



DEVELOPMENT PLAN REVIEW COMMITTEE

Cranston City Hall
869 Park Avenue, Cranston, Rhode Island 02910

MINUTES

CITY HALL – 3rd FLOOR, COUNCIL CHAMBER 9:30AM, Wednesday, October 4, 2023

1. Call to Order

Chair Pezzullo called the meeting to order at 9:35AM in the City Council Chamber.

The following members were in attendance: Justin Mateus, P.E., – Public Works Director, Stephen Mulcahy – Traffic Safety Manager, James Woyciechowski – Fire Marshal, David Rodio – Building Official, and Jason Pezzullo – City Planning Director.

The following Staff were in attendance: Gregory Guertin, Senior Planner and Kenneth Kirkland, Assistant City Planning Director.

2. Review & Approval of Minutes

(vote taken)

- 8/2/23 Regular Meeting

Due to a clerical error, a vote was not taken to approve the 8/2/23 DPRC meeting minutes at this meeting. Chair Pezzullo noted that the Minutes would be approved at a subsequent meeting.

3. “808 Park Avenue – Bakery” Pre-Application / Jurisdictional Review

(vote taken)

Location: 808 Park Avenue | AP 5, Lot 568
Zoning District: C-3 (General Business)
Owner: Panda Management, LLC | 222 Mountain Street, Sharon, MA
Applicant: Johnanna Tejada
Proposal: Convert existing garage space into a retail bakery w/o dining in option.

Chair Pezzullo provided context of the Application and existing conditions. Messrs. Pezzullo and Mulcahy noted that the proposed use is less intense than the existing use. Mr. Pezzullo entertained a motion to *not* take jurisdiction of the application.

Upon motion made by Mr. Mulcahy, and seconded by Mr. Mateus, the Committee voted unanimously (4-0) to *not* take jurisdiction over the Application.

4. “Self-Storage Facility” Preliminary Plan

(vote taken)

Location: Wellington Avenue | AP 4, Lot 685
Zoning District: M-2 (General Industry)
Owner: FSC, LP
Applicant: Highway Realty, LLC | 56 Pine Street, 3rd Floor, Providence, RI 02903
Proposal: Development of a 3-story, 32,000 sq. ft. self-storage facility with associated parking and landscaping.

Chair Pezzullo invited the Applicant’s team to present the Application. On behalf of the Applicant, Atty. John Mancini provided a brief overview of the proposal with context of the site. Joshua Kline, P.E., of

Stonefield Engineering & Design provided further context of the site.

Mr. Mulcahy inquired about the location of the site. Atty. Mancini provided information of the project regarding requirements of RIDEM. Chair Pezzullo requested the Applicant amend the site plan for further clarity at the record plan submittal phase.

Mr. Mulcahy requested clarification on the point(s) of entrance to the site, to which Atty. Mancini clarified that the existing driveway on the site would be reconfigured to allow for circulation.

Mr. Rodio inquired about a potential subdivision request on the existing site. Atty. Mancini stated that the Applicant would be applying for an administrative subdivision prior to submittal of the building permit for the existing Application.

Chair Pezzullo clarified that administrative subdivision approval would not be required to move forward with permitting of the existing plan. The subdivision approval is not contingent on the existing request.

Chair Pezzullo also requested that the Remedial Action Plan, (RAWP) be included in the Final Plan Application, as well as the Rhode Island Pollutant Discharge Elimination System (RIPDES) permit, Operations and Maintenance (O&M) and Best Management Practices (BMP) Location Plans.

Chair Pezzullo suggested as a condition of approval, that the Applicant provide an O&M Plan to be reviewed by the Department of Public Works prior to submittal.

Chair Pezzullo opened the discussion for public comment. Seeing none, Chair Pezzullo again opened the discussion to the Committee.

Mr. Woyciechowski inquired about specific specifications regarding circulation of emergency personnel and emergency vehicles, to which a member of the Applicant's team would provide further details to the Committee. Asst. Director Kirkland asked Mr. Woyciechowski to provide specific requirements for appropriate design implementation of all applications going forward, Chair Pezzullo suggested continuing the conversation off-line.

Seeing no further comment by either the public or the Committee, Chair Pezzullo suggested a motion be made on the matter with the following conditions:

1. A copy of the approved Remedial Action Work Plan (RAWP) shall be provided to the Department prior to Final Approval.
2. A copy of the approved RIPDES Permit shall be provided to the Department, with a notation added to the Final Plan for reference.
3. A separate Operations & Maintenance Plan, with a BMP Location Plan shall be provided for DPW review and approval prior to Final Approval.
4. Curb-to-curb utility trench pavement restoration shall be required in accordance with the Department of Public Works.

Upon motion made by Mr. Mateus, and seconded by Mr. Mulcahy, the Committee voted unanimously (4-0) to approve the Application with associated conditions.

5. Adjournment (next meeting date TBD)

(vote taken)

Upon motion made by Mr. Mateus, and seconded by Mr. Mulcahy, the Committee voted unanimously (4-0) to adjourn the meeting at 9:52AM.