

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

MINUTES

CITY HALL – 3rd FLOOR, COUNCIL CHAMBER
9:30AM – WEDNESDAY, NOVEMBER 20, 2024

- **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

Upon a motion made by Mr. Pikul and 2nd 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.

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 Bruggeman 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 2nd 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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