

Hon. Kenneth J. Hopkins
Mayor

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



James Woyciechowski
Fire Marshal

David Rodio
Building Official

Frank Corrao, P.E.
Acting Public Works Director

Stephen Mulcahy
DPW: Traffic Safety Division

DEVELOPMENT PLAN REVIEW COMMITTEE

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

MINUTES CITY HALL – 3rd FLOOR, COUNCIL CHAMBER 9:30AM – WEDNESDAY, JANUARY 8, 2024

All interested parties are welcome to participate during the public comments portion for docketed items on this agenda. All materials will be posted to the City’s website prior to the meeting at:

<https://www.cranstonri.gov/departments/planning/>

CALL TO ORDER

Asst. Planning Director Beth Ashman, designee of Jason Pezzullo, called the Development Plan Review Committee meeting to order at 9:31 a.m. in the City Council chamber.

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

The following Planning Department staff members were in attendance: Jason Pezzullo- Planning Director, AICP; Beth Ashman, Asst. Planning Director, ACIP; Jonas Bruggeman, Senior Planner; Brianna Valcourt, Senior Planner; and Grace Brownell, Planner Technician.

Also absent, was Franklin Paulino, Director of Economic Development.

APPROVAL OF MINUTES

(vote taken)

- December 4, 2024

Upon a motion made by Mr. Pikul and 2nd by Mr. Wojciechowski, The City Plan Commission voted unanimously (4-0) to approve the minutes as distributed.

Planning Director, Jason Pezzullo joined the meeting.

SUBDIVISIONS/LAND DEVELOPMENT PROJECTS

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| <ul style="list-style-type: none"> “R & T Estates”
 <i>Application Type:</i>
 <i>Location:</i>
 <i>Zoning District:</i>
 <i>Owner:</i>
 <i>Applicant:</i> | Technical Review Committee
Minor Subdivision – Preliminary Plan
300 Laten Knight Road AP 29, Lot 2
A-80 (Single-Family Residential, 80,000 sf.)
Lawrence D. Moses and Elizabeth L. Moses
Moses Ryan Ltd. | (no vote taken) |
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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.

Proposal: The subdivision of 29 acres into five (5) conforming lots, in addition to the creation of an 815' private road.

Tenessa Azar with Moses Ryan LTD of 40 Westminster Street, 9th Floor Providence, RI 02903 and P.E Joshua Marrow of Garofalo & Associates Inc., 85 Carliss St. Providence, RI 02904 were present on behalf of the applicant. Ms. Azar noted the proposal is the subdivision of one (1) lot into five (5) lots with the creation of a new private road. The proposal is in conformity with the zoning regulations of the A-80 District. The prevalent series of wetlands on site determined the size of the proposal's design. Further noted the request of the following waivers: Subdivision Regs: Section 10 B.3 (b) "Widths". 20' of pavement where 24' are required; in addition to Subdivision Regs: Section 10 B.7 (a) "Dead-end Streets & Cul-de-sacs": new private road 815' in length.

Mr. Pezzullo invited the Development Plan Review Committee to engage in discussion:

- Jim Wojciechowski inquired about the reason for the road width and expressed concern for the presence of water hydrants/water supply.

Ms. Azar stated there is no need for more pervious pavement since the site is very wet. The width will be adequate to serve the needs of the five proposed lots.

Mr. Marrow confirmed the water supply issue will be addressed.

- Beth Ashman noted staff was pleased to see the 20' of proposed pavement due to the lower impact, which is one component proposed to be changed within the subdivision regulations. It was further requested that the representatives speak to the post-construction proposed drainage system.

Mr. Marrow. noted the drainage is mainly an open system. There is a cross section of the road where the runoff will flow either direction off the road, into the swales and then flow to the end of the cul-de-sac into a vegetated system. There is an operations and maintenance system in place.

- Mr. Mulcahy inquired if the proposal is to tie in with public sewer and advised against the proposed name of the private road due to potential repetition.

Mr. Marrow confirmed the proposal will tie in with public sewer.

- Jason Pezzullo stated on-site easements cannot count toward the buildable area calculation for lot five (5).

In noting the property is on the Cranston Historic Farm Route, Ms. Ashman requested that proposed rural landscaping be denoted on the plans.

- Stan Pikul inquired about achieving foundation with the high-water table.

Mr. Marrow noted there are current nor immediate plans for the foundation.

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| <ul style="list-style-type: none">▪ "East Street Plat" | Technical Review Committee | (no vote taken) |
| <i>Application Type:</i> | Minor Subdivision – Preliminary Plan/UDR | |
| <i>Location:</i> | 337 East Street AP 15, Lots 636, 1634, &1661 | |
| <i>Zoning District:</i> | A-8 (Single-Family Residential, 8,000 sf.) | |
| <i>Owner:</i> | Michael Boscia and Dawn Boscia | |
| <i>Applicant:</i> | Ronn David | |
| <i>Proposal:</i> | The subdivision of three (3) existing lots into five (5) lots. | |

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Mr. Pezzullo noted the proposal is in regard to the subdivision of three (3) lots into five (5) non-conforming lots with requests for zoning frontage relief. Ms. Valcourt confirmed Parcel A has 68.20 feet of frontage, whereas Parcels B through E have 67.00 feet of frontage. Mr. Pezzullo invited the Committee to engage in comment:

- Conversation ensued in regard to curbing.

Ms. Valcourt to coordinate with the Department of Public Works. No further comments.

- **“Proposed Storage Facility” Technical Review Committee (no vote taken)**
Application Type: Major Land Development- Master Plan
Location: 12 Walter Street | AP 6, Lots 1250
Zoning District: M-2 (General Industry)
Owner/Applicant: Walter Street Realty LLC
Proposal: The construction of one one-story (22,400 sf.) and two two-story (9,000 sf.) commercial storage facility building.

Representatives Atty. Michael Mineau of Partridge Snow & Hahn 20 Centerville Road, Warwick, 02868 and P.E Benjamin Caito of Millstone LLC 40 Westminster Street, Suite 1100, Providence 02903 were present.

Mr. Mineau noted the proposal is for the construction of three self-storage buildings. The parcel is in a M-2 zone where the use is allowed by-right. Through a title search, it was determined that the entirety of Molter Street is a public roadway due to the previous road abandonment.

- Mr. Pezzullo noted if any additional proposals are made for the rear of the site, the application would have to go before the City Plan Commission. As the application currently stands, only Development Plan Review Committee approval is required as the proposal falls within the area threshold.

Mr. Bruggeman requested clarification in regard to the previous mention of a merger within the property.

Mr. Mineau stated originally this lot consisted of a number of lots which were was considered previously merged for tax purposes. The surveyor is currently obtaining the necessary information.

Mr. Bruggeman noted for zoning purposes the lots would be merged regardless, due to lot area.

- Ms. Ashman inquired about any potential items within Molter Street that would need to be moved by other abutters.

Mr. Caito noted there is a fence across the street. This would not interfere with the current proposal.

- Mr. Mulcahy inquired if existing building is in use.

Mr. Caito stated it is currently being utilized for material storage. It was further noted that the Turning Movement Plan will be updated for the DPRC process.

- **“Calise Development RPD” Technical Review Committee (no vote taken)**
Application Type: Major Land Development-Preliminary Plan
Location: 0 Stoneham Court | AP 18, Lots 714, 684,
Zoning District: A-6 (Single-Family Residential, 6,000 sf.)
Applicant/Owner: Calise Development LLC

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Proposal: The development of a six (6) unit condominium development with a 20' private road.

Jonas Bruggeman, Senior Planner provided an introduction to the project in noting the proposed construction of three two-unit town houses. Provided confirmation that this is a proposed private road currently addressed as Stoneham Court.

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

- Question by Mr. Wojciechowski in regard to water supply.

Mr. Bruggeman confirmed the location of the proposed fire hydrant.

- Mr. Mulcahy requested confirmation in regard to proposed access.

Mr. Bruggeman stated the gravel driveway will be maintained as is for access.

- **Adjournment** (Next Meeting | January 8, 2025) **(vote taken)**

Upon a motion made by Mr. Pikul and 2nd by Mr. Mulcahy, the Development Plan Review Committee voted unanimously (5-0) to approve the 2025 Annual Development Plan Review Committee schedule.

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.