

MINUTES

Joint Site Visit for 1500 Oaklawn Avenue – Comprehensive Plan / Zone Change Application

Saturday, February 22, 2020 – 9:00 AM – 10:15

1500 Oaklawn Avenue

Attendance:

<u>NAME</u>	<u>AFFILIATION</u>
Michael J. Farina (President)	City Council
Michael W. Favicchio (Vice President)	City Council
Steven A. Stycos	City Council
Paul J. McAuley	City Council
John P. Donegan	City Council
Christopher G. Paplauskas	City Council
Michael Smith	Plan Commission (Chair/President)
Fred Vincent	Plan Commission (Vice Chair)
Ann Marie Maccarone	Plan Commission
Kathleen Lanphear	Plan Commission
Rob DiStefano	Plan Commission
Ken Mason	Plan Commission
Robert Coupe	Plan Commission
Jason M. Pezzullo	City Planning Director
Douglas McLean	Principal Planner
Robert Murray	Attorney for Applicant
Eric Preve	Civil Engineer for Applicant
APPLICANT	Property owner / developer

All property owners within the 400' notification radius were given direct notice and the meeting was advertised in the Cranston Herald.

9:00 AM

There is a quorum of both the City Council and the City Plan Commission. Council President Michael Farina calls the City Council to order. City Plan Commission Vice President Fred Vincent calls the City Plan Commission to order. Attorney Robert Murray gave a brief presentation about the applicants overall site plan, and the reasons why they are requesting a Comprehensive Plan amendment and zone change.

The members in attendance who spoke did not raise objections to the proposed demolition of the site or the currently proposed branch bank and liquor store/commercial space. The discussion turned to the open question as to what will become of Catherine Street (30' R.O.W. owned by the City abutting the residential property to the east).

Neighborhood residents raised concerns about the existing fence on the eastern property line which is in a state of disrepair. There were also questions about the light fixtures that were installed within the city's ROW. Ultimately the treatment of the eastern portion of the site with the off-site Catherine street, were the majority of concern for the neighborhood and abutting residents.

Questions were raised about the potential disturbance to neighbors during demolition and possible damage to their homes. Attorney Murray stated that there would be no blasting as part of the demolition, or construction and that all the proper permits from the City and State would mitigate these possible issues. He further stated that the neighbors would be notified during all the phases of development. Councilman McAuley stated that the applicant's existing liquor store on Reservoir Avenue in his district has always been kept in good condition and has never had a complaint from residents. Eric Preve of Diprete Engineering stated that the applicant is required to comply with the state standards for soil erosion and sedimentation control through their RIPDES permit issued through the RIDEM.

The discussion came back to what should be done with Catherine St. Suggestions ranged from blocking it off, abandon it, to rip up the concrete. The neighbors were concerned that if it is blocked off, it will become a "no man's land" for dumping and trash. Ken Mason, the public works director stated that the old pavement should be removed and the ROW seeded and loamed, and landscaped. He stated that the problem with abandoning the ROW is that the abutting residential land has the right to develop and access this land for a potential future subdivision.

Abutting neighbors also raised the concern about the lack of a crosswalk in the front of this property and that crossing Oaklawn Avenue is extremely dangerous. Attorney Murray stated that the DiPrete Engineering will look at this issue with the RIDOT and determine what their plans are for the addition of a pedestrian intersection at this location.

Attorney Murray stated that it was time to bring the group outside to walk the rear of the property to better understand where the new building will be located in relation to the property line. When gathered in the rear (east) of the property, he illustrated where the existing zoning / comprehensive plan line is currently located, and where they are proposing to move it. They also marked the ground to delineate the footprint of the proposed structure. Outside, the neighborhood residents continued the discussion about the fencing, and the ROW.

The presentation was concluded by Attorney Murray at 10:15 at which time City Council President Farina entertained a motion to adjourn from Councilman ____, seconded by Councilman ____ with a unanimous vote to adjourn. City Plan Commission President Michael Smith entertained a motion to adjourn from Commissioner Lanphear, seconded by Commissioner DiStephano, with a unanimous vote to adjourn.

Michael J Farina, City Wide
Council President

Michael W. Favicchio, Ward 6
Council Vice President

City Council Members
Steven A. Stycos, City Wide
Kenneth J. Hopkins, City Wide
Lammis J. Vargas, Ward 1
Paul J. McAuley, Ward 2
John P. Donegan, Ward 3
Edward J. Brady, Ward 4
Christopher G. Paplauskas,
Ward 5



Allan W. Fung, Mayor

Maria Medeiros Wall, JD
City Clerk

AGENDA

JOINT SITE VISIT OF THE CITY PLAN COMMISSION AND THE CRANSTON CITY COUNCIL

Who: City Plan Commission, the Cranston City Council, any interested members of the public
Where: 1500 Oaklawn Avenue parking area
When: Saturday, February 22nd, 2020 – 9:00AM
What: Applicant (Deborah Clift, 529 Reservoir Avenue) has proposed to demolish all existing structures to redevelop the site as a conforming multi-use commercial project. The proposal includes a Comprehensive Plan amendment and zone change from Single-Family Residential to Highway Commercial on the north eastern and eastern portion of the site (depicted below). The subject parcels are: 0 Catherine Street, 240, 250 and 254 Bateman Avenue. AP 15, Lots 492 through 498, 533, 534, 882 & 1619.

1500 Oaklawn Ave 400' Radius Plat 15 Lot 47, etc



If you have any questions or concerns, please contact Jason Pezzullo at 780-3222 or via email.
jpezzullo@cranstonri.org