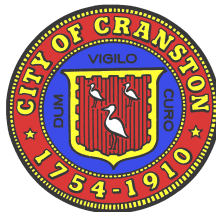


Kenneth J. Hopkins
Mayor

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, October 4th 2023

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: Justin Mateus – DPW Director, Stephen Mulcahy – Traffic Safety Manager, James Woyciechowski – Fire Department, and Jason Pezzullo – Planning Director. Stanley Pikul -- Building Official was not present.

David Rodio -- Director of Building Inspections was present as a representative of the City's Building and Public Works Department.

The following Planning Department Staff were in attendance: Gregory Guertin, Senior Planner and Kenneth Kirkland, Assistant Planning Director.

2. Approval of Minutes

(vote taken)

- 8/2/23 Regular DPRC Meeting

Due to a clerical error, a vote was not taken to approve the 8/2/23 DPRC meeting minutes at this meeting. Mr. Pezzullo noted that the minutes would be approved at a subsequent meeting.

3. “808 Park Ave - Bakery” Pre-Application / Jurisdictional Review

(vote taken)

Location: 808 Park Avenue
AP 5, Lot 568
Zoning District: C-3 (General Business)
Owner: Panda Management LLC. 222 Mountain Street, Sharon MA
Applicant: Johnanna Tejada
Proposal: Convert existing garage space into a retail bakery w/o dining in option

Chairman Pezzullo provided context of the application and existing conditions. Mr. Pezzullo and Mr. Mulcahy noted that the proposed use is less intense than the existing use. Mr. Pezzullo entertained a motion to *not* take jurisdiction of the application.

Upon motion made by Mr. Mulcahy, and seconded by Mr. Mateus, the Development Plan Review Committee voted unanimously (4-0) to *not* take jurisdiction over the application.

4. “Self Storage Facility” Preliminary Plan

(vote taken)

Location: Wellington Avenue
AP 4, Lot 685
Zoning District: M-2 (Heavy Industrial)
Owner: FSC, LP
Applicant: Highway Realty, LLC. 56 Pine Street, 3rd Floor, Providence, RI 02903
Proposal: Development of a 3-story, 32,000 sq.ft. self-storage facility with associated parking and landscaping.

Chairman Pezzullo invited the applicant’s team to present the application. On behalf of the applicant, Atty. John Mancini provided a brief overview of the proposal with context of the site. [Unknown] representative of the applicant provided further context of the site.

Commissioner Mulcahy inquired about the location of the site. Atty. Mancini provided information of the project regarding requirements of the Rhode Island Department of Environmental Management.

Chairman Pezzullo requested the applicant amend the site plan for further clarity at the record plan submittal phase.

Commissioner Mulcahy requested clarification on the point(s) of entrance to the site, to which Atty. Mancini clarified that the existing driveway on the site would be reconfigured to allow for circulation.

David Rodio inquired about a potential subdivision request on the existing site. Atty. Mancini stated that the applicant would be applying for an administrative subdivision prior to submittal of the building permit for the existing application.

Chairman Pezzullo clarified that administrative subdivision approval would not be required to move forward with permitting of the existing plan. The subdivision approval is not contingent on the existing request.

Chairman Pezzullo requested that the Remedial Action Plan be included in the final plan application, as well as the Rhode Island Pollutant Discharge Elimination System (RIPDES) permit, Operations and Maintenance (O&M) and Best Management Practices (BMP) plans.

Chairman Pezzullo suggested a condition of approval, that the applicant provide an Operations and Maintenance plan to be reviewed by the Department of Public Works prior to submittal.

Chairman Pezzullo opened the discussion for public comment. Seeing none, Chairman Pezzullo again opened the discussion to the commission.

Commissioner Woyciechowski inquired about specific specifications regarding circulation of emergency personnel and emergency vehicles, to which a member of the applicant’s team would provide further details to the committee.

Ass. Director Kirkland asked Commissioner Woyciechowski to provide specific requirements for appropriate design implementation of all applications going forward. Chairman Pezzullo suggested continuing the conversation off-line.

Seeing no further comment by the public nor the committee, Chairman Pezzullo suggested a motion be made on the matter with the following conditions to be reviewed by DPW prior to recording.

1. Receipt of the Remedial Action Plan.
2. Reference on the final plan submission with associated RIPDES permit number.
3. Separate O&M and BMP location plan.

Upon motion made by Mr. Mateus, and seconded by Mr. Mulcahy, the Development Plan Review Committee voted unanimously (4-0) to approve the application with associated conditions.

5. Adjournment (next meeting date TBD)

(vote taken)

Upon motion made by Mr. Mateus and seconded by Mr. Mulcahy, the Development Plan Review Committee voted unanimously (4-0) to adjourn the meeting at 9:52 a.m.