

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

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

### **MINUTES** **CITY HALL – 3RD FLOOR COUNCIL CHAMBER** **9:30AM, WEDNESDAY, November 15, 2023**

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#### **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, Stanley Pikul -- Building Official, and Jason Pezzullo – Planning Director. James Woyciechowski – Fire Department was not present.

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.

#### **3. “Commercial Condominiums” Preliminary Plan**

**(vote taken)**

*Location:* Bedson Road  
AP 4/2, Lots 2606, 2607, 2608, & 2609  
*Zoning District:* C-5 (Heavy Business, Industry)  
*Owner:* Lake Street Realty, LLC | 888 Wellington Avenue, Cranston, RI 02910  
*Applicant:* Same as Owner  
*Proposal:* Development of a 1-story, 4,000 sq. ft., 4-unit commercial condominium / flex space with associated parking and landscaping.

Chairman Pezzullo invited the applicant's team to present the application. A member of the applicant's team from DiPrete Engineering provided background and context of the site and request.

Chairman Pezzullo clarified the purpose of the ordinance pertinent to the use as commercial flex space. Mr. Pezzullo opened the discussion to the Committee.

Commissioner Mulcahy requested clarification regarding the use of the property. Chairman Pezzullo clarified that the proposed development would be used as a commercial condominium for business operations, not for storage purposes.

Mr. Mulcahy inquired about ADA accessibility in regard to parking and circulation. A representative of the applicant from DiPrete Engineering stated that the access aisle would be altered for compliancy.

Mr. Pikul requested further clarity on the proposed use regarding office space. Chairman Pezzullo stated that the ordinance does not explicitly exclude the use of office space for clerical work.

Mr. Pikul stated that the applicant would need to comply with the zoning code for proposed signage on the site, if proposed. A representative from the applicant's team confirmed that the proposed signage on-site conforms to City code.

Mr. Mateus commented on utility connections of the proposed site, advising the applicant to alter the proposed connections.

Chairman Pezzullo inquired if the applicant's landscaping plan complied with code, or if the applicant would be requesting a waiver from specific requirements. A representative from DiPrete Engineering confirmed that the existing landscaping plan was compliant, and that the applicant would not be requesting a waiver.

Mr. Pikul inquired about building elevation, stating the proposed building must comply with specific height requirements per City code. A representative from the applicant's team confirmed compliance with specific height requirements as presented.

Chairman Pezzullo stated that the final plan must include details regarding a dumpster enclosure for on-site waste.

Mr. Mulcahy asked the applicant's team how the address was determined for the proposed building. A representative from the applicant's team stated that the submission had been updated with accompanying unit labels.

Mr. Mateus asked the applicant's team to confirm whether work would be completed on Elmwood Avenue, within the bounds of a state right-of-way. A representative from the applicant's team stated that work would not extend onto Elmwood Avenue.

Chairman Pezzullo opened the discussion to public comment. Seeing no further discussion by the public nor the Committee, Mr. Pezzullo entertained a motion.

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

1. Operations and Maintenance (O&M) Plan to be provided to the Department of Public Works for review prior to final plan submittal.
2. Curb to curb utility pavement restoration as specified.
3. Revised plan to include ADA van accessibility.
4. Dumpster enclosure details to be included at the final plan submission phase.

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

**(vote taken)**

Upon motion made by Mr. Mateus and seconded by Mr. Pikul, the Development Plan Review Committee voted unanimously (4-0) to adjourn the meeting at 9:51 a.m.