

Allan W. Fung
Mayor

Jason M. Pezzullo, AICP
Committee Chairman
Director of Planning



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RECORDED Cranston, RI 1/2
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Frank Ennis
Fire Department

David Rodio
Zoning Official

Walter Skorupski
Engineering Division

Stephen Mulcahy
Traffic Safety Division

DEVELOPMENT PLAN REVIEW COMMITTEE

Cranston City Hall
869 Park Avenue, Cranston, Rhode Island 02910

September 11, 2019

Owners: McDonald's Corporation - (927 Cranston Street) [AP 7 Lots 632, 3669, 3514]
McDonald's Real Estate Company - (419-421 Webster Ave) [AP 7 Lot 3488]

RE: Development Plan Review Approval- McDonald's Drive-Through Remodel and Other Site Upgrades
Assessor's Plat 7, Lots 632, 3669, 3514, 3488

Attn: John Bolton, Esq.
Hinckley Allen & Snyder
100 Westminster Street, Suite 1500
Providence, RI 02903

Dear Property Owners:

Please be advised that on September 4, 2019, and again on September 9, 2019, the Development Plan Review Committee **[COMMITTEE]** held public meetings to review an application to add an additional drive-in lane, move a driveway, incorporate an additional abutting parcel and make other related site improvements to an existing McDonald's drive-in restaurant at 927 Cranston Street & 419-421 Webster Avenue [AP 7, Lots 632, 3669, 3514, & 3488]. After due discussion, and after continuing the September 4 meeting to September 9 to revise the dumpster location, upon a motion made by Walter Skorupski and seconded by Stephen Mulcahy, the Committee unanimously voted [5/0] to issue **Preliminary Development Plan Approval** and to allow Final Plan to be handled administratively. In granting Preliminary Development Plan Approval, the Committee voted as follows:

	Approve	Deny
Joshua Berry (Planning designee)	x	
Frank Ennis	x	
Stephen Macintosh	x	
Stephen Mulcahy	x	
Walter Skorupski	x	

In taking its vote, the Committee set the following conditions:

GENERAL

1. This approval authorizes only those activities requested in the application dated August 7, 2019 and the revised plan set by John A. Kucich P.E. from Bohler Engineering with the last revised date of 9/5/19. Any change, extension or modification to those activities is not authorized and shall be subject to the provisions of Title 17 Zoning of the Municipal Code City of Cranston [Zoning Ordinance]. This approval does not waive compliance with the Zoning Ordinance.
2. Prior to the issuance of a Final Plan approval, the applicant shall obtain zoning relief from the Zoning Board of Review, as applicable. The Final Plan shall reference the date of the ZBR decision and specify the relief granted.



3. Any revision required for final approval shall be incorporated onto a final plan **[PLAN]** and a Mylar and 2 paper copies of said Plan shall be submitted for endorsement by the Committee within 30 days of an issuance of this approval. Prior to endorsement, an Applicant shall comply with all applicable conditions set by an Approval. The endorsed Plan shall be incorporated into the Approval by reference and made part thereof.

Sincerely,

Joshua Berry, MURP, AICP
Senior Planner, Administrative Officer