

Hon. Kenneth J. Hopkins  
Mayor

Jason M. Pezzullo, MCP, MPA, AICP  
Chair / City Planning Director



James Woyciechowski  
Fire Marshal

David Rodio  
Building Official

Justin G. Mateus P.E.  
Public Works Director

Stephen Mulcahy  
DPW: Traffic Safety Division

## **DEVELOPMENT PLAN REVIEW COMMITTEE**

City Hall – 3<sup>rd</sup> Floor, Room 309  
869 Park Avenue – Cranston, Rhode Island 02910

### **MINUTES**

**CITY HALL – 3<sup>rd</sup> FLOOR, COUNCIL CHAMBER  
9:30AM – WEDNESDAY, NOVEMBER 20, 2024**

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#### **CALL TO ORDER**

Jason Pezzullo called the Development Plan Review Committee meeting to order at 9:43 a.m. in the City Council chamber.

The following members were in attendance for the meeting: Jason M. Pezzullo- Planning Director, Stephen Mulcahy – Traffic Safety Manager, Stan Pikul representing David Rodio – Building Official. Jim Woyciechowski – Fire Marshal and Frank Corrao, Acting DPW Director were absent.

Also present was Franklin Paulino, Director of Economic Development.

#### **APPROVAL OF MINUTES**

- Approval of Minutes

Upon a motion made by Mr. Pikul and 2<sup>nd</sup> by Mr. Mulcahy, the Development Plan Review Committee voted unanimously (4-0) to approve the minutes as distributed.

- **“Oaklawn Carwash Expansion”**

*Location:* 801 Oaklawn Avenue | AP 18, Lot 1603

*Zoning District:* C-2 (Neighborhood business)

*Owner/Applicant:* RGD Realty LLC

*Proposal:* 2,344± SF expansion of an existing 3,325± SF carwash facility with improvements to signage, parking, circulation, and landscaping requiring zoning relief for signage and setbacks.

Dean Perdikakas of 33 Beachwood Drive, Cranston 02921 was present on behalf of the applicant and noted the proposed expansion of the full-service car wash facility. Mr. Perdikakas noted there is an existing canopy on site proposed to be removed. The entrance of the building is proposed to be extended to stay in direct line with the current building. The exiting portion of the car wash will be additionally extended. Both extensions will allow the car to be serviced inside the building. The purpose of the overall building expansion is to accommodate for warmer more adequate working conditions, as during the winter months workers have previously been outside. This would allow the business to better streamline operation processes for more robust efficiency. Design does not follow express exterior model. Mr. Perdikakas further noted the proposal for the extension of the lobby.

Mr. Pezzullo inquired about needed variances for the project. Relief will be requested for front and rear

setbacks.

Mr. Perdikas noted there are two existing signs on the property The proposal is to remove both and install a new one. Further noted, the U-Haul vehicles on-site will be removed.

Mr. Pezzullo invited the Development Plan Review Committee to engage in comment in regards to the subject application:

- Mr. Mulcahy noted concern for on-site circulation due to increase in business and requested a detailed site plan, illustrating the proposed operations cue for his review. Further expressed concern for spillage onto Oaklawn Avenue.

Mr. Perdikas noted the parking spaces in the back are to be utilized by employees. Will provide Site Plan accordingly.

- Stan Pikul noted this is an existing use which in his opinion does not need to go through the Unified Development Review process.
- Franklin Paulino inquired about new job creation.

Mr. Perdikas noted the business will staff anywhere from eight to fourteen individuals. Hours of operation are 8:00 a.m.- 6:00 p.m. aside from 8:00 a.m.- 5:00 p.m. for the winter season.

Upon a motion made by Mr. Pikul and 2<sup>nd</sup> by Mr. Mulcahy, the Development Plan Review Committee voted unanimously (4-0) to not take jurisdictional review on the application of "Oaklawn Carwash Expansion", conditioned upon the satisfied requests of the City Traffic Safety Manager.

- **"9 Colwell Subdivision"**                      **Technical Review Committee**                      **(no vote taken)**  
*Application Type:* Minor Subdivision – Preliminary Plan/Unified Development Review  
*Location:*                      9 Colwell Street | AP 12, Lot 97  
*Zoning District:*                      B-1 (Residential single- and two-family dwellings)  
*Owner/Applicant:* Scott Aceto  
*Proposal:*                      Subdivision of 1 lot into 2 lots to construct a single-family residence.

Applicant Scott Aceto of 1374 Smith St. North Providence, RI 02911 was present.

Jonas Bruggeman, Senior Planner provided an overview of the proposal in which one current (10,000 sf.) lot is to be subdivided into two 5,000 sf lots for the construction of a single-family residence. The plan is to maintain the existing home in its current state. Under Unified Development Review, the applicant will be requesting variance relief for lot area and frontage.

Mr. Pezzullo invited members of the Committee to engage in comment:

- Steven Mulcahy inquired about adequate parking for the existing home.

Mr. Aceto provided physical reference to the displayed plan. Parking to be provided during the City Plan Commission Public Hearing.

Jason Pezzullo inquired about presence of existing curb cuts.

The applicant noted there is an existing curb cut and can provide the exact location at a different time.

- **"Batcheller and Urbana Replat"**                      **Technical Review Committee**                      **(no vote taken)**  
*Application Type:* Minor Subdivision – Preliminary Plan/Unified Development Review  
*Location:*                      76-82 Batcheller Avenue and 75 Urbana Street | AP 8-1, Lots 259, 260, 261, 293  
*Zoning District:*                      B-2 (Residential single- and two-family dwellings)  
*Owner/Applicant:* Priscilla Szneke and Cranston Duplexes LLC  
*Proposal:*                      Subdivision of 5 lots into four lots with existing structures requiring zoning relief

for setbacks.

Asst. Planning Director Beth Ashman provided an overview to the application in stating the subject application is in regard to five lots that have frontage on both Batcheller and Urbana Streets. There are four two-family dwellings on the site constructed around 40 years ago within the five lots, all under common ownership. The proposal is to reconfigure the existing (5) record lots into (4) new lots with one structure on each lot. This would traditionally be an administrative subdivision if not for the non-conforming front-lot setback on two of the existing structures. Thus, it will go through the Unified Development Plan Review process. The garage within the right-of-way is proposed to be demolished. The owner wishes to sell the homes in the future. Lastly, Ms. Ashman noted all lots are in conformity with required lot size.

Jonas Bruggemann inquired about any access easements for parking. Ms. Ashman to investigate.

Jason Pezzullo noted to add a condition in which three granite bounds are to be added to the Survey Plan. Waivers will need to be requested for the irregular lot line configuration. Mr. Pezzullo further invited other Committee members to provide comment:

Mr. Mulcahy noted the new proposed assigned lot is shown as Lot 259. He requested that Lot 259 be dropped to remain Lot 260 in order to maintain the history of this address.

**ADJOURNMENT** (Next Meeting | December 4, 2024)

**(vote taken)**

Upon a motion made by Mr. Pikul and 2<sup>nd</sup> by Mr. Mulcahy, the City Plan Commission voted unanimously (4-0) to adjourn the meeting at 10:18 a.m.

*Individuals requesting interpreter services for the hearing impaired must contact the Dept. of City Planning at (401) 780-3136 seventy-two (72) hours prior to the meeting.*

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