

*(The following is not a verbatim transcript of comments or discussion that occurred during the meeting, but rather a summarization intended for general informational purposes. All motions and votes are the official records).*

## **ORDINANCE COMMITTEE**

Regular meeting of the Ordinance Committee was held on Thursday, January 16, 2020, in the Council Chambers, City Hall, Cranston, Rhode Island.

### **CALL MEETING TO ORDER:**

The meeting was called to order at 7:40 P.M. by the Chair.

Present: Councilmember Kenneth J. Hopkins  
Councilmember Paul J. McAuley  
Councilmember Edward J. Brady  
Councilmember Christopher G. Paplauskas, Vice-Chair  
Council Vice-President Michael W. Favicchio, Chair  
Council President Michael J Farina

Absent: Councilmember Lammis J. Vargas

Also Present: Councilmember Steven A. Stycos  
Daniel Parrillo, Director of Administration  
John Psilopoulos, Deputy Director of Administration  
John Verdecchia, Assistant City Solicitor  
Maria Medeiros Wall, City Clerk  
Rosalba Zanni, Assistant City Clerk/Clerk of Committees  
Heather Finger, Stenographer

**Chair** indicated that Councilmember Vargas is working and probably won't make this meeting.

### **MINUTES OF THE LAST MEETING:**

On motion by Council President Farina, seconded by Councilmember Hopkins, it was voted to dispense with the reading of the last meeting and they stand approved as recorded. Motion passed unanimously.

### **CORRESPONDENCE/COMMUNICATIONS**

None.

**OLD BUSINESS:**

**6-19-8 Ordinance in amendment of Title 2 of the Code of the City of Cranston, 2005, entitled “Administration and Personnel” (Tourism Commission). Sponsored by Councilmember Donegan. Cont. 9/12/2019, 10/17/2019 & 11/14/2019. From December 5<sup>th</sup> cancelled meeting.**

**Councilmember Brady, Paplauskas and Council President Farina** asked to be added as co-sponsors of this Ordinance.

**Councilmember Donegan** asked for a two month continuance.

On motion by Council President Farina, seconded by Councilmember Hopkins, it was voted to continue this Ordinance for two months. Motion passed unanimously.

**6-19-9 Ordinance in amendment of the 2010 Comprehensive Plan for the City of Cranston, as amended 2012 (Solar Performance Standards). Sponsored by Councilmember Stycos. Co-sponsored by Council President Farina, Councilmembers Hopkins and Brady. Cont. 11/12/2019 from Special Ordinance Committee to Dec. 3, 2019 Planning Commission.**

**6-19-10 Ordinance in amendment of Chapter 17.20.030 of the Code of the City of Cranston, 2005, entitled “Zoning” (Schedule of Uses). Sponsored by Councilmember Stycos. Co-sponsored by Council President Farina, Councilmembers Hopkins and Brady. Cont. 11/12/2019 from Special Ordinance Committee to Dec 3, 2019 Planning Commission.**

**8-19-07 Ordinance in amendment of Chapter 17.24 of the Code of the City of Cranston, 2005, entitled “Zoning” (Solar Energy Systems). Sponsored by Mayor, Council President Farina and Council Vice-President Favicchio. Cont.12/16/19 by City Council to be heard in conjunction with 6-19-09 and 6-19-10.**

**8-19-08 Ordinance in amendment of Chapter 17.20.030 of the Code of the City of Cranston, 2005, entitled “Zoning” (Schedule of Uses). Sponsored by Mayor, Council President Farina and Council Vice-President Favicchio. Cont. 12/16/2019 by City Council to be heard in conjunction with 6-19-09 and 6-19-10.**

**Jason Pezzullo**, City Planner, appeared to speak regarding the above Ordinances.

**Doug Doe**, 178 Lippitt Ave., appeared to speak and indicated the following scrivener’s error in Ordinance 6-19-09 on line #82: after “Historic Farm”, add “Route”.

On motion by Council President Farina, seconded by Councilmember Brady, it was voted recommend approval of Ordinance 6-19-09. Motion passed unanimously.

On motion by Council President Farina, seconded by Councilmember Brady, it was voted to approve all the redlines from Planning for Ordinance 6-19-09. No one appeared to speak in favor of to oppose to this. Motion passed unanimously.

On motion by Council President Farina, seconded by Councilmember Brady, it was voted to recommend approval of Ordinance 6-19-09 as amended with scrivener error stated by Mr. Doe corrected. Motion passed unanimously.

On motion by Council President Farina, seconded by Councilmember Brady, it was voted to recommend approval of Ordinance 8-19-07.

Under Discussion:

**Director Pezzullo** stated that there should be a few corrections, such as minor accessory and questioned if we are catching all Residential A-80 rooftops solar as well because this would cause the average homeowner to go before the Zoning Board and Planning Board. Mr. Doe suggested passing this Ordinance as is and address this issue next month. Council President Farina stated that if this Ordinance is amended this evening, it would have to be re-advertised.

**Solicitor** stated that the moratorium expires the end of this month and from a legal perspective, something needs to be passed now.

Roll call was taken on motion to recommend approval of this Ordinance and motion passed unanimously.

On motion by Council President Farina, seconded by Councilmember Hopkins, it was voted to recommend approval of Ordinance 8-19-08.

Under Discussion:

**Director Pezzullo** stated that there should be a correction made in M-1 Minor Accessary, where in line #28, the “S” should be “Y”.

On motion by Council President Farina, seconded by Councilmember Paplauskas, it was voted to amend this Ordinance as follows: “S” amended to “Y”. Motion passed unanimously.

On motion by Council President Farina, seconded by Councilmember McAuley, it was voted to recommend approval of this Ordinance as amended. Motion passed unanimously.

**Councilmember Stycos** stated that we have a Special Council meeting scheduled for January 21<sup>st</sup> to pass these Ordinances and the Mayor has ten days to veto them. He indicated that there needs to be a Special Council meeting scheduled for any potential veto override before January 31<sup>st</sup>. Council President Farina stated that he doubts the Mayor will veto any of these Ordinances, but he asked that a Special Council meeting be scheduled for January 31<sup>st</sup> at midnight just in case.

**PUBLIC HEARINGS/NEW BUSINESS:**

**11-19-03 Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled “Zoning” (Change of Zone – 100 Sockanosset Crossroad). Petition filed by 100 Sockanosset LLC.**

**Thomas Moses, Esq.**, appeared to represent the applicant and presented a handout.

**Pauline DeRosa**, 97 Cypress Dr., appeared to speak and questioned what happens when there are cars stacked and there is no more room, what happens to the other cars behind the cars stacked. Where would they go? She also asked what the “Internal Game Play” is, which is listed in the Narrative. It seems like two huge screens. Attorney Moses stated that the screens are eliminated and are not in the project. As to the drive-thru, there is no queuing problem because people call in the order or use an app to order and they drive up and get their order. The stacking of cars will not go into Sockanosset Crossroad. They will go in the parking lot. Ms. DeRosa questioned what the Boutique Auto Show Room will entail. Attorney Moses stated that it would like a Teslar and limited to no more than ten vehicles on the lot.

On motion by Council President Farina, seconded by Councilmember Brady, it was voted to recommend approval of this Ordinance for discussion purposes.

Under Discussion:

**Councilmember Hopkins** stated that the que at Starbucks and Blaze Pizza is awful and it is an accident waiting to happen and needs to be addressed. Attorney Moses stated that he will deliver that message to Mr. Coates of Carpcionato. He also stated that half will be the showroom and half would be the food business with a drive-thru. He indicated that there is a tenant in lease negotiations, but has not yet signed the lease.

**David Taglianetti**, Traffic Consultant, appeared to speak and stated that this design for drive-thru and queuing was specifically for a business that did not have an order board and customers would need to call ahead. This particular tenant would have vehicles that would que on average of 2-3 vehicles.

**Councilmember Donegan** stated that he has received information that this property was re-assessed since March of \$3.4 million less in value. Attorney Moses stated that this is partly due to the loss of Citizens Bank.

**Councilmember Hopkins** stated that he visited TopGolf in Nashville last week and it was the greatest time he has ever had and having one in Cranston will definitely put Cranston on the map.

**Councilmember McAuley** asked how many parking spaces this will have. Mr. Taglianetti stated that TopGolf will have approximately 450 spaces and the other business will have approximately 800 spaces.

Roll call was taken on motion to recommend approval of this Ordinance and motion passed unanimously.

The meeting adjourned at 8:30 P.M.

Respectfully submitted,

/s/ Rosalba Zanni  
Assistant City Clerk/Clerk of Committees