

May 4, 2004

MINUTES

Chairman William Guglietta called the meeting to order in the City Council Chamber at 7:11 p.m. The following Commission members were present:

William R. Guglietta, Esq., Chairman
Paul M. Petit, Vice Chairman
Marco Schiappa
Charles Rossi
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, Clerk
Nancy Simoes, Stenographer

Many members of the public were also in attendance. Please refer to the Attendance Sheets that are a part of these minutes.

MINUTES

Upon motion made by Mr. Petit, seconded by Mr. Rossi, the Commission unanimously voted to approve the minutes of the April 6, 2004 meeting.

ORDINANCE COMMITTEE ITEMS

**Ordinance #10-03-12 – *Public Hearing cont'd from December, 2003 & March 2 2004*
Comprehensive Plan Amendment (Domestic Bank)**

Ordinance #10-03-12
Change of Zone (Domestic Bank)

Chairman Guglietta announced that Joshua Berlinsky, attorney representing Domestic Bank, has requested this matter be continued to a mutually acceptable date in order to give the applicant additional time to address the ongoing concerns raised by the Planning Commission, City officials and Domestic Bank's neighbors.

Councilwoman Cindy Fogarty requested the Planning Commission make a decision and not grant another continuance. She stated that this matter was sent to the Ordinance Committee with no recommendation and no date. She reiterated that the Ordinance Committee is awaiting Planning Commission guidance on this issue, therefore, they sent it back for determination.

State Representative Robert Jacquard asked if this matter would be advertised again, and Mr. Flynn reassured him that the matter would be advertised.

Upon motion made by Mr. Rossi, seconded by Mr. Petit, the Commission unanimously voted to accept the request for a postponement of the Comprehensive Plan Amendment. (Voting Aye: Mr. Guglietta, Mr. Petit, Mr. Rossi, Mr. Schiappa, Mr. Devine and Ms. O'Hara. Voting Nay: None.)

Upon motion made by Mr. Devine, seconded by Mr. Petit, the Commission unanimously voted to accept the request for a postponement of the Change of Zone for Domestic Bank. (Voting Aye: Mr. Guglietta, Mr. Petit, Mr. Rossi, Mr. Schiappa, Mr. Devine and Ms. O'Hara. Voting Nay: None.)

Ordinance #4-04-3
Change of Zone – Midwood Street (M-1 to A-6 part. & M-1 to S-1 part.)

Planning Director Kevin Flynn explained that the applicant is the City of Cranston. The application would change the zoning on Plat 6/4, Lot 3117 from its existing designation (M-1 Industrial). A portion of the property fronting directly on Midwood Street would be zoned A-6, consistent with existing zoning on Midwood Street. The balance of the property which runs behind properties fronting on Gleason Street is proposed to be re-zoned as S-1 Open Space. This is consistent with the buffer requirements from the Department of Environmental Management for lakes and ponds. The A-6 portion of the site would need to be subdivided from the remainder of the parcel, since the intention is to have an existing single family house moved to this site. (Please refer to Mr. Flynn's memorandum, dated May 3, 2004, contained in these minutes.)

The owners of the house, Anthony and Tina Tomaselli, have offered to donate the house to Comprehensive Community Action Program (CCAP). The proposal to make this an affordable single family purchase includes selling this parcel to CCAP for \$1.00. The authorization to sell this property is not part of this ordinance but, rather, the subject

of another ordinance to be heard by the City Council. Mr. Flynn further explained that the home would be used to help demonstrate the City's commitment to provide affordable housing. A deed restriction would be in place so that the property remains affordable housing and the people would be restricted as to how much they could earn on the sale of that home.. Mr. Flynn pointed out that the lot being created will be the largest lot in the neighborhood; 9,900 sq. ft. (typical lot sizes range from 3200 to 6400 sq. ft.).

Joanne McGunagle, CCAP Executive Director, explained that one of the programs CCAP handles for the City is the development of affordable housing. She reiterated that affordable housing has come to a crisis point, not only in our state, but throughout the entire country. She stated that wages have not kept up with the cost of housing. She explained that CCAP worked with the City to find a lot for the donated home. The home would be provided to someone who qualifies for RI Housing First Time Home Buyer Program (with income up to \$67,000 annually).

Councilwoman Paula McFarland spoke on behalf of her constituency. She urged the Planning Commission to recommend the entire parcel be zoned S-1, since the property in question abuts the existing ball field. She stated that her constituents received their certified letters only three days ago and have submitted a petition (contained in these minutes), with approximately 100 signatures. She stated that her constituents will continue to advocate for that property to remain open space. She further stated that there is very little green/open space left in the eastern side of the city, therefore, this parcel should be preserved. She stated that, as a member of the Ordinance Committee, she will not be supporting the proposed zone change but will support the entire parcel being designated S-1.

Chairman Guglietta pointed out that the certified mail that was sent out was for the Ordinance Committee meeting, as is required by statute. The Planning Commission is not required to notify.

Attorney Frank Mastrati, representing Jonathan Birnkrant, stated that affordable housing is not the issue, but rather the issue is to give adjacent property owners the opportunity to purchase the lot. He also mentioned that the neighboring property owners were given very short notice of the Planning Commission meeting. Mr. Guglietta stated that the Planning Commission is not required to give notice of an Ordinance Committee agenda item. The City Council is required to send notification and did so.

Mr. Mastrati stated that he feels the notification issue is important because the Planning Commission gives recommendation to the City Council. He stated that the recommendation the Planning Commission makes to the City Council will also have to meet the requirements of CCAP.

Attorney Mastrati stated that the residents of the area would like to see the entire parcel zoned S-1 Open Space, including the intended parcel in the front that is intended to be zoned A-6. The other areas adjacent to this parcel will be coming before the

Commission for a zone change as well. He suggested changing the zoning all at once and zone the entire parcel S-1.

It is Mr. Mastrati's assumption that the home being moved to the Midwood Street location will lower the property value of existing homes in the area. He is concerned that the appraisal will be significantly lower than other homes in the area because it will be sold below market value. Mr. Mastrati asked Mr. Flynn if, assuming the entire parcel from Midwood Street to Speck Field is zoned S-1, restrictions in zoning can be placed on the Ordinance. He was informed by Mr. Flynn that the present City Council cannot bind what future City Councils will do.

In closing, Mr. Mastrati requested that the City slow down the process to give the residents time to get a handle on this matter. He noted that with only two days notice, fifty area residents attended this Planning Commission meeting to express their objection to this proposal. He again urged the Planning Commission to recommend that the entire parcel be zoned S-1

Attorney Christine Frazier spoke on this matter. She is representing Frank and Nancy Fiorito, owners of the abutting subject lot. She reiterated Attorney Mastrati's comments and added further support of the possible zone change to S-1. She stated that adding another residential lot will make an already crowded neighborhood even more crowded, which is her client's concern.

The following area residents addressed the Commission to express their opposition to the proposal: Robert Evans, Jonathan Birnkrant, Joshua McGreavey, Sandra Ucci, Jean Cole, Lorraine Rowette, Ron Giardino and Donald Cole. Their concerns were: 1) the impact a home sold below market value would have on their property value, 2) density/overcrowding, 3) the preservation of trees and open space, and 4) in view of the City's financial condition, the sale of this property for \$1.00 would be inappropriate.

Another concern raised by the residents was the condition of Speck Pond. They stated that debris floats down from the Brewery Parkade development, and many residents in the area have been cleaning it up. One resident in particular, Joshua McGreavy, stated that he has removed 13 tires and 5 garbage barrels full of "construction debris" from the pond. Several residents urged the City to better maintain the area.

Mr. Flynn spoke on behalf of the City and clarified a few statements made by area residents. He stated that 206 pieces of mail were sent to residents, not 700, as stated by Mr. Evans. These notices were sent as a courtesy, as previously stated by Chairman Guglietta. The Planning Commission is not required to send notification on Ordinance Committee recommendations. He further stated that tonight's meeting is not a public hearing, however, the public has been allowed to speak as the Planning Commission Chairman and staff go out of their way to solicit public comment. He informed the group that the public hearing on this matter will be held on Thursday, May 13, at 7 p.m. in the City Council Chamber.

On the matter of property value in the area being compromised by the \$1.00 sale of this parcel, Mr. Flynn stated that any professional property appraiser would be aware that this sale would not have been a typical market sale. Contrary to Attorney Mastrati's contention, it would have no effect on other property values, in the same way that a less than market sale to a relative would have no adverse affect on other property values in the area.

Mr. Flynn explained that the reason for the zone change is because in 1966, for some reason, the property in question and all of Speck Field was zoned M-1. The current proposal to change the zoning is an opportunity to correct that. He further stated that if the zone change were to be passed, the lot to be created would be three times larger than many lots in the area and at least twice the size of most of them. He went on to explain that it is state law that cities and towns look for ways to promote housing affordability. Cranston currently has an exemption from this requirement, however, this exemption may not exist in the future.

Mr. Flynn stated that it is the Planning staff's recommendation that the ordinance be approved. The proposed ordinance is consistent with the 1992 Comprehensive Plan, both in its map and in numerous text references that promote housing affordability options for residents of the City and to open up the City to the widest range of income levels possible. This zoning ordinance is consistent with numerous provisions of Rhode Island Generals Laws relating to zoning.

Councilwoman O'Hara mentioned that it appears, from aerial photos, that some property owners have encroached on City property. Mr. Flynn stated that there are some fences and lawn being maintained by property owners along Spectacle Pond. He stated that the City would be subject to a DEM violation, as the owner of the property, if there were tree cutting within 50 ft. of the pond.

Commission member Charles Rossi stated that changing the zoning to S-1 would protect the citizens whereas the current zoning would technically allow industrial use. However, Mr. Flynn stated that the City has no interest in selling this property for an industrial purpose.

Commission member Marco Schiappa asked Mr. Flynn if there have been other interest or suggestions for the property behind the homes as far as recreation. Mr. Flynn responded that there have been no proposals.

Mr. Petit asked what effect on the process would a recommendation to table have on this issue. Mr. Flynn stated that the donor of the home is awaiting its removal to begin construction on their project.

Mr. Rossi stated that the zone should be changed whether or not the house is moved there. Mr. Flynn stated that, in fact, the zone change should be done as the

Comprehensive Plan recommends it. The City would also propose changing the zone for the rest of the property (the field part of the property), which is now currently zoned M-1.

In closing, several residents again urged the Commission to recommend denial of the home being moved to the proposed location and change the zoning for the entire parcel in question to S-1 Open Space.

Mr. Schiappa clarified that the basis of the Planning Commission's recommendation is that the proposal conforms with the Comprehensive Plan. On that basis Mr. Schiappa made a motion to approve the proposal, seconded by Mr. Rossi. (Voting Aye: Mr. Guglietta, Mr. Petit, Mr. Rossi, Mr. Schiappa and Mr. Devine. Voting Nay: None. Note: Councilwoman O'Hara abstained.)

Greenfield Commons RPD – Master Plan (major LDP) *Informational Hearing*
Greenfield Street
AP 12/6, Lots 3158, 3166, 3167 & 3234

The proposal is to merge and divide this 7.1 acre parcel to accommodate the two existing single family dwellings and an additional 10 condominiums in an A-12 Zoning District. The existing single family homes will remain on two of the new house lots. The applicant has proposed this plat be developed as a Residential Planned District. A conventional plat has been submitted to establish density allowance.

Phillip Mancini, Engineer and Land Surveyor, explained the proposal to the Commission. He gave a brief description of rolling terrains, with some ledge and wetlands. They have DEM approval of a flagged wetland edge that does not affect the location of the buildings on the property. Drainage grade pitches east to west. Some runoff will drain to the existing roadway. Catch basins will be piped just outside the wetland, and Mr. Mancini does not anticipate any problems with approval of this plan. He further stated that water pressure is acceptable (per Providence Water Supply Board verbal communication). He is currently working with Veolia Water for sewer usage. A more significant design will be submitted after Veolia Water approval. He explained that the roadway grading has a high point in the middle that will be excavated and graded, as will the cul de sac.

Mr. Mancini described the proposed development plan. The proposal is for 5 one level, side by side structures totaling ten (10) condominiums with garages. He stated that traffic impact will be minimal as there are only ten units and that condominiums will generate less traffic than traditional single family residences. He stated that the right of way will be from Greenfield Street. Water and sewer will be through the new roadway. He stated a 23,000 sq. ft. lot will be designated as open space. Additional area is necessary and will be worked through in the revised plan. He stated there is plenty of land available to comply with regulations. The Greenfield Street entrance curve will be redesigned in revised plans as well.

Mr. Schiappa asked about the limit of the proposed public roadway. Mr. Mancini pointed out the transition area just past the second existing single family dwelling.

Several residents of Greenfield Street came forward to state their opposition to the proposed plan. They were: Victoria Paliotta, Arthur Montanaro, Paul Del Cioppio, Diane LaChance, Cindy Okashegy and Pamela Garalnick. Their concerns were: 1.) water pressure in the area, 2.) possible blasting to remove ledge, 3.) increased traffic and congestion, 4.) turn around for fire/rescue and garbage trucks, 5.) drainage and storm drains to prevent overland flow on to Greenfield Street, 6.) increased mosquitos due to standing water in detention basins, 7.) high turnover of condominiums as opposed to single family homes and 8) perceived different driving habits of condominium owners compared to owners of single family homes.

Mr. Mancini noted several drainage options available for underground filtration that bleed into a stone trench. This would alleviate mosquito attraction. In response to several residents claims of low water pressure, Mr. Mancini stated that the developer will install whatever Providence Water Supply recommends to improve water pressure in the area. Mr. Mancini also reassured residents that there would be no blasting. He further stated that the proposed development will not increase stormwater drainage because the street is existing.

Resident Diane LaChance questioned whether the area should be rezoned to allow condominiums. Mr. Flynn stated that no zone change has been requested. Mr. Flynn also pointed out that less traffic is generated by condominiums than by single family homes. He explained the RPD cluster development is an option that is permitted in the area and compared this proposal with the Dean Ridge development, consisting of single family homes and condominiums.

Upon motion made by Councilwoman O'Hara, seconded by Mr. Rossi, the Commission unanimously voted (Voting Aye; Mr. Petit, Mr. Guglietta, Mr. Schiappa, Mr. Rossi, Mr. Devine and Ms. O'Hara. Voting Nay: None.) to accept the Planning staff's recommendation to TABLE this proposal to allow the applicant time to address the following concerns:

1. Show roadway/driveway detail on preliminary plan. Add a turnaround at the transition point between the public and private road segments. Address in writing the applicant's rights as they relate to altering the right-of-way to AP 12, Lot 3208 (Keegan land).
2. Delineate open space lot on western perimeter of site and revise open space calculations shown on the plans. Amend mapping of wetland edge to conform with RIDEM letter of 4/13/04.
3. Delineate area of all lots on plan, (including new lot dimensions for existing residences).
4. Address concerns of Public Works staff, Engineering staff, Conservation Commission, Recreation staff.

5. Address concerns of Fire Chief and Providence Water staff as they may relate to water volume and pressure.
6. Provide downstream sewer capacity analysis for Veolia Water review.
7. Show perimeter buffering on plan including area(s) of proposed tree preservation.

ZONING BOARD OF REVIEW ITEMS

Marvin Paul, 186 Peabody Drive, Warwick RI 02889 (Own/App) has filed an application for permission to operate a neighborhood convenience store from an existing legal non-conforming building with restricted front and side yard setbacks, off-street parking on an undersized lot at **341 Webster Avenue**. AP 7, Lot 403, area 1901+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-18 (P) (9) Off-Street Parking, 30-8 Schedule of Uses, 30-17 Schedule of Uses.

Findings:

1. The building has been used commercially since 1974. Uses have included a cleaners, Marty's Shoe Repair, and a clothing store.
2. Three garages are also in the back of the building with access on Farmington Ave.
3. The building setbacks are 1 ft. from Webster Ave., and between 10 inches and 2 feet from Farmington Ave.
4. There is no off-street parking.
5. The property is not suitable for a single family use.

Recommendation:

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

Carlos and Emilia Lourenco, 30 Ridge Street, Cranston RI 02920 (Own/App) has filed an application for permission to convert a legal non-conforming single family dwelling with restricted front yard setback into a two family dwelling by building by building a 26' x 42' two-story addition at **30 Ridge Street**. AP 7/4, Lot 2315, area 8321+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity.

Findings:

1. The existing front yard setback is 13 feet. The proposed setback for the addition is 25 feet.

2. Both existing and proposed buildings meet all other required yard setbacks.
3. At least eight other residential buildings on the dead end street have front setbacks less than the applicant's existing front setback.

Recommendation:

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

Carlita and Migual Batista, 84 Standish Avenue, Cranston RI 02920 (Own/App) has filed an application for permission to convert an existing legal non-conforming detached three car garage into a professional office with restricted front and side yard setback and off-street parking at **84 Standish Avenue**. AP 8/2, Lot 784, area 5722+/- SF, zoned B-2. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity, 30-8 Schedule of Intensity, 30-18 (P) Off-Street Parking, 30-18 R Signage.

Findings:

1. The proposed office will be 640 sq. ft., requiring three off-street parking spaces. No parking spaces are provided.
2. The plans show the proposed office has a waiting area, and a showroom area.
3. There will be a sign on the glass front door, but no details as to size was provided.
4. There are no commercial uses in the area.
5. The proposed office building has a 13 foot front yard setback.
6. There is an existing single family dwelling on the same, undersized lot.
7. The Comprehensive Plan calls for residential use on this section of Puritan Ave.

Recommendation:

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

1. No apparent hardship; the property is currently undersized for the existing single family dwelling.
2. Out of character with the residential uses in the neighborhood.
3. The application does not conform with the Comprehensive Plan Future Land Use Map.

Bruce D. and Mindy Lane, 571 Oaklawn Avenue, Cranston RI 02920 (Own/App) have filed an application for permission to convert an existing legal non-conforming single family dwelling with restricted side yard setback into a two family dwelling at **571 Oaklawn Avenue**. AP 17/3, Lot 173, area 16,791+/- SF, zoned A-6. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity and 30-8 Schedule of Uses.

Findings:

1. The application states that in 1969, an addition was put on the house with a separate kitchen, separate heating system, separate electrical, and separate basements, each with bulkheads.
2. The tax assessor's office never taxed the building as a two family.
3. The application is to rebuild the wall which originally separated the two units.
4. There is ample parking for four cars.
5. The applicant's lot is surrounded by five, 2-family dwellings. There are single and two family dwellings across the street on Oaklawn Ave.
6. The existing house has two front doors.

Recommendation:

Upon motion made by Mr. Petit, seconded by Mr. Rossi, the Commission unanimously voted to recommend approval of this application as the application conforms with the neighborhood. (Voting Aye: Mr. Guglietta, Mr. Petit, Mr. Rossi, Mr. Schiappa, Mr. Devine and Ms. O'Hara. Voting Nay: None.)

Bruce D. Lane and Eric Falk, 571 Oaklawn Avenue, Cranston RI 02920 (Own/App) have filed an application for permission to build a new 32' x 20' single-family dwelling with restricted frontage on an undersized lot on **Williston Street**. AP 17/3, Lot 1350, area 5000+/- SF, zoned A-6. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity.

Findings:

1. The property is on a dead-end street.
2. There is a single family on 5,000 sq. ft. abutting the applicant's lot.
3. There is a single family dwelling across the street on a 4,800 sq. ft. lot
4. The two, other single family dwellings on the street are on lots that are 7,472 sq. ft., and 11,916 sq. ft.
5. The average residential density on the street is 5488 sq. ft. per dwelling unit.
6. The proposed house meets all setbacks.
7. The applicants own the abutting lots 1348 and 1349 (9,717 sq. ft. total), which contains a four-family dwelling.
8. The subject parcel is not used as parking for the abutting 4-family.

Recommendation:

Upon motion made by Mr.Devine, seconded by Mr. Schiappa, the Commission unanimously voted to recommend approval of this application as the application conforms with the neighborhood. (Voting Aye: Mr. Guglietta, Mr. Petit, Mr. Rossi, Mr. Schiappa, Mr. Devine and Ms. O'Hara. Voting Nay: None.)

DCM Properties, LLC, 140 Natick Avenue, Cranston RI 02920 (Own/App) has filed an application for permission to build a 1250+/- SF addition on an existing legal non-conforming building with restricted front yard setback, off-street parking on an undersized lot at **140 Natick Avenue**. AP 19, Lot 67, area 17,931+/- SF, zoned A-12. Applicant seeks relief from Section 30-28 Variance, 30-14 (I) additional setbacks on certain city streets, 30-23 structural alterations.

Findings:

1. The building is an existing Preschool/Day Care Center.
2. The plans show 9 off-street parking spaces.
3. The one-story addition meets all yard setbacks, except the additional setback of 60 feet from Natick Ave.

Recommendation:

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

Maria Helena Dos Santos, 144 Natick Avenue, Cranston RI 02921 (Own) and Christina Fatima Dos Santos, 144 Natick Avenue, Cranston RI 02921 (App) have filed an application for permission to build a new 54'x 51' single family dwelling with restricted frontage at **144 Natick Avenue**. AP 19/1, Lot 185, area 43,236+/- SF, zoned A-12. Applicant seeks relief from Section 30-28 Variance and 30-17 Schedule of Intensity.

The Commission can take no action on the Zoning application, as the lot was created illegally in 1989 (with insufficient frontage), and therefore is not a legal lot of record. The regulations which were in effect at the time the lot was created were Rules and Regulation for Governing and Restricting the Platting or Other Subdivision of Land, 1959, as amended to June 1988. Section 1 (a) and (b) states that subdivision is not necessary only if the proposed lot(s) have:

Section 1.

- (a) *An area and dimensions at least equal to that required by the subdivision regulations and/or zoning ordinance applicable to the land, whichever is the greater:*
- (b) *Frontage on an existing street which has been dedicated to the public and accepted by the city or town having jurisdiction provided said frontage meets the minimum requirements of front lot lines according to zoning or subdivision regulations.*

The lot in question does not conform with the provisions above. The applicant must first apply to the Planning Commission for a minor subdivision approval. No Zoning Board action can take place until the applicant has a tentative subdivision approval from the Planning Commission.

Andrea Lawton, 110 Crescent Avenue, Cranston RI 02910 (Own/App) have filed an application for permission to build a new 61' x 73' single-family dwelling with a 650+/- SF Family Accessory Apartment at **7 Stream Drive**. AP 26/1, Lot 304, area 20,470+/- SF, zoned A-20. Applicant seeks relief from Section 30-29 Special Use Permit, 30-18 (O) Accessory Family Apartment, 30-8 Schedule of Uses.

Findings:

1. The application states that the accessory apartment will be in the basement , with a walk-out, at the rear of the house.
2. The accessory apartment does have an interior door which connects to the primary dwelling.
3. The accessory apartment will be used 8 months out of the year.
4. The accessory apartment exceeds the maximum square footage allowed by 50 sq. ft.
5. Though the total square footage of living space of the irregularly shaped house is not given, the area of the accessory apartment appears to be much less than 25% of the total living space area.

Recommendation:

Upon motion made by Mr.Schiappa, seconded by Ms. O'Hara, the Commission unanimously voted to recommend approval of this application with the condition that DEM determines that the existing septic design in place can accommodate the additional bedroom. (Voting Aye: Mr. Guglietta, Mr. Petit, Mr. Rossi, Mr. Schiappa, Mr. Devine and Ms. O'Hara. Voting Nay: None.)

EXTENSIONS OF TIME

Lippitt Farm – Master Plan (approved June, 2003)

The applicant has requested a one year extension of time. Upon motion made by Ms. O'Hara, seconded by Mr. Schiappa, the Commission unanimously voted to APPROVE the applicant's request, subject to previous conditions of approval. (Voting Aye: Mr. Guglietta, Mr. Petit, Mr. Schiappa, Mr. Devine, Mr. Rossi and Ms. O'Hara. Voting Nay: None.)

MISCELLANEOUS ITEMS

Comprehensive Plan Update

Mr. Flynn referred to the article in the Providence Journal on this date regarding the Comprehensive Plan Update. He stated that he will be forwarding an *Issue Identification Summary* from the consultant to Commission members. He stated that the public participation process will begin later this month or early next month. A consultant has been hired. The choice of The Cecil Group was unanimous among the interviewing committee, which consisted of Chairman Guglietta, Mr. Devine, Kevin Flynn, Michael DeLuca and Robin Schutt, Deputy Director of Administration.

Mr. Flynn requested that Commission members give the *Issue Identification Summary* their attention and reference some of the issues that come before the Planning Commission on a continual basis. He stated that it is The Cecil Group's intention to involve the Planning Commission on an active basis.

A formal citizens group will not be set up, as was for the Comprehensive Plan twelve years ago, however, there will probably be 5-6 special meetings between now and when we have a final draft. There will be 2 major public workshops, one on a weeknight and one on a Saturday.

ADJOURNMENT

Upon motion made by Mr. Petit, seconded by Mr. Rossi, the Commission unanimously voted to adjourn at 11:08 p.m.

Respectfully submitted,

Michael J. DeLuca
Secretary