

Hon. Kenneth J. Hopkins  
Mayor

Michael E. Smith  
President

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



Robert Coupe  
Vice-President

Thomas Barbieri  
David Exter  
Steven Frias  
Kathleen Lanphear  
Lisa Mancini

Justin Mateus P.E.  
Public Works Director

Thomas Zidelis  
Finance Director

## CITY PLAN COMMISSION

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

### **SPECIAL WORKSHOP** **MINUTES** **CITY HALL – 3<sup>rd</sup> FLOOR, COUNCIL CHAMBER** **5:00PM – TUESDAY, AUGUST 6, 2024**

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#### **CALL TO ORDER**

Chairman Smith called the meeting to order at 5:06 p.m. in the Council Chamber, 869 Park Avenue.

The following Commissioners were in attendance for the meeting: Chairman Michael Smith, Robert Coupe, Thomas Barbieri, Kathleen Lanphear, Steven Frias, Justin Mateus, Thomas Zidelis, and Lisa Mancini. Commissioner Exter was absent.

The following Planning Department members were in attendance: Jason M. Pezzullo, AICP, Planning Director; Beth Ashman, AICP, Asst. Planning Director, and Brianna Valcourt, Senior Planner.

Also in attendance: Stephen Marsella, Assistant City Solicitor.

#### **COMPREHENSIVE PLAN UPDATE - WORKSHOP**

**(no vote taken)**

Chairman Smith invited members of the public, both in-person and online to provide comments on docketed matters.

- Janice Cataldo, 65 Sage Drive – Shared concerns related to residential development in western Cranston, specifically regarding potential changes to the land use and zoning patterns of the specified area.
- Susan Lucci, 67 Sage Drive – Voiced concerns regarding zoning in western Cranston and potential impacts on school capacity, traffic, and infrastructure.
- Marcia Maynard, 35 Milton Avenue – Inquired about specific recreational facilities itemized in the Services and Facilities chapter of the comprehensive plan draft. Ms. Maynard referenced specific inconsistencies and/or typographical errors within the chapter related to inaccessible/private recreational facilities and spaces.

Remote participants of the public hearing via Zoom provided the following comments:

- Annette Cataldo, 33 Belle Isle Way – Request to remove designated land use patterns for specific parcels in Alpine Estates from the comprehensive plan update.
- Drake Patten, 684 Natick Avenue – Inquired about specific itemized listings in the Services and Facilities and Energy chapters of the plan.

- Chapter 1: Introduction
- Chapter 2: Demographic and Community Profile
- Chapter 3: Implementation Plan
- Chapter 4: Natural Resources
- Chapter 5: Housing
- Chapter 6: Economic Development

- Chapter 7: Historic and Cultural Preservation
- Chapter 8: Services and Facilities

Commissioner Frias proposed specific changes related to inconsistencies with (8.2 – meeting information of boards and commissions, 8.5 – specific language changes).

The Commission debated the inclusion of the Budlong Pool Renovation in the Challenges and Opportunities section (8.3) relative to its appropriateness within the plan. Director Pezzullo stated that the renovation project is a resource for the community, not a challenge or opportunity. Chairman Smith agreed. Commissioner Frias suggested altering the section to include a note that the project has reached the bidding process. Director Pezzullo included a note with such information.

- Chapter 9: Energy

Commissioner Lanphear suggested an edit to the section related to the appeal process of the Natick Avenue solar project.

- Chapter 10: Open Space and Recreation

Commissioner Frias provided clarifying language regarding accessibility.

- Chapter 11: Transportation

Commissioners Frias and Lanphear shared comments and suggested edits regarding specific language include in specified sections.

Commissioner Lanphear questioned the definitive separation of eastern and western communities within the City, as identified in the plan. Director Pezzullo stated that the division between the community is not physically definable. Commissioner Barbieri suggested categorizing groups by neighborhoods, as opposed to directional terms.

- Chapter 12: Natural Hazards and Climate Change
- Chapter 13: Land Use

Commissioners Frias and Lanphear shared comments and suggested edits regarding specific language include in specified sections.

## **ADJOURNMENT**

**(vote taken)**

Upon motion made by Vice Chair Coupe, and seconded by Mr. Barbieri, the City Plan Commission voted unanimously (8-0) to adjourn the meeting at 6:35pm.