

Hon. Kenneth J. Hopkins
Mayor

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



James Woyciechowski
Fire Marshal

David Rodio
Building Official

Justin G. Mateus P.E.
Public Works Director

Stephen Mulcahy
DPW: Traffic Safety Division

DEVELOPMENT PLAN REVIEW COMMITTEE

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

AGENDA CITY HALL – 3rd FLOOR, COUNCIL CHAMBER 9:30AM – WEDNESDAY, JULY 17, 2024

All interested parties are welcome to participate during the public comments portion for docketed items on this agenda. All materials will be posted to the City’s website prior to the meeting at:

<https://www.cranstonri.gov/departments/planning/>

1. Call to Order

Planning Director, Jason M. Pezzullo called the Development Plan Review Committee meeting to order in the City Council chamber.

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

The following Planning Department staff members were in attendance: Beth Ashman, Assistant Planning Director; Jonas Bruggemann, Senior Planner; and Brianna Valcourt, Senior Planner.

Approval of Minutes (vote taken)

- June 5, 2024 DPRC Meeting

2. **“Taco Expansion”**

Preliminary Plan

(vote taken)

Location: 35 Carlsbad Street | AP 7, Lot 3141, 3744
Zoning District: M-2 (General Industry)
Applicant / Owner: Taco Comfort Solutions, Inc.
Proposal: Construction of ~98,000 square foot manufacturing and warehousing facility with associated parking, landscaping, and other site improvements.

John Giampeitro with Taco Comfort Solutions, Inc. provided an introduction to the project. Made reference to all professional services obtained for this application. Proposed scope of work includes the construction of facility to support future growth of business.

Greg with ____ Engineering was present. Noted on the south end there is a gravel parking lot which is used for trailer storage. Loading dock proposed on east end. Received approval from Rhode Island DEM.

Jason Pezzullo- Requested that itemized waivers required for landscaping be presented.

Stan Pikul- Will this be Unified Development? Jason Pezzullo- No.

Amy- Applicant previously went before the City Council for approval of zone change for this project. There were some landscaping design standards which the zone change exempted this property from. Overall, there are no dimensional waivers required.

Justin Mateus- Inquired the distance between utility connections off Walnut St. and the restoration area.

Steven Mulcahy- Comments not audible.

Greg- Per Franklin Paulino's request, noted 16 positions will manage this building.

Justin Mateus made the motion to approve the project conditioned upon the acceptance of landscape waivers. Stephen Mulcahy 2nd. Motion unanimously approved. (6-0)

3. **"Del's Lemonade"** **Pre-Application/Jurisdictional Review** **(vote taken)**

<i>Location:</i>	1260 Oaklawn Avenue AP 15, Lot 920
<i>Zoning District:</i>	C-4 (Highway Business)
<i>Applicant / Owner:</i>	Del's Family Limited Partnership
<i>Proposal:</i>	Demolition of existing commercial structure and construction commercial building along Oaklawn Avenue and addition to existing commercial building along Oak Hill Drive with associated parking, landscaping, and other site improvements.

_____ with Del's Family Limited Partnership was present. Noted the proposed scope of work is to demolish existing retail store and to add an addition on other existing building for storage and delivery. Further proposed construction of new Dells shop. Purpose is to improve efficiency of operations.

_____ with Saccoccio and Associates, Inc. was present. Noted there is an adjacent parking lot which was previously shared with another business. Proposing own parking with a one-way vehicle path along the concession stand. Side work proposed on existing building that matches the old design theme of the complex itself. Has plans to get business sign approval.

Noted the building is already over the front and side setbacks. Applicant to apply for variances.

Jason Pezzullo- Attorney for project had indicated preference to do DPR and the Zoning Board review processes. Under new state legislation, the Committee can elect for it to be reviewed by the City Plan Commission for the development and the variances.

Steven Mulcahy- Spoke to proposed driveway access. Further comments inaudible.

Justin Mateus- Is there any parking on site? _____ with Saccoccio and Associates, Inc.- Parking to be located around the concession stand with associated landscaping. Mr. Mateus noted that the associated landscaping should not be included within the nearby public land. Further inquired about the proposed drainage on the site.

Stan Pikul- Inquired about obtaining class one survey.

Justin Mateus made the motion to take jurisdiction over the application. Stephen Mulcahy 2nd. Motion unanimously approved. (6-0)

4. **Adjournment** (Next Meeting | August 7, 2024)

(vote taken)

Stephen Mulcahy made the motion to adjourn the meeting. Justin Mateus 2nd. Motion unanimously approved. (6-0)

Individuals requesting interpreter services for the hearing impaired must contact the Dept. of City Planning at (401) 780-3136 seventy-two (72) hours prior to the meeting.

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