

Hon. Kenneth J. Hopkins
Mayor

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



James Wojciechowski
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, JUNE 5, 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, Jim Wojciechowski – Fire Marshal, Franklin Paulino – Economic Development, and Justin Mateus – DPW Director. Stan Pikul – Building Official was absent.

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

2. Approval of Minutes

(vote taken)

- April 3, 2024 DPRC Meeting
- April 17, 2024 DPRC Meeting
- May 1, 2024 DPRC Meeting

Upon motion made by Mr. Mulcahy, and seconded by Mr. Mateus, the Development Plan Review Committee voted unanimously (4-0) to approve the 4.3, 4.17, and 5.1 meeting minutes as a block.

3. “1727 Pontiac Self-Storage” Jurisdictional Review / Pre-Application Conference (no vote taken)

<i>Location:</i>	1727 Pontiac Avenue AP 9, Lot 599
<i>Zoning District:</i>	M-1 (Restricted Industry)
<i>Owner:</i>	1727 Pontiac Drive, LLC 30 Extrusion Drive, Stonington, CT 06379
<i>Applicant:</i>	PDS Eng. & Construction, Inc. 107 Old Windsor Road, Bloomfield, CT
<i>Proposal:</i>	Construction of two 2,000 square foot self-storage buildings

Chairman Pezzullo introduced the application and travel of the proposal thus far. The applicant/representatives of the applicant’s team were not present to speak on the matter. Director Pezzullo suggested the Committee not take jurisdiction over the matter.

- DPW Director, Justin Mateus inquired about proposed utilities on-site. Chairman Pezzullo stated information regarding utility connections is not currently available but may be reviewed during the building permitting process. Mr. Mateus shared no other concerns aside from curb restoration for proposed utilities, to be reviewed offline.

No other discussion ensued amongst the Committee.

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

4. “St. Mary and St. Mena Church”

Preliminary Plan

(vote taken)

<i>Location:</i>	2433 Scituate Avenue AP 32, Lot 38
------------------	--------------------------------------

Zoning District: A-80 (Single-Family Residential, 80,000 sq ft)
Applicant / Owner: St. Mary and St. Mena Church
Proposal: Construction of 1½ - 2 story, ~22,000 square foot addition to existing church with associated parking and landscaping

Atty. Murray, on behalf of the applicant, presented the application before the Committee and the travel of the proposal thus far. Mr. Murray introduced the following individuals as part of the applicant's team: Father Marcos Girgi, Pastor of St. Mary and St. Mena Coptic Orthodox Church; Talia Cannistra, AIA, Director of Architecture at Port One Companies; and Mira Kedeas, Project Engineer/Project Manager of Coneco Engineers.

Ms. Cannistra provided context of the site and existing conditions. The applicant seeks to construct an addition to the existing church as an accessory building and to expand the existing parking capacity. Ms. Cannistra presented the proposed site plan and site layout of the proposed addition. Ms. Cannistra provided architectural design and dimensional specifications of the proposed addition, in addition to building elevations. Ms. Cannistra yielded inquiries from the Committee.

- Mr. Woyciechowski inquired about the use of the proposed kitchen as a commercial use. Ms. Cannistra stated the proposed addition would be equipped with fire detection sprinkler systems. Mr. Woyciechowski stated the applicant must provide documentation regarding up-to-date inspections of sprinkler systems on-site. Atty. Murray stated the applicant will provide inspection documentation to the CFD prior to final plan submittal.
- Mr. Mateus inquired about the in-state certification of the professional engineer who had reviewed and stamped the plans of the proposed addition. Ms. Kedeas stated the applicant will provide documentation of in-state engineering certification. Mr. Mateus requested the utility connections to the proposed addition to be depicted on the plan. Ms. Kedeas clarified that the inconsistencies presented on the plan reflect existing conditions, and the applicant will rectify the noted inconsistencies prior to final plan submission. The Department of Public Works will review such changes administratively.

Mr. Murray clarified that the proposal does not include a request for alteration of existing curb cuts, or access points on-site. Atty. Murray had previously spoken with DPRC member and Building Official, Stanley Pikul on this matter prior to the meeting date.

Mr. Pezzullo invited members of the public to comment on the application. No members of the public were present to comment on the matter.

Chairman Pezzullo invited the Committee to summarize the aforementioned requests for clarity.

- Mr. Woyciechowski requested that the applicant provide the fire protection plan and cistern availability analysis to be reviewed and approved by the Fire Department prior to Final Plan submission.
- Mr. Mateus requested that the applicant provide the final drainage plans to be reviewed and approved by the Department of Public Works prior to Final Plan submission. The applicant must also provide documentation of plan review by a Rhode Island registered engineer, land surveyor, architect, or landscape architect.

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

- The final drainage plans must be reviewed and approved by the Department of Public Works prior to Final Plan submission.
- The fire protection plan and cistern availability analysis must be reviewed and approved by the Fire Department prior to Final Plan submission.
- Final Site Plans must be stamped by a Rhode Island registered engineer, land surveyor, architect, or landscape architect.

5. Adjournment (Next Meeting | June 19, 2024)

(vote taken)

Upon motion made by Mr. Mateus, and seconded by Mr. Woyciechowski, the Development Plan Review Committee voted unanimously (4-0) to adjourn the meeting at 10:01 a.m.