

Debbie Tobias

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September 25, 2021

Mayor Ken Hopkins
City of Cranston
869 Park Avenue
Cranston, RI 02910

Dear Mayor Hopkins:

I read the very recent article in The Cranston Herald regarding the proposed Comstock Industrial development with great interest. While I surely support increasing the tax base in Cranston, a city I have called home for over 50 years, I am a resident of the "nearby condominiums", named Crossroads Condominiums. Therefore, I must document my concerns.

This development, on 17.3 acres, proposes combined building sizes of 270,000 square feet at an elevation eight feet higher than our Association streets, with buildings 35 feet high and a height variance, if granted, of an additional seven feet. That math means the top of the buildings will be a mammoth 50 feet over street level of where I make my home. Who wants to live with that? Further, there is no such size buildings in the immediate area. Currently, I have mature trees and sky in my backyard. The building will be required to be lit at night, which opens the door for 24/7 operations, bringing all the associated noise, traffic, and air pollution with it, buffers notwithstanding. Most important to me, it means my bucolic setting will become more city-like with constant lighting that does not now exist.

The noise and traffic this development will generate **will be** very disruptive. I see a potential for 217 auto parking spaces and 55 trailer parking spaces. With a potential for 69 trailer loading docks (an absolute insane number!), we are looking at high traffic volume within the proposed development area. Not only will this create even more noise in the proposed area, but also in the surrounding areas as trailers and

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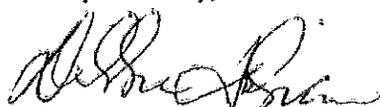
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employees come and go. Pollution will increase in my residential area which is also an area that serves children. Traffic volume – of both employees and trailers – will become intolerable. Let's not forget Scituate Avenue, Comstock Parkway and Plainfield Pike, all access roads to this single-access-point potential development, are one lane roads. Increased traffic volume will certainly strain the public safety system. Let's hope we don't end up talking about increased resulting traffic deaths and general slow response time.

This development belongs in a sizeable industrial park or on much more land. For reference, the nearby Western Industrial Complex is over 200 acres and does not have buildings of this size. In fact, there is no building of such size in the area. My suggestion for an alternate location would be farther west on Plainfield Pike.

At your earliest opportunity, I would invite you, the Planning Commission, and the City Council to tour our area. That is the best way for you to have a visual of how this proposal will jeopardize the lives of so many of your constituents.

Respectfully,



Debbie Tobias

cc: Jason Pezzullo, Director, Cranston Planning Department
✓ Cranston Planning Commission Members, c/o Jason Pezzullo
Cranston City Council c/o Christopher Paplauskas
Cranston Councilman Robert Ferri
Bill Duarte, President, Crossroads Condominium Association
Matt Heiss, Property Manager, Crossroads Condominiums