage gained 6.83 linear feet linear feet (89.83 feet total), but is still short of the required frontage required in an A-20 zone. The survey corrects inaccurate land areas in the tax assessors records.

Upon motion made by Councilwoman O'Hara, seconded by Mr. Devine, the Commission unanimously voted to recommend APPROVAL of this application. (Voting Aye: Mr. Petit, Mr. Rossi, Mr. Schiappa, Mr. Devine and Councilwoman 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.

Findings:

1. The right side yard setback for the existing house will be 4.73 ft. All other setbacks for both lots conform to zoning regulations.
2. In order to create required frontage for both lots, the attached garage on the existing house will be removed, as it encroaches on the new lot line.

Upon motion made by Mr. Rossi, seconded by Mr. Devine, the Commission unanimously voted to recommend APPROVAL of this application as both lots meet area and frontage requirements, and with the condition that curb cut approval be obtained from Public Works for the existing single family's new driveway location; which was not shown on the site plan. (Voting Aye: Mr. Petit, Mr. Rossi, Mr. Schiappa, Mr. Devine and Councilwoman O'Hara. Voting Nay: None.)

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 Mr. Rossi, seconded by Councilwoman O'Hara, the Commission unanimously voted to recommend CONTINUING this application to allow the applicant to submit new plans. (Voting Aye: Mr. Petit, Mr. Rossi, Mr. Schiappa, Mr. Devine and Councilwoman O'Hara. Voting Nay: None.)

EXTENSIONS OF TIME

Oaks at Orchard Valley Estates – Preliminary Plan

Upon motion made by Mr. Schiappa, seconded by Mr. Rossi, the Commission unanimously voted to grant the request for an extension of time for the Oaks at Orchard Valley Estates to allow sufficient time for the matter involving utilities to be resolved.

(Voting Aye: Mr. Petit, Mr. Rossi, Mr. Schiappa, Mr. Devine and Councilwoman O'Hara. There were no nay votes.)

MISCELLANEOUS ITEMS

Comprehensive Plan Update – Discussion of Survey and Website

Mr. Flynn explained that a survey will soon be sent to 1,000 random households and businesses. The survey will also be available on-line. The on-line results will be separate from the results tabulated by zip code. A press release will be sent to the local newspapers prior to the survey mailing. Mr. Flynn further explained that a Comprehensive Plan Web Site is also available. He announced that the next Comprehensive Plan Update Workshop will be held mid-October.

Zoning Variance Study – Discussion of Report

Mr. Flynn described a recent research study undertaken by our student intern, Andrew Kostrzewa on four years of zoning variance cases. The results of the study revealed several types of variance that are almost always granted. Mr. Flynn suggested that some

variances might possibly be approved administratively in the future if the Zoning Ordinance were amended. Mr. Petit asked how other cities and towns handle these types of variance requests and suggested possibly a study to investigate this. All agreed that this matter is worth investigating.

Upon motion made by Councilwoman O'Hara, seconded by Mr. Rossi, the Commission unanimously voted to forward this study to the Zoning Board of Review. (Voting Aye: Mr. Petit, Mr. Rossi, Mr. Schiappa, Mr. Devine and Councilwoman O'Hara. There were no nay votes.)

Affordable Housing Seminar – Discussion

Mr. Flynn stated that he had recently attended one of three seminars sponsored by GrowSmart RI on the subject of the State's new affordable housing legislation. Although Cranston continues to be one of the 10 communities in the state that are currently exempt from the new law, Mr. Flynn expressed concern that this may not be the case in the future. In addition, we need to address the issue of housing affordability as part of the City's comprehensive plan update. Mr. Flynn pointed out that the Commission's former chairman, Russell Chateaufneuf, was a presenter at the seminar, discussing the relationship of septic design issues and residential densities in rural locations.

Johnson & Wales Residential Expansion – Discussion

Mr. Flynn explained that Johnson & Wales is proposing to construct 500-600 student residential apartment complex at Fields Point. They will be proposing a comprehensive plan amendment and zoning amendments for hearings later this year.

Discussion

Mr. Rhodes informed that Commission that recently he has been working with the Canvassing Office to try to determine proper boundaries for voter registration. He stated that it has come to the attention of Ms. Caruolo, City Registrar, that new technology has determined there are numerous errors regarding this matter. Problems exist with street number ranges and bisected lots. These problems will need the decision of the State Board of Elections, and the Canvassing staff is working to correct these by the primary on September 14, 2004.

DATE AND TIME OF NEXT MEETING

Tuesday, October 5, 2004, at 7 pm

ADJOURNMENT

There being no further business, upon motion made by Mr. Rossi, seconded by Mr. Schiappa, the Commission unanimously voted to adjourn at 9:57 pm.

Respectfully submitted,

Michael J. DeLuca
Secretary