

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

MINUTES CITY HALL – 3rd FLOOR COUNCIL CHAMBER

9:30AM – WEDNESDAY, DECEMBER 6, 2023

1. Call to Order

Chairman Pezzullo called the Development Plan Review Committee meeting to order at 9:32 a.m. in the City Council Chamber.

The following members were in attendance for the meeting: Stephen Mulcahy – Traffic Safety Manager, Stanley Pikul – Building Official, James Woyciechowski – Fire Department, and Jason Pezzullo – Planning Director. Justin Mateus – DPW Director was not present.

Edward Tally – Environmental Program Manager from the Department of Public Works was present, as a DPW designee.

The following Planning Department Staff were in attendance: Gregory Guertin, Senior Planner.

2. “1727 Pontiac Self-Storage” Pre-Application / Jurisdictional Review (vote taken)

Location: 1727 Pontiac Avenue | AP 9, Lot 599
Zoning District: M-1 (Restricted Industry)
Owner: 1727 Pontiac Drive, LLC | 30 Extrusion Drive, Stonington, CT 06379
Applicant: PDS Eng. & Construction, Inc. | 107 Old Windsor Road, Bloomfield, CT
Proposal: Convert an existing warehouse into a self-storage use. No modifications to the footprint or site layout are proposed.

The Committee discussed the application for the minor self-storage expansion. After discussion, the Committee took a vote.

Upon motion made by Mr. Pikul, seconded by Mr. Woyciechowski, the Development Plan Review Committee voted unanimously (5-0) not to take jurisdiction on the matter.

3. “Achievement First Illuminar School” Preliminary Plan (vote taken)

Location: 85 Garfield Avenue | AP 7/2, Lot 91
Zoning District: C-4 (Highway Business)
Applicant: Achievement First Rhode Island, Inc.
Owner: CP Associates
Proposal: Renovate an existing office building into a charter school and make associated parking lot and landscaping improvements.

Atty. John Mancini representing the applicant made a presentation to the Committee, updating the members on the revised proposal. Traffic engineer for the project shared and explained the revised

traffic sequencing plan, specifically for student pick-up and drop-off times. In addition, the applicant's architect, Larry Trim, discussed the use of the site with the proposed addition.

Chairman Pezzullo then asked the Committee for comments. Mr. Mulcahy stated that he had reservations with the proposed circulation and management plan. He stated that the circulation includes conflict points which pose a hazard, specifically to the students, especially during peak times. Additionally, Mr. Mulcahy stated that the plain, as proposed, did not meet the safety standards of the City.

Commissioner Pikul inquired about a discrepancy between a leased area of the main drive entrance from the original proposal to the revised proposal. Mr. Woyciechowski asked if the school buses were to be stored on-site, overnight or off-site. Atty. Mancini stated that they would be stored off-site.

Mr. Mulcahy stated that the circulation on-site is dependent upon seven (7) attendees (teachers) directing traffic on-site, both morning and afternoon pick-up and drop-off. Mr. Mulcahy was also concerned about the absence of traffic controls, and that the plan is entirely dependent upon the attendees. Mr. Mulcahy also stated that the North lot is partially being used by parents during pick-up times. He expressed concern that if the North lot was developed, it would have a negative impact on the circulation on-site.

Mr. Tally questioned how late pick-ups and late drop-offs were handled in the absence of the attending teachers.

Director Pezzullo reiterated his concerns about the proposed traffic circulation on-site. Mr. Pezzullo invited public comment.

Kevin Lohela, Regional Superintendent, Andrew Walker, Principal, and Joseph Fink, Principal stated their support of the proposed addition to benefit the student body to provide a clean and safe area for the children to play.

The Committee discussed the need for further clarification on traffic circulation. Mr. Mulcahy stated that he could work directly with the traffic engineer to address his outstanding concerns.

After further discussion with the Committee, upon motion made by Mr. Mulcahy, seconded by Mr. Tally, the Development Plan Review Committee voted (4-1) to continue the matter to the 12/20/23 meeting. Chairman Pezzullo voted nay on the motion.

4. **“Early Foundation Academy” Pre-Application**

(no 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 1 Bain Street, Cranston RI, 02920
<i>Proposal:</i>	Expand the existing facility by 1,850 sq. ft., add a 621 sq. ft. porch, re-stripe the existing fifteen (15) parking spaces, and a new drop-off / pickup area off Meadow Avenue.

Atty. Joe Manera presented the application on behalf of the applicant, Early Foundation Academy LLC. Atty. Manera explained that this was an expansion of the existing daycare, essentially quadrupling the capacity of the existing attendees. The proposal includes an expansion of the parking areas and the outdoor recreation space.

Mr. Pikul questioned the number of parking spaces and also asked about the location of the wheelchair accessible ramp for ADA compliance.

Martha Lima, Daycare Operator, explained how the ramp would be relocated to conform with City

standards.

Mr. Pezzullo opened the discussion to the Committee for comments.

Mr. Woyciechowski stated that he has no concerns with the proposed expansion.

Mr. Mulcahy questioned the elimination of the bypass lane on Meadow Avenue. Mr. Mulcahy had no further comments.

Mr. Tally had no concerns. Mr. Pezzullo had no further concerns, and that he looked forward to accepting the applicant's full proposal when the time comes.

As this was a pre-application discussion, no vote was taken.

5. "Plainfield Pike Milton CAT Facility" Pre-Application (no vote taken)

Location: 2110 Plainfield Pike | AP 35, Lot 9
Zoning District: M-2 (General Industry)
Owner: William A Simas Sheila M Simas Trustees
Applicant: Milton CAT / Teamwork, LLC
Proposal: Construct a new 49,650 sq. ft. facility to serve as a showroom, service center, and storage warehouse for new large construction equipment.

Atty. Stephen Litwin represented the application on behalf of Milton CAT. Atty. Litwin explained that the application materials are nearly complete and that the Committee is essentially viewing the final design proposal. They have both RIDEM and RIDOT approvals at this time.

Mr. Pezzullo asked for comment from the Commission.

Mr. Mulcahy stated that he had no concerns at this time.

Mr. Woyciechowski had no concerns at this time.

Mr. Tally stated that the project would be required to file annual MS4 reports for Stormwater drainage and sewage disposal, per City code.

Mr. Pikul had no concerns at this time.

Director Pezzullo asked about the landscaping plan and any requested waivers the applicant may have at this time. The applicant had prepared a landscape plan by a PLA, and was indeed requesting a number of waivers from the code, specifically, a waiver of the requirement for street trees along Plainfield Pike. Mr. Pezzullo stated that this waiver would be problematic and would not be seen favorably due to the intense nature of the proposal and the lengthy frontage of the lot.

There being no further discussion and no public comment, Mr. Pezzullo stated that he looks forward to reviewing their full application at an upcoming, regular meeting.

As this was a pre-application discussion, no vote was taken.

6. "Park Avenue Condominiums" Pre-Application (no vote taken)

Location: 1455 Park Avenue | AP 11, Lots 269, 2822, 2823
Zoning District: C-2 (Neighborhood Business)
Applicant / Owner: A LISI LLC | 2628 West Shore Road, Warwick, RI 02889
Proposal: Construction of six (6) multi-family units in a townhouse-style configuration in addition to the existing two-family dwelling.

This item was not taken up by the Committee.

7. “1112 Reservoir Avenue” Pre-Application (no vote taken)

Location: 1112 Reservoir Avenue | AP 9, Lot 2713
Zoning District: C-1 (Office Business)
Application / Owner: WIRED 2TEN LLC | 115A Pratt Street, Providence, RI 02906
Proposal: Renovate the abandoned restaurant use (Pizza Hut) into a recreational cannabis retailer.

This item was not taken up by the Committee.

8. “Natick Avenue Solar” Preliminary Plan EXTENSION OF TIME REQUEST (vote taken)

Location: Natick Avenue | AP 22, Lots 108 & 119
Zoning District: A-80 (Single Family on 80,000 sq. f.t ft lots)
Owner: Ronald Rossi
Applicant: Revity Energy, LLC
Proposal: Applicant seeks to install a 6.25 MW AC ground-mounted solar energy system on 22.2 acres of a 64-acre site.

Atty. Robert Murray representing Revity Energy, LLC discussed the request for a one-year continuance of the preliminary approval. Chairman Pezzullo stated that there was no issue with this request. Mr. Pezzullo asked the Committee extend the preliminary approval for two (2) additional years.

Upon motion made by Mr. Mulcahy, and seconded by Mr. Pikul, the Development Plan Review Committee voted unanimously (5-0) to extend the application for two (2) years.

9. Adjournment (next meeting date TBD) (vote taken)

Upon motion made by Mr. Pikul, and seconded by Mr. Mulcahy, the Development Plan Review Committee voted unanimously (5-0) to adjourn the meeting at 11:05 a.m.