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CITY PLAN COMMISSION

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

MINUTES

CPC Special Public Meeting – 1 Vaughn Lane Cranston, RI 02921 5:30PM – THURSDAY, JULY 17, 2025

CALL TO ORDER

Commission President Frias called the meeting to order at 5:40 p.m. near 1 Vaughn Lane and noted that a quorum was present.

The following Commissioners were in attendance for the meeting: Commission President Steven Frias, David Exter, Kathleen Lanphear, Lisa Mancini, and Nichole Renzulli.

The following members of the City Planning Department were in attendance: Beth Ashman, City Planning Director; Jonas Bruggemann, Assistant Planning Director, Brianna Valcourt, Senior Planner, and Jamie Ray, Planner Technician.

SUBDIVISION & LAND DEVELOPMENT PROJECTS

“Vaughn Lane RPD”

CONTINUANCE OF PUBLIC HEARING

Master Plan – Residential Planned Development

Proposal: The Proposal is the extension of public roadways, Wini Street and Vaughn Lane, to create 44 lots for single-family residential use on 30.47+/- acres and preserve 55.95+/- acres through a conservation easement.

Applicant/Owner: 777 Main Street LLC

538 Main Street, Vaughn Lane, Wini Street

AP 30, Lots 83, 84, 85, and 258

Representatives of the applicant were present at this meeting to discuss specific details of the proposed development. Tenessa Azar; attorney for the applicant, Leonard Bradley, DiPrete Engineering Principal, and Jenna Shea, DiPrete Engineering Project Manager. Also present was Jeremy Moses, a representative of the applicant and developer.

Vaughn Lane:

The meeting began near 1 Vaughn Lane with the DiPrete engineers guiding commissioners and residents up Vaughn Lane. They first addressed the road width pointing out the existing pavement width, the width of land owned by the City, and plans for widening the pavement to 20 feet. According to DiPrete engineers, this section of road is closely abutted by a historic stone wall, as well as a garage on the other side of the road. Residents pointed out specific structures and curves and their concern that the proposed road widening could disturb these features. DiPrete engineers shared a strong desire to avoid destruction or relocation of any private structures or the stone wall in their efforts to widen Vaughn Lane to 20 feet. According to DiPrete Engineers, no proposed road work can happen on the private land of neighbors, and instead, it is limited to city-owned land. DiPrete Engineers stated their survey will reveal if

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any portion of these structures sit on city-owned land, and if so, the applicant will work to design the road improvements to not disturb existing structures.

After a short walk up Vaughn Lane, the road curves eastward. DiPrete engineers showed where the planned access point would branch off Vaughn Lane between 42 Vaughn Lane and 54 Vaughn Lane. Residents were concerned that their yards and driveways would be taken away. According to DiPrete engineers, their measurements of the property showed that a new road, serving as an access point, could be built without affecting existing properties.

Farther down Vaughn Lane the pavement ends as you pass 6 Vaughn Lane on the left. According to DiPrete engineers, this marks the end of the city-owned road. DiPrete engineers showed where a second access point to the development will branch off from the road into a wooded area to the left. DiPrete engineers stated this road section will also require expansion to 20 feet. The engineer also noted that the new roads would be constructed 24 feet wide after they enter the property of the development.

Commission President Frias invited the public to engage in comment:

- Ms. Salter (6 Vaughn Lane) asked whether the historic stone wall at the start of the dirt section of Vaughn Lane would be impacted by road widening. A DiPrete engineer responded, saying that his team plans on taking every possible measure to avoid the stone wall.
- Jackson Jennings (54 Vaughn Lane) asked if there would be any blasting through the ground rock during construction? Jeremy Moses responded, saying that there would be no explosives used on the ground rock.
- Robert Sansone (145 Main Street) asked how much of the open space within the development is situated on buildable land. He expressed the belief that much of it was placed on wetland areas. DiPrete engineers stated that they had provided much more than the necessary 30% open space requirement. 40 acres of land suitable for development is being allocated as open space in addition to the wetland areas.
- An unidentified member of the public asked: When a sewer connection is put in place for the project, will neighbors need to connect to the sewer or pay an assessment? DiPrete engineers weren't sure about the specific requirements but expressed confidence that the developer would pay the full cost of bringing utilities to the development, and that no neighbor would be assessed for the sewer extension or forced to connect.
- Patricia Vargas (79 Vaughn Lane) asked if the unpaved portion of Vaughn Lane that connects her property to the rest of Vaughn Lane would be paved as a result of the development. DiPrete engineers were unsure.

DiPrete engineers then shared information about utility connections and open space. They plan to bring the sewer over land from the nearest manhole south of the property on Potters Court. They also talked about the alignment of the common open space in the development with the Providence Water aqueduct, so that individual home parcels are not created on top of the aqueduct. Ms. Azar talked about the dedicated open space being under the control of the home-owners association for the benefit of the owners, rather than being open to the public. She stated that specific uses for the open space have not been planned. In the context of an RPD, the DiPrete engineers stated that more open space and opportunities for conservation are created by the smaller lot sizes in the development.

Wini Street:

The meeting was then moved to Wini Street. Commission President Frias invited the public to engage in comment:

- Edward Farias (owner of 277 Main Street) asked about where the residents of his 5-family property will park if Wini Street is extended into an active road with traffic. DiPrete engineers stated that overnight parking on city streets is not legal in Cranston. However, DiPrete engineers

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indicated a willingness to work with residents of the street to allow for some type of parking arrangement. He also indicated that this parking dispute was between the city and the owner due to the road belonging to the city. He stated that Wini Street is sufficiently wide along 277 Main Street and that the applicant hoped to avoid road construction in this segment.

- Residents of 273 and 275 Main Street pointed out their water connection and asked if their water supply or property would be affected by road widening. They were assured by a DiPrete engineer that both would be untouched.
- Multiple residents voiced strong concerns about stormwater runoff, flooding, and other environmental issues that threaten the surrounding area. They also requested proof that the development wouldn't exacerbate these issues. DiPrete engineers stated that their plans follow every regulation at a state and local level. They also listed some specific measures being taken for stormwater management. These included: detention basins, runoff control, sediment controls, and others.

The group then walked beyond the paved section of Wini Street, and up a hill to a location to where the developer's land begins. The DiPrete engineer stated that land between the paved section of Wini Street to the top of the hill was owned by the City of Cranston.

- Further public comment was made.
- Ms. Salter (6 Vaughn Lane) asked when soil erosion plans will be made available. DiPrete engineers responded that the plans will be completed before construction. There will also be more details about this subject included in the preliminary plans.
- Commissioner Renzulli asked Planning Director, Beth Ashman, if the plans for the project meet the required checklist at this stage. Director Ashman replied with confirmation that the plans satisfy all requirements for a Master Plan submission.
- Director Ashman also announced that all videos of flooding and other relevant environmental conditions at the site be sent to an email address for consideration by the planning department. Residents expressed a desire to show evidence of the sudden weather events that put houses in the neighborhood at risk. Representatives of the applicant and the Cranston Planning Department share their experiences by emailing relevant information to this address: (planning@cranstonri.gov)

ADJOURNMENT

(votes taken)

Next Meeting | August 5, 2025 @ 6:30 p.m. – **Regular Meeting**
City Council Chamber, City Hall, 869 Park Avenue

Motion: Motion to adjourn made by Commissioner Lanphear at 7:38 p.m. The motion was seconded by Commissioner Mancini and the motion passed with a (5-0) vote.

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