

MEETING AGENDA

September 13, 2005

The September meeting of the Cranston Planning Commission is dedicated to Kevin Flynn who contributed 24 years of outstanding public service to the citizens of Cranston.

CALL TO ORDER

MINUTES

- Minutes of the August 2, 2005 meeting.**

ORDINANCE COMMITTEE ITEMS

- 1.Ordinance #8-05-1 – Zoning Ordinance – Amending Historic Overlay District to include the Evangeliste Turgeon House**

SUBDIVISIONS AND LAND DEVELOPMENT PLANS

- 1.Newbury Village Phase 1H – Preliminary Plan Informational Hearing
(Major Plat with private street extension)**

Scituate Avenue

AP 36, Lot 10

- 2.Elmwood Gardens Replat – Preliminary Plan**

Minor Subdivision without street extension

Sharon Street

A.P. 4-2, lots 2171 and 2173

ZONING BOARD OF REVIEW ITEMS

1.ANTONIO AND MARIA L PAULO 105 SHARON STREET CRANSTON RI 02910 (own) AND RUSSELL YATES 36 SAYLES AVENUE WARWICK RI 02889 (APP) have filed an application for permission, pending minor administrative subdivision, to leave an existing single family dwelling on a proposed 6000+/- SF lot 2171 with restricted front and side yard setback and build a new 36' X 24' single family dwelling with an attached 20' X 24' garage on the proposed remaining 6000+/- SF lot 2173 at 105 Sharon Street. AP 4/2, Lot 2171 and 2173, area 6000+/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity.

2.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) has filed an application 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. AP 5/1, lots 630, area 19,829+/- SF, zoned C-3. Applicant seeks relief from Section 30-28 Variance, 30-8 Schedule of Intensity, 30-18 (e), (2), (b),

(c), (d), Additional Performance Standards and 30-18 (r) Signage (e) Driveway openings and 30-18 (p) Off-Street Parking.

3.CPASSOCIATES LLC 149 COLONIAL ROAD MANCHESTER CT 06042 (OWN) AND H BYK PE AGENT FOR OWNER 149 COLONIAL ROAD MANCHESTER CT 06042 (APP) have filed an application for permission to build a new police station facility with a total building height and curb-cut opening greater than that allowed by ordinance at 5 Garfield Avenue. AP 7/2, lots 91, area 3.5+/- acres, zoned C-4. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.64 010 F, 2, Street Access.

4.NUDIA ORBE AND FABIO SERNA 136 CRESCENT AVENUE CRANSTON RI 02910 (OWN/APP) have filed an application for permission to build a 350 SF two story addition on an existing legal non-conforming single family dwelling with restricted front and side yard set back on an undersized lot at 136 Crescent Avenue. AP 7/5, lot 1796, area 4800+/- SF, zoned A-6. Applicant seeks relief from Section 30-28 Variance and 30-17 Schedule of Intensity.

5.MARK CAPUANO 40 MEREDITH DRIVE CRANSTON RI 02920 (OWN/APP) has filed an application for permission to convert an existing two-family dwelling into a professional office and build a second story rear addition with restricted front and corner side yard setback at 1641 Cranston Street. AP 8/1, Lot 366 and 1794, area 8829+/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010

Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses, 17.64.010 I Off-Street Parking.

6.RAYMOND COLELLA 11 IPSWICH STREET JOHNSTON RI 02919 (OWN) AND GREGORY SPREMULLI 38 PHENIX AVENUE CRANSTON RI 02920 (APP) have filed an application for permission to build a new 34'x 48' single family home on an undersized lot at Assessors Plat 8 Lots 2482 and 2483 on MATHEWSON STREET. Area 5606+/- SF, zoned B- Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity.

7.STEPHEN J BEAUSEJOUR 23 FOREST HILL DRIVE JOHNSTON RI 02919(OWN/APP) has filed an application for permission to utilize the third floor space for an additional living unit in an existing legal non-conforming two-family dwelling with restricted frontage, front and side yard setback on an undersized lot at 583 Pontiac Avenue. AP 9/3, Lot 1068, area 6000+/- SF, zoned B-2. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity.17.20.090 Specific Requirements.

8.AIYUN QI AND LUNING SUN 40 OVERFIELD ROAD EAST GREENWICH RI 02818 (OWN/APP) have filed an application for permission to convert an existing single family dwelling into a professional office with restricted side yard setback on an undersized lot at 7 River Farm Road. AP 9/4, Lot 2261, area 4000+/- SF, zoned C-1. Applicant seeks relief from Sections; 17.92.010 Variance,

17.20.120 Schedule of Intensity.

9.GARRETT & JAMIE L BERMAN 151 BRETTON WOODS DRIVE CRANSTON 02920 (OWN/APP) have filed an application for permission to build a 16' x 38' one story addition to an existing single family home with restricted rear and corner side-yard setback at 151 Bretton Woods Drive. AP 11/5, Lot 3347, Area 9333+/- SF, zoned A-8. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity.

10.PAUL AND LUCILLE ROCCHIO 25 WESTBROOK ROAD CRANSTON RI 02920 (OWN/APP) have filed an application for permission to build a 700+/- SF family accessory apartment addition with restricted corner side yard setback on an undersized lot at 25 West Brook Road. AP 18/3, Lot 1342, area 7518+/- SF, zoned A-8. Applicant seeks relief from Sections; 17.92.020 Special Use, 17.20.120 Schedule of Intensity, 17.24.010 Family Accessory Apartment.

EXTENSIONS OF TIME

1.Replat of Oaklawn Highlands Part 1.

MISCELLANEOUS ITEMS

•Administrative Officer Appointment

DATE AND TIME OF NEXT MEETING

- Tuesday, October 4, 2005 at 7 p.m.**

ADJOURNMENT