



DEVELOPMENT PLAN REVIEW COMMITTEE

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

MINUTES

CITY HALL – 3rd FLOOR, COUNCIL CHAMBER 9:30AM, Wednesday, November 15, 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, Stanley Pikul – Alternate Building Official, and Jason Pezzullo – City Planning Director. James Woyciechowski – Fire Marshal, was absent.

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. “Commercial Condominiums” Preliminary Plan

(vote taken)

Location: Bedson Road | AP 4/2, Lots 2606, 2607, 2608, & 2609
Zoning District: C-5 (Heavy Business, Industry)
Owner/Applicant: Kale Street Realty, LLC | 888 Wellington Avenue, Cranston, RI 02910
Proposal: Development of a 1-story, 4,000 sq. ft., 4-unit commercial condominium / flex space with associated parking and landscaping.

Chair Pezzullo invited the Applicant’s team to present the Application. A member of the Applicant’s team from DiPrete Engineering provided background and context of the site and request. Chair Pezzullo clarified the purpose of the Ordinance pertinent to the use as commercial flex space. Chair Pezzullo opened the discussion to the Committee.

Mr. Mulcahy requested clarification regarding the use of the property; Chair Pezzullo clarified that the proposed development would be used as a commercial condominium for business operations, not for storage purposes.

Mr. Mulcahy inquired about ADA accessibility regarding parking and circulation. A DiPrete Engineering representative stated that the access aisle would be altered for compliancy.

Mr. Pikul requested further clarity on the proposed use regarding office space. Chair Pezzullo stated that the Ordinance does not explicitly exclude the use of office space for clerical work. Mr. Pikul stated that the Applicant would need to comply with the Zoning ordinance for proposed signage on the site, if proposed. A DiPrete Engineering representative confirmed that the proposed signage onsite conforms to the Zoning Ordinance.

Mr. Mateus commented on utility connections of the proposed site, advising the Applicant to alter the proposed connections.

Chair Pezzullo inquired if the Applicant's Landscaping Plan complied with Ordinance, or if the Applicant would be requesting a waiver from specific requirements. A DiPrete Engineering representative confirmed that the existing Landscaping Plan was compliant, and that the Applicant would not be requesting a waiver.

Mr. Pikul inquired about building elevation, stating the proposed building must comply with specific height requirements per the Zoning Ordinance. A DiPrete Engineering representative confirmed compliance with specific height requirements as presented.

Chair Pezzullo stated that the Final Plan must include details regarding a dumpster enclosure for onsite waste.

Mr. Mulcahy asked how the address was determined for the proposed building. A DiPrete Engineering representative stated that the submission had been updated with accompanying unit labels.

Mr. Mateus asked to confirm whether work would be completed on Elmwood Avenue, within the bounds of a State right-of-way. A DiPrete Engineering representative stated that work would not extend onto Elmwood Avenue.

Chair Pezzullo opened the discussion to public comment. Seeing no further discussion by either the public or the Committee, Mr. Pezzullo entertained a motion.

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

1. A separate Operations & Maintenance Plan, with a BMP Location Plan shall be provided for DPW review and approval prior to Final Approval.
2. Curb-to-curb utility trench pavement restoration shall be required in accordance with the Department of Public Works.
3. A notation referencing the enabling zone change shall be added to the Final Plan.
4. The ADA parking space shall be revised to be van accessible.
5. All dumpsters shall be properly maintained, be protected by a stockade fence with gate or by other fencing, and be located on bituminous asphalt or concrete bases, which shall be constructed to contain any leakage. The Applicant shall be responsible for trash disposal on a regular basis and shall ensure that the dumpster area is maintained. There shall be no exterior storage of refuse materials (including wooden pallets, cardboard boxes, etc.) within or adjacent to the designated dumpster area.

4. Adjournment (next meeting date TBD)

(vote taken)

Upon motion made by Mr. Mateus, and seconded by Mr. Pikul, the Committee voted unanimously (4-0) to adjourn the meeting at 9:51AM.