

Kenneth J. Hopkins  
Mayor

Jason M. Pezzullo, AICP  
Committee Chairman  
Director of Planning



James Woyciechowski  
Fire Department

Stanley Pikul  
Building Official

Justin Mateus P.E.  
Engineering Division

Stephen Mulcahy  
Traffic Safety Division

## DEVELOPMENT PLAN REVIEW COMMITTEE

Cranston City Hall  
869 Park Avenue, Cranston, Rhode Island 02910

### MINUTES

## CRANSTON CITY HALL – 3RD FLOOR COUNCIL CHAMBER 9:30 AM, WEDNESDAY, JULY 19<sup>th</sup>, 2023

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### 1. Call to Order

Chairman Jason Pezzullo called the Development Plan Review Committee meeting to order at 9:34 a.m. in the City Council chamber.

The following members were in attendance for the meeting: Justin Mateus – DPW Director, Stephen Mulcahy –Traffic Safety Manager, and Jason Pezzullo – Planning Director.

The following Planning Department staff members were in attendance: Gregory Guertin, Senior Planner and Amelia Lavallee, Planning Technician.

### 2. Approval of Minutes

(vote taken)

- 6/21/23 Regular DPRC Meeting

Upon motion made by Mr. Mulcahy and seconded by Mr. Mateus, the Development Plan Review Committee unanimously voted (3-0) to approve the minutes of the 6/21/23 meeting.

### 3. "Gladstone Elementary School"

Preliminary

(vote taken)

*Location:* 50 Gladstone Street, Cranston, RI 02920  
AP 7/4, Lots 2357

*Zoning District:* B-1 (Single and Two-Family Residential)

*Owner /Applicant:* Cranston Public Schools / City of Cranston, RI

*Proposal:* Demolition and removal of the existing Gladstone Elementary School building and construct a new 35,000 (110,000 GFA) Gladstone Elementary School Building and associated site improvements, utility services, on-site stormwater management and landscaping.

Chairman Pezzullo provided a brief overview of the application, noting that this item had been re-notified from the prior meeting date (7/5/2023) to be heard 7/19/2023, due to an error. Chairman Pezzullo also noted that this application had been previously approved by the Cranston Planning Commission. Pezzullo then invited the applicant's team to share their proposal.

The project engineer, Michael Zavalia from Commonwealth Engineers, introduced the proposal, noting four specific points related to the project including; traffic, parking, utilities, and Stormwater management. Mr. Zavalia stated that the site has ample on-site queuing, separate lanes for bus traffic, and designated pick-up and drop-off locations for students. Mr. Zavalia also stated that an impact analysis of the site determined that the proposed re-configuration of traffic will improve circulation on-site. Mr. Zavalia noted that there are 100 on-site parking spaces proposed for 113 staff members, for a ratio of 0.88 parking spaces/staff member that will be staggered between full-time and non-full-time staff members.

Mr. Zavalia noted both existing and new utilities proposed for the site, as well Stormwater management treatment plans.

Mr. Mulcahy inquired about the proposed staggering of staff arrivals/departures, expressing concerns over the staff/parking ratio. Ed Collins, Capital Projects coordinator for Cranston Public Schools,

responded stating that non full-time staff members will have different arrival and departure times than full-time staff members.

Mr. Mulcahy inquired about adequate on-site parking with the proposed influx of students (550-800 students), and if there were a parking compliance plan for parents. Mr. Collins responded that parents will be notified of the parking re-configuration, and that the applicant will be proposing signage on-site for parking restrictions.

Mr. Mulcahy raised concerns about an evening traffic peak on Cranston St. caused by school-related traffic. Mr. Collins suggested working collaboratively with the Department of Public Works to assess possible solutions by including an additional analysis into the final plan application.

Chairman Pezzullo suggests making the inclusion of an additional analysis of left-hand turn movements on to Cranston St. a condition of approval for this application.

Mr. Collins, Chairman Pezzullo, Mr. Mateus and Mr. Mulcahy discuss potential traffic mitigation plans, concluding that the school department must work collaboratively with the City to facilitate mitigation options.

Mr. Mateus inquired about existing and new proposed utilities on-site.

Mr. Guertin, Senior Planner for the Cranston Planning Department, inquired about a potential influx of students walking to school, also suggesting potentially coordinating a walking program for student safety. Mr. Collins stated that he was interested in exploring the idea further.

Chairman Pezzullo opened the discussion for public comment.

Edward Osediacz, of 64 Gladstone Street, expressed concerns about street parking and demolition.

Seeing no further public comment or further discussion by the committee, Chairman Pezzullo suggests a motion be made on the matter.

Upon motion made by Mr. Mateus, and seconded by Mr. Mulcahy, the Development Plan Review Committee voted unanimously (3-0) to approve the application with the condition that the applicant would provide options for traffic mitigation to be reviewed by the Department of Public Works prior to final plan approval.

**4. "Plainfield Pike Commercial Condominiums" Preliminary (vote taken)**

<i>Location:</i>	Plainfield Pike, AP 36, Lot 8 and 37
<i>Zoning District:</i>	M2 with conditions (Commercial Flex Space Overlay)
<i>Owner/Applicant:</i>	Haus 001, LLC
<i>Proposal:</i>	Development of commercial condominium commercial flex space

Chairman Pezzullo provided a brief overview of the application, referenced a previous approval for a similar use, then invited the applicant's team to share their proposal

The applicant, Rob Calise, provided a brief overview of the 11 unit, 1,200 s.f. building as a commercial condominium space without a retail/point-of-sales component.

Upon review of the site plan, Mr. Mulcahy inquired about the parking space dimensions, noting the lack of handicap accessible parking spaces on the proposed plan.

Mr. Mulcahy and Mr. Pezzullo inquired about potential traffic of larger vehicles (i.e., box trucks) for purposes related to the delivery of goods/materials. Mr. Calise stated that the proposed 14' garage doors have the capacity to accommodate box trucks, though not anticipated.

Mr. Mulcahy voiced concerns about the circulation of larger vehicles.

Benjamin Caito, an engineer on behalf of the applicant, stated that the plan will be revised to include accessible, striped parking spaces and that a circulation plan will be provided. Chairman Pezzullo states

that the inclusion of two (2) ADA parking spaces is appropriate, and suggests making the inclusion of such spaces a condition of approval.

Mr. Mateus did not have concerns surrounding engineering or Stormwater management.

Commissioner Pikul, who was absent from the meeting, provided written notes that were presented as part of the record for this application. Mr. Pikul inquired about a potential signage plan, and the proposed size of on-site dumpster.

Mr. Calise stated that the only sign on-site would include the building number and the name of the building. No signage will be offered to occupants. Mr. Calise continues, noting that there will be private trash removal on the premises, and a standard sized dumpster for units.

Chairman Pezzullo inquired about the location of individual trash cans at the front of each unit, further stating that individual garbage pins would hinder ADA parking and accessibility.

Chairman Pezzullo suggests three (3) conditions of approval including; two (2) required ADA spaces, with a crosswalk buffer area for accessibility as required, construction of a dumpster, and a circulation plan depicting turning movements for larger vehicles.

Seeing no public comment or further discussion by the committee, Chairman Pezzullo suggests a motion be made on the matter.

Upon motion made by Mr. Mulcahy, and seconded by Mr. Mateus, the Development Plan Review Committee voted unanimously (3-0) to approve the application with the aforementioned conditions.

## **5. "Little Learners Academy"**

**Pre-Application**

**(no vote taken)**

<i>Location:</i>	379 Atwood Avenue – AP 12, Lot 2853
<i>Zoning District:</i>	C-3 (General Business)
<i>Owner:</i>	Jacky's at 379 LLC, 39 Riverview Dr., N Providence, RI 02904
<i>Applicant</i>	Little Learners Academy
<i>Proposal</i>	Conversion of the existing Paul Mitchell School into a commercial child daycare

The applicant for this proposal, Atty. Edward Reidy, provided a brief overview. Mr. Reidy stated that the proposal is to convert the existing Paul Mitchell School into a commercial child daycare. Mr. Reidy referenced a site plan from 2015, noting relevant discrepancies between the proposal and the existing site plan.

Mr. Reidy stated that the change of use would not be more intensive than the existing use, and that traffic impacts would be mitigate due to staggered drop-off and pick-up times of daycare students. Mr. Reidy also stated that twenty (20) parking spaces would be designated for staff.

Mr. Mulcahy asked the applicant if the only access point was from Atwood Avenue, to which Mr. Reidy responded that the existing circulation plan is sufficient with one access point.

Chairman Pezzullo inquired about requirements set by the Department of Transportation, specifically if the applicant needed a Physical Alteration Permit for the site.

Mr. Mulcahy noted that landscaping and an interior berm would be required to protect the site from oncoming right-of-way traffic. Mr. Mulcahy also suggested the applicant inquire about a traffic study, if required by DOT.

Chairman Pezzullo suggested that the applicant secure a circulation plan for the Preliminary Plan stage, first reviewing the plan with the Department of Public Works prior to submittal.

Commissioner Pikul, who was absent from the meeting, provided written notes that were presented as part of the record for this application. Mr. Pikul inquired about signage on the property.

The applicant states that there is an existing electronic sign on the property. Mr. Pezzullo and Mr. Guertin suggest the applicant review the City's sign code for conformity.

**6. Adjournment** (next meeting date TBD)

**(vote taken)**

Upon motion made by Mr. Mateus, and seconded by Mr. Pezzullo, the Development Plan Review Committee voted unanimously (3-0) to adjourn the meeting at 11:11 a.m.