

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

MINUTES CITY HALL – 3rd FLOOR, COUNCIL CHAMBER 9:30AM – WEDNESDAY, MAY 1, 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, Stephen Mulcahy – Traffic Safety Manager, Stan Pikul – Building Official, Jim Woyciechowski – Fire Marshal, Franklin Paulino – Economic Development. Justin Mateus – DPW Director 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. “Western Industrial Park: Lot 1” Preliminary Plan (vote taken)

<i>Location:</i>	Western Industrial Drive AP 36/3, Lot 96
<i>Zoning District:</i>	M-1 (Restricted industry)
<i>Applicant / Owner:</i>	Daniels Way Realty, LLC / Western Industrial Complex, Inc.
<i>Proposal:</i>	Construction of a 17,347± sq. ft. industrial building with associated parking and landscaping.

Kevin Morrin of Green Development LLC, on behalf of the applicant, introduced the applicant’s team and presented the proposal to the Committee. Mr. Morrin stated the site did not currently have a specific user/tenant(s) at this time.

Matthew Viana, P.E., on behalf of the applicant, shared specifications about building type, size, parking and circulation and drainage and utilities of Lot 1 and Lot 4. Mr. Pezzullo inquired if a landscaping calculation for both Lot 1 and Lot 4 had been provided. Mr. Viana stated the proposed landscape design of Lot 1 provided 13.5 percent coverage. The proposed landscaping of Lot 4 includes over thirty (30) percent coverage, according to Mr. Viana. Mr. Viana stated in order to meet the 15 percent landscaping coverage requirement for Lot 1, the site would need to be reconfigured and the proposed parking design would need to be adjusted.

Director Pezzullo inquired how the proposed drainage system would effectively work on this site. Mr. Viana stated that the proposed site design includes drainage catch basins. The Committee further inquired about the proposed drainage plan.

A representative from the applicant’s team stated the applicant seeks to comply with all applicable landscape standards, specifically street tree requirements and parking shade coverage. This representative provided details of the proposed landscaping plan.

Director Pezzullo invited members of the Committee to comment on the proposal.

- Mr. Woyciechowski stated the site as proposed provides sufficient access for circulation and travel of emergency vehicles.

- Mr. Pikul inquired about RIDEM approval documentation. Mr. Pezzullo stated RIDEM approval documentation can be accessed through the municipal building portal. The applicant shall include documentation of applicable approvals as a part of their submission.
- Mr. Mulcahy inquired about the proposed parking and circulation on-site. Mr. Pezzullo inquired if the applicant designed the proposed parking on-site for higher utilization in the M-1 zone. The applicant affirmed. Mr. Pezzullo suggested including a condition to include the dimensions of proposed parking spaces on-site at final plan submission.
- Mr. Paulino inquired about the type of business the applicant intends to host. Mr. Pezzullo inquired if the site will include similar uses to that of a commercial flex-space, housing four (4) commercial tenants on-site. Mr. Pezzullo clarified that commercial flex-space uses are allowed only by special ordinance granted by the City Council. Mr. Pezzullo stated that the application is similar in scope and tenant base to a commercial flex-space, prohibited by-right because of the nature of different uses. Mr. Pezzullo stated the issue would be considered through the building permitting process, offline.
 - o A representative from the applicant's team stated a potential user could operate throughout the entire building which would not require granting of a special use by the Council. The applicant seeks to comply with all applicable zoning use code permissions.

Seeing no further discussion by the Committee, Director Pezzullo invited members of the public to comment on the application. There were no members of the public present to provide comment for the record.

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

- Final subdivision approval shall be recorded prior to, or in conjunction with, final Development Plan Review approval.
- Parking spaces and drive-aisle dimensions revised for ADA compliance shall be included on the final plan.

3. "Western Industrial Park: Lot 4" Preliminary Plan (vote taken)

Location: Daniels Way | AP 36/3, Lot 96
Zoning District: M-1 (Restricted industry)
Applicant / Owner: Daniels Way Realty, LLC / Western Industrial Complex, Inc.
Proposal: Construction of a 17,437± sq. ft. industrial building with associated parking and landscaping.

The Committee considered this agenda item in tandem with the presentation provided for the previous item. Separate votes and considerations were made.

- Mr. Woyciechowski, Mr. Pikul, and Mr. Mulcahy reiterated comments previously made. Mr. Mulcahy shared concern over the traffic and circulation of trucks on-site. The applicant stated high levels of truck traffic are not anticipated.
- Mr. Pikul and Mr. Pezzullo discussed creating and recording new lot designations.

Seeing no further discussion by the Committee, Director Pezzullo invited members of the public to comment on the application. There were no members of the public present to provide comment for the record.

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

- Final subdivision approval shall be recorded prior to, or in conjunction with, final Development Plan Review approval.
- Parking spaces and drive-aisle dimensions revised for ADA compliance shall be included on the final plan.
- The final DPRC record plan, applicable to Lot 4, shall be amended if the parking area is revised to be connected to Lot 3.

4. "Residences at Oaklawn Ave." Preliminary Plan (vote taken)

Location: Oaklawn Avenue | AP 17/3, Lot 670
Zoning District: B-2 with Conditions
Applicant / Owner: Amalgamated Financial Equities I, LLC
Proposal: Construction of a two-story, twelve-unit multi-family residential building with associated parking and landscaping.

Director Pezzullo introduced the application, providing context of the process thus far. Mr. Pezzullo stated the application had been previously approved by the City Plan Commission for Preliminary Plan.

A member of the applicant's team, David Taglianetti - VP of Development for the Carpionato Group, provided context of the site and existing conditions. Mr. Taglianetti stated the proposal had previously received Master Plan approval by the City Plan Commission, a Comprehensive Plan amendment from the City Council, full approvals from RIDEM, RIPDES, RIDOT, and Preliminary Plan approval from the City Plan Commission. Mr. Taglianetti explained that the applicant is proposing a two-story, twelve (12) unit multi-family building, with a total of twenty-four (24) parking spaces, sixteen (16) surface spaces, and eight (8) garage spaces. The applicant proposes screened dumpsters on-site, located at the southeast corner of the property. Mr. Taglianetti explained the project, as conceived, conforms to all B-2 zoning requirements; lot size, setback(s), building height, impervious coverage, and exceeds landscaping requirements specifically shading of parking area and percent lot coverage. According to Mr. Taglianetti, all utilities including water, sewer, gas, and electric will be new connections off of Oaklawn Avenue. The proposed stormwater management system is a combined system of surface detention basins along Oaklawn Avenue and a subsurface system consisting of thirty-seven (37) StormTech chambers. Mr. Taglianetti stated, in reference to flooding susceptibility of the area, proposed stormwater systems would be designed with additional storage capacity to accommodate a one hundred-year storm event. The proposed stormwater system has been approved by the RIDEM UIC program; RIPDES programs; and RIDOT design team. The proposal is dark-sky compliant, and the RIDOT approved traffic memo has been submitted with applicable application materials.

Director Pezzullo opened the discussion to the Committee for comment.

- Mr. Pikul inquired about the proposed drainage plan on-site. Mr. Taglianetti clarified that the applicant is providing two (2) surface detention basins along Oaklawn Avenue and a subsurface system consisting of thirty-seven (37) StormTech chambers to provide volume and capacity to accommodate stormwater runoff. Director Pezzullo clarified that Committee member, and DPW Director Justin Mateus, P.E. had previously reviewed and approved this proposal and associated drainage plan in his capacity as a City Plan Commission member.
- Mr. Woyciechowski inquired if the Fire Department would have sufficient access for the travel and circulation of emergency vehicles. Mr. Taglianetti explained the parking garage spaces may be accessed both in the front and rear, providing sufficient access for emergency vehicle travel. Mr. Taglianetti further stated discussions may be had regarding emergency vehicle access offline, prior to Final Plan review.

Director Pezzullo invited members of the public to comment on the application. There were no members of the public present to provide comment for the record.

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

- Submittal of the geo-technical report from GZA GeoEnvironmental, Inc. during the building permit review process.
- Curb-to-curb pavement restoration for trench installation in accordance with specific guidelines and standards set by the Department of Public Works.

5. Adjournment (Next Meeting | May 15, 2024)

(vote taken)

Upon motion made by Mr. Pikul, and seconded by Mr. Mulcahy, the Development Plan Review Committee voted unanimously (4-0) to adjourn the meeting at 10:28 a.m.