

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 3, 2024

#### 1. Call to Order

Chairman Jason Pezzullo called the Development Plan Review Committee meeting to order at 9:35 a.m. in the City Council chamber.

The following members were in attendance for the meeting: Jason M. Pezzullo – Planning Director, Justin Mateus – DPW Director, Stephen Mulcahy – Traffic Safety Manager, and Jim Woyciechowski – Fire Marshal. Mr. Rodio was 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. Approval of Minutes

(vote taken)

- 2.7.24 DPRC Meeting

Upon motion made by Mr. Mulcahy, and seconded by Mr. Mateus, the Development Plan Review Committee voted unanimously (4-0) to approve the minutes of the 2/7/24 meeting.

- 3.6.24 DPRC Meeting

Upon motion made by Mr. Mulcahy, and seconded by Mr. Mateus, the Development Plan Review Committee voted unanimously (4-0) to approve the minutes of the 3/6/24 meeting.

#### 3. “530 Wellington Ave.”

#### Pre-Application Conference

(no vote taken)

|                           |  |
|---------------------------|--|
| <i>Location:</i>          | 530 Wellington Avenue   AP 3/2, Lot 107  |
| <i>Zoning District:</i>   | M-2 (General Industry)   |
| <i>Applicant / Owner:</i> | Canam RI, LLC  |
| <i>Proposal:</i>          | Redevelopment of the existing mill structure into a self-storage facility with associated parking and landscaping areas. |

Atty. Robert Murray, on behalf of the applicant, introduced the application and provided context of the site and general request. Mr. Murray introduced the applicant/owner of the property, Mike Jobb for the record. Atty. Murray also introduced Christopher Reynolds, P.E., as a representative of the applicant’s team. Mr. Murray stated the applicant seeks to solicit comments from the Committee in preparation for submission and review by the City Plan Commission at the next phase of development.

A representative of the applicant provided context of the existing site and site renderings, as proposed. The site is located in the M-2 zone, an existing non-conforming structure. The applicant provided a general summary of the requests, as presented.

Director Pezzullo inquired about the percentage of landscaping proposed on-site. A representative from the applicant's team stated approximately 10-15 percent of landscaping is proposed and exact specifications can be provided. There was no further discussion by members of the DPRC.

A representative from the applicant's team shared changes to the proposed fencing and lighting, as initially presented. The representative stated approximately 43 percent of the applicant's customer base are those of small businesses. The applicant, concerning remediation efforts, stated all existing asbestos on-site will be removed.

There was no further discussion by members of the DPRC.

Atty. Murray stated the applicant seeks to submit to the City Plan Commission at the earliest possible date, and is seeking comments by the Committee. Director Pezzullo stated that further clarification may be offered offline.

Atty. Murray inquired about beginning rehabilitation of exterior structures on the property. Director Pezzullo stated that exterior alterations such as roof replacement are within the applicant's purview to change at this stage, as it does not constitute the level of the review by the DPRC as other proposed changes may.

Director Pezzullo explained that the DPRC will review this application at a technical level but the City Plan Commission votes on development requests and associated changes through the unified development process.

- Mr. Mulcahy inquired about the primary entrance to the site. A representative from the applicant's team stated there is an entrance off of Wellington Avenue with formalized parking for direct access to a specific wing of the building. There are two (2) formal entrances into the storage facility space, per the applicant.
- Mr. Mateus inquired about the location of the existing sewer connections on-site. The applicant clarified. Mr. Mateus inquired about stormwater BMPs, to which the applicant responded stormwater management practices will be determined based on current review of systems and will be provided at a later stage.
- Director Pezzullo stated the proposal is straightforward and will be reviewed further by the City Plan Commission with recorded comments by members of the DPRC.

**4. "Early Foundation Academy" Preliminary Plan (vote taken)**

|                           |  |
|---------------------------|--|
| <i>Location:</i>          | 181 Princess Avenue   AP 8/3, Lot 1552   |
| <i>Zoning District:</i>   | B-1 (Single- & Two-Family Residential)   |
| <i>Applicant / Owner:</i> | Early Foundation Academy, LLC  |
| <i>Proposal:</i>          | Expansion of the existing pre-school and daycare and to rework the parking and pick-up / drop-off locations. |

Director Pezzullo stated this application has been previously reviewed and requires a public hearing at this phase of the application process. Mr. Pezzullo invited members of the public to provide comment on the application.

- No members of the public were present to comment on the application.

A representative from the applicant's team provided a brief overview of the application and review process thus far.

- Mr. Pezzullo inquired about landscaping on-site. Mr. Pezzullo requested the applicant provide detail of landscaping planting strip at final plan submittal, to be reviewed internally.

No further discussion occurred between members of the DPRC.

Upon motion made by Mr. Woyciechowski, and seconded by Mr. Mateus, the Development Plan Review Committee voted (4-0) to approve the Preliminary Plan, as conditioned.

**5. Adjournment** (Next Meeting | April 17, 2024)

**(vote taken)**

Upon motion made by Mr. Mateus, and seconded by Mr. Woyciechowski, the Development Plan Review Committee voted (4-0) to adjourn the meeting at 10:08 a.m.