

Hon. Kenneth J. Hopkins  
Mayor

Jason M. Pezzullo, MCP, MPA, AICP  
Chair / City Planning Director



James Woyciechowski  
Fire Marshal

David Rodio  
Building Official

Justin Mateus P.E.  
Public Works Director

Stephen Mulcahy  
DPW: Traffic Safety Division

## DEVELOPMENT PLAN REVIEW COMMITTEE

City Hall – 3<sup>rd</sup> Floor, Room 309  
869 Park Avenue – Cranston, Rhode Island 02910

### MINUTES CITY HALL – 3<sup>rd</sup> FLOOR, COUNCIL CHAMBER 9:30AM – WEDNESDAY, APRIL 17, 2024

#### 1. Call to Order

Asst. Director Kirkland, a designee of Chairman Jason Pezzullo, called the Development Plan Review Committee meeting to order at 9:30 a.m. in the City Council chamber.

The following members were in attendance for the meeting: Stephen Mulcahy – Traffic Safety Manager, Stan Pikul – Building Official, and Jim Woyciechowski – Fire Marshal. Justin Mateus – DPW Director and Jason M. Pezzullo – Planning Director were absent.

The following Planning Department staff members were in attendance: Asst. Director, Kenneth R. Kirkland; Jonas Bruggemann, Senior Planner; and Brianna Valcourt, Senior Planner.

#### 2. “Sharpe Drive Solar”

#### Preliminary Plan

(vote taken)

<i>Location:</i>	0 Sharpe Drive   AP 13, Lot 47
<i>Zoning District:</i>	M-2 – General industry
<i>Applicant / Owner:</i>	Sharpe Solar, LLC / Pawtuxet River Authority
<i>Proposal:</i>	Installation of a 0.4-megawatt (ac) ground mounted solar photovoltaic system.

Atty. Robert Murray, on behalf of the applicant, provided context of the application. Mr. Murray stated the proposal has since been approved at the Master Plan phase by the City Plan Commission. Mr. Murray invited members of the applicant’s team; Ralph Palumbo of Revity Energy and Jenna Shae, DiPrete Engineering. Mr. Murray provided further context of the site and existing conditions.

Ms. Shae, Project Manager from DiPrete Engineering, provided site context. Ms. Shae stated the total project site is approximately fifty (50) acres, of which the applicant proposes 2.4 acres of disturbance including the existing access road utilized for the substation. Wetlands have been flagged to date, and all panels have been submitted external of the floodplain. Ms. Shae stated the project has been formally submitted to DEM and reviewed for compliance. Ms. Shae stated there are two (2) concrete pads located on property, of which the applicant seeks to remove and replace the pads with crushed stone to improve water quality and infiltration on-site. Ms. Shae stated the stormwater and water quality treatment were all completed in accordance with the freshwater wetlands program and stormwater construction permitting ground mounted solar array guidance document, submitted and reviewed by RIDEM Wetlands Department. The proposal incorporates all comments received by RIDEM at this point, per Ms. Shea.

Mr. Pikul inquired if the applicant had proposed an extension of the existing access road to the site. Mr. Murray stated National Grid has an existing easement across the property from the terminus of Ross Simons drive to the property.

No further discussion was had between the DPRC or members of the public.

Upon motion made by Mr. Pikul, and seconded by Mr. Mulcahy, the Development Plan Review Committee voted (3-0) to approve the Preliminary Plan.

**TECHNICAL REVIEW COMMITTEE** | Unified Development Review

The Development Plan Review Committee is reviewing the following applications in an advisory capacity to assist the City Plan Commission in their approval authority granted under Unified Development Review in accordance with the provisions of RIGL §§ 45-23-50.1 and 45-24-46.4.

**3. “McDonald’s” Pre-Application Conference (no vote taken)**

*Location:* 927 Cranston Street | AP 7/1, Lots 632, 3669, 3514, & 3488  
*Zoning District:* B-1 / C-5 (Single- & Two-Family Residential / Heavy Business, Industry)  
*Applicant / Owner:* McDonald’s Corporation / McDonald’s Real Estate Company  
*Proposal:* Demolition and construction of a 4,500± sq. ft. double drive-thru restaurant with associated parking and landscaping.

Asst. Director Kirkland clarified the following items are to be reviewed to assist the City Plan Commission in their approval authority granted under Unified Development Review in accordance with the provisions of RIGL §§ 45-23-50.1 and 45-24-46.4.

Mr. Pikul inquired if the proposed building will be built within the existing footprint of the lot. Mr. Kirkland confirmed, with the applicant seeking to construct two drive-thru lanes.

Mr. Mulcahy inquired about the travel of the proposal thus far. Mr. Kirkland clarified.

Mr. Pikul suggested that the applicant be aware of the City’s sign code, to be shared as part of the record to the City Plan Commission.

As this was a Pre-Application Conference, no vote was taken on the matter.

**4. “St. Mary & St. Mena Church” Pre-Application Conference (no vote taken)**

*Location:* 2433 Scituate Avenue | AP 32, Lot 38  
*Zoning District:* A-80 (Single-Family Residential, 80,000 sq. ft.)  
*Applicant / Owner:* Saint Mary & Saint Mena Coptic Orthodox Church  
*Proposal:* Construction of a 21,719 sq. ft. expansion of the existing church facilities with associated parking and landscaping.

Atty. Murray, on behalf of the applicant, provided context of the site and the associated requests of the proposal. Mr. Murray introduced members of the applicant’s team, namely Talia Cannistra, AIA, Port One Design and representatives of the engineering team.

Mr. Murray stated that the existing church required zoning relief at initial approval. Per Mr. Murray, this proposal does not require zoning relief. Ms. Cannistra provided a brief overview of the proposal. Ms. Cannistra stated that the applicant seeks to extend the parking lot to the proposed addition, and to preserve existing under-utilized space as greenspace for the addition. Ms. Cannistra provided an overview of the site layout, as proposed.

Mr. Murray stated the applicant seeks to submit for Preliminary Approval from the DPRC at a subsequent meeting. No further discussion ensued among the Committee.

As this was a Pre-Application Conference, no vote was taken on the matter.

**5. “The Almberg Plat” Pre-Application Conference (no vote taken)**

*Location:* 11 Jennie Street | AP 15-1, Lots 541, 542, 543, 544 & 545  
*Zoning District:* A8 – Single-Family Residential, (8,000 sq. ft.)  
*Applicant / Owner:* Ryan Almberg / Robert E. and Lucy R. Almberg  
*Proposal:* Reconfigure existing five (5) record lots into two (2) new lots for a single-family residential development.

Asst. Director Kirkland introduced the proposal and provided context of the site.

Atty. Murray, on behalf of the applicant, provided further context of the request.

No further discussion ensued among the Committee. As this was a Pre-Application Conference, no vote was taken on the matter.

**6. “Brewed Awakenings”** **Pre-Application Conference** **(no vote taken)**

*Location:* 1234 Oaklawn Avenue | AP 15/1, Lot 1015  
*Zoning District:* C4 – Highway Business  
*Applicant / Owner:* David Levesque of Brewed Awakenings / Chaychen LLC  
*Proposal:* Demolition and construction of a 4,000± sq. ft. drive-thru restaurant with associated parking and landscaping.

Atty. Murray, on behalf of the applicant, provided context and travel of the application thus far. Mr. Murray introduced members of the applicant’s team, namely Louis Barone of DiPrete Engineering to provide context of the site and existing conditions.

Mr. Murray stated the applicant had previously held a neighborhood meeting to discuss the proposal, as well as solicited comments from abutting property owners to inform the proposal. Mr. Murray stated the proposal would be considered for approval through the unified development review process, as the applicant is seeking zoning relief.

- Mr. Mulcahy inquired about the entrance/exit access points as proposed. Mr. Mulcahy inquired about the feasibility of emergency vehicles to enter/exit the site. A member of the applicant’s team clarified that the site design satisfies emergency vehicle access and circulation.
- Mr. Pikul suggested the applicant consider potential signage and relief requests at the next stage of review through unified development.

A member of the applicant’s team noted the excess number of ADA van-accessibility spots on site to accommodate customers.

No further discussion ensued among the Committee.

As this was a Pre-Application Conference, no vote was taken on the matter.

**7. Adjournment** (Next Meeting | May 1, 2024) **(vote taken)**

Upon motion made by Mr. Pikul, and seconded by Mr. Mulcahy, the Development Plan Review Committee voted (3-0) to adjourn the meeting at 10:31 a.m.