



TOWN OF CUMBERLAND
Department of Planning and Community Development
45 Broad Street | Cumberland, RI 02864
401-728-2400

Cumberland Planning Board
Thursday, June 29, 2023 at 6:30 p.m.
Notice of In-Person and Virtual Meeting
Cumberland Town Hall – Council Chambers (2nd Floor)
45 Broad Street, Cumberland, RI 02864

All Planning Board members will be attending in person. The public may attend in person or participate via Zoom by using the link below.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81487550507?pwd=S1ptWTVzY0I2WkFub04zZ1ljM1dXdz09>

Webinar ID: 814 8755 0507

Passcode: 238283

Join by phone: 1-646-876-9923

Webinar ID: 814 8755 0507

Passcode: 238283

International numbers available: <https://uso2web.zoom.us/j/81487550507>

AGENDA

1. Call to Order
2. Approval of Planning Board Minutes: May 25, 2023 Regular Meeting
3. Director's Report: Newly Enacted Land Use Statutes
4. Request for Master/Preliminary Plan Comprehensive Permit Extension
Applicant/Owner: Jayro Orellano
Location: 910 Mendon Road (AP 34 Lot 114)
The applicant requests a 1-year extension of combined Master/Preliminary Comprehensive Permit approval for good cause.
5. Request for Preliminary Plan Extension
Project Name: Berkeley Properties/FedEx Warehouse
Owner/Applicant: Dean Leasing Corporation
Location: 60 & 70 Industrial Road (AP 24 Lots 289, 296 & 331)

Zoning: I-1 & I-2

The applicant requests an extension of Preliminary Plan for good cause.

6. Request for Bond Reduction

Owner/Applicant: Terrapin Development, LLC

Project Name: Hidden Meadows II

Location: Quinn Way, Kelsey Eden Way & Lyn Court

The applicant is requesting a reduction of the Bond.

7. Public Meeting: Development Plan Review

Owner/Applicant: The Town of Cumberland

Project Name: New Community Center and Offices at Diamond Hill Park

Location: 4097 Diamond Hill Road (AP 59 Lots 15 & 45)

Zoning: A-1 with public water and no public sewer

The applicant is requesting approval to construct a new community center with offices for the Parks Department,

8. Public Meeting: Development Plan Review

Project Name: JJ Duffy Funeral Home

Applicant/Owner: Mendon Holdings, LLC.

Address: 757 Mendon Road (Plat 16 Lot 893)

The applicant requests Development Plan Review approval to construct a crematorium.

THIS ITEM WAS CONTINUED FROM THE MAY 30, 2023 MEETING.

9. Public Informational Meeting

Major Land Development: Master Plan

Project Name: Storage Rentals of America

Owner: SROA 95 Industrial RI, LLC

Applicant: Kimley Horn and Associates

Location: 90 Industrial Rd. (AP 23 Lot 184)

Zoning: I-1 with public water and public sewer

a) Zoning Ordinance Amendment

The applicant requests a positive recommendation to the Town Council for a Zoning Amendment to allow construction of a three-story self-storage facility.

b) Major Land Development: Master Plan

The applicant requests Master Plan approval to construct a new three-story self-storage facility.

THIS ITEM WAS CONTINUED FROM THE APRIL 27, 2023 MEETING.

THE APPLICANT IS REQUESTING A CONTINUANCE OF THIS ITEM.

10. Public Hearing: Community Development Block Grant (CDBG)

Affordable Housing Application, Program Year 2022

11. Public Hearing: Community Development Block Grant (CDBG)

Competitive Grant Application, Program Year 2022

Recommendations to Town Council

- Adaptive Reuse of Amaral Building, 16 Mill Street

- Franklin Farm Long Barn Rehabilitation, 152 Abbott Run Valley Road
- Community Care Alliance Adult Literacy Program

12. Public Comment

13. Adjourn

This meeting is accessible to the physically challenged. Individuals requiring interpreter services for the hearing impaired or need additional information should notify the Town Clerk's Office at (401) 728-2400 ext. 138 no less than 48 hours before the meeting.