



Incorporated 1910

Major Subdivision & MLD Preliminary Plan Application

Please complete all areas of this application in black or blue ink. Submit the completed application to the Cranston Planning Department *together* with all required and supporting documents and materials. Illegible or incomplete applications will not be reviewed.

Project Info

Project Info

Project Name: Cranston Print Works Site Redevelopment

Assessor's Plat(s): 8 Assessor's Lot(s): 195, 1617 & 2711

Project Address: 1381 Cranston Street

Contact Information

Applicant

Name: CPW True Storage, LLC

Address: 670 N. Commercial Street, Suite 303, Manchester, NH 03101

Phone: (603) 231-1936 Email: creynolds@bradysullivan.com

Property Owner (All owners of record must be included for all lots involved)

Name: CPW True Storage, LLC & CPW Apartments, LLC

Address: 670 N. Commercial Street, Manchester, NH 03101

Phone: (603) 231-1936 Email: creynolds@bradysullivan.com

(If there are more owners please check here submit an addendum with this application form)

Attorney

Name: Robert D. Murray, Esq - Taft & McSally LLP

Address: 21 Garden City Drive Cranston, Rhode Island 02920

Phone: (401) 946-3800 Email: rdmurray@taftmcsally.com

Cranston Planning Department
869 Park Avenue Cranston, RI 02910
(401) 780-3136

Contact Information

Engineer

Name: Allen & Major Associates, Inc.

Address: 100 Commerce Way, Woburn, MA 01888

Phone: (781) 935-6889

Email: mmalynowski@allenmajor.com

Land Surveyor

Name: Allen & Major Associates, Inc.

Address: 100 Commerce Way, Woburn, MA 01888

Phone: (781) 935-6889

Email: mmalynowski@allenmajor.com

Certification

Owner/Applicant Signature

I/we hereby certify that I/we own the subject property and seek Major Subdivision and/or Major Land Development Preliminary Plan approval as drafted in the accompanying plans for review by the City Plan Commission.

Chris Lewis manager
Applicant Name & Title (please print)

[Signature]
Applicant Signature

Date: 2/3/2025

Chris Lewis manager
Owner Name (if different than above) (please print)

[Signature]
Owner Signature

Date: 2/3/2025

Owner Name (please print)

Owner Signature

Date: 2/3/2025

(If there are more owners please submit an addendum with this application form)

MAJOR SUBDIVISION & MAJOR LAND DEVELOPMENT **PRELIMINARY PLAN CHECKLIST**

NAME OF PLAT: 1381 Cranston Street - Site Redevelopment

FORM COMPLETED BY: Allen & Major Associates, Inc.

DATE: 07-18-23

Please verify applicability of items during the master plan phase.

In addition to paper copies, ALL application documents must be submitted in digital/electronic format.

ITEM	YES	N/A	NO
Required Application Documents: (Submit 1 paper copy unless stipulated otherwise)			
(a) Is the application completed and signed by all owners? (original version)	X		
(b) Has the Filing Fee (\$500 + \$75 / Unit*) been submitted? (*refer to the Cranston Subdivision and Development Regulations p. 12 for how units are assessed and for other fee information)	X		
(c) Has a check made out to Beacon Communications for the advertising fees been submitted? (amount TBD at time of application)	X		
(d) Have Municipal Lien Certificates (MLCs) been filed for all applicable lots? (MLCs submitted within the last 6 months will satisfy this requirement)			
(e) Has a radius map and mailing list of property owners within 100' of site submitted? (for notification)	X		
(f) Has a narrative text addressing site suitability, identification of problem areas & solutions, soil qualities, drainage, land dedications (streets, detention basins, open space, etc.), deed restrictions, easements & covenants been submitted?	X		
(g) Has a site suitability/soils analysis been submitted? (3 copies)		X	
(h) Has a drainage report/analysis been submitted? (3 copies)	X		
(i) Has City Engineer memo of approval and performance guarantee amount been submitted? (this may be submitted separately prior to public hearing)			X
(j) Have notification and copies of the subdivision been sent to public utilities, US Postal Service, and 911 system? (Provide a copy of letters/correspondence sent)		X	
(k) Have draft HOA documents been submitted? (3 copies)		X	
(l) Is the preliminary plan in compliance with all conditions of the master plan approval? (provide documentation as applicable)	X		
Are the following permits/approvals attached?			
(a) RIDOT – Physical Alteration Permit		X	
(b) CRMC Assent		X	
(c) RIDEM - OWTS		X	
(d) RIDEM - Wetlands	X		
(e) U.S. Army Corps of Engineers - Wetland		X	
(f) Conformance with Scituate Reservoir Watershed Management Plan		X	
(g) RIHPHC – for potential historic/archeological significant sites		X	
(h) Water Supply Board availability letter	X		
(i) Veolia Water approval for public sewer	X		

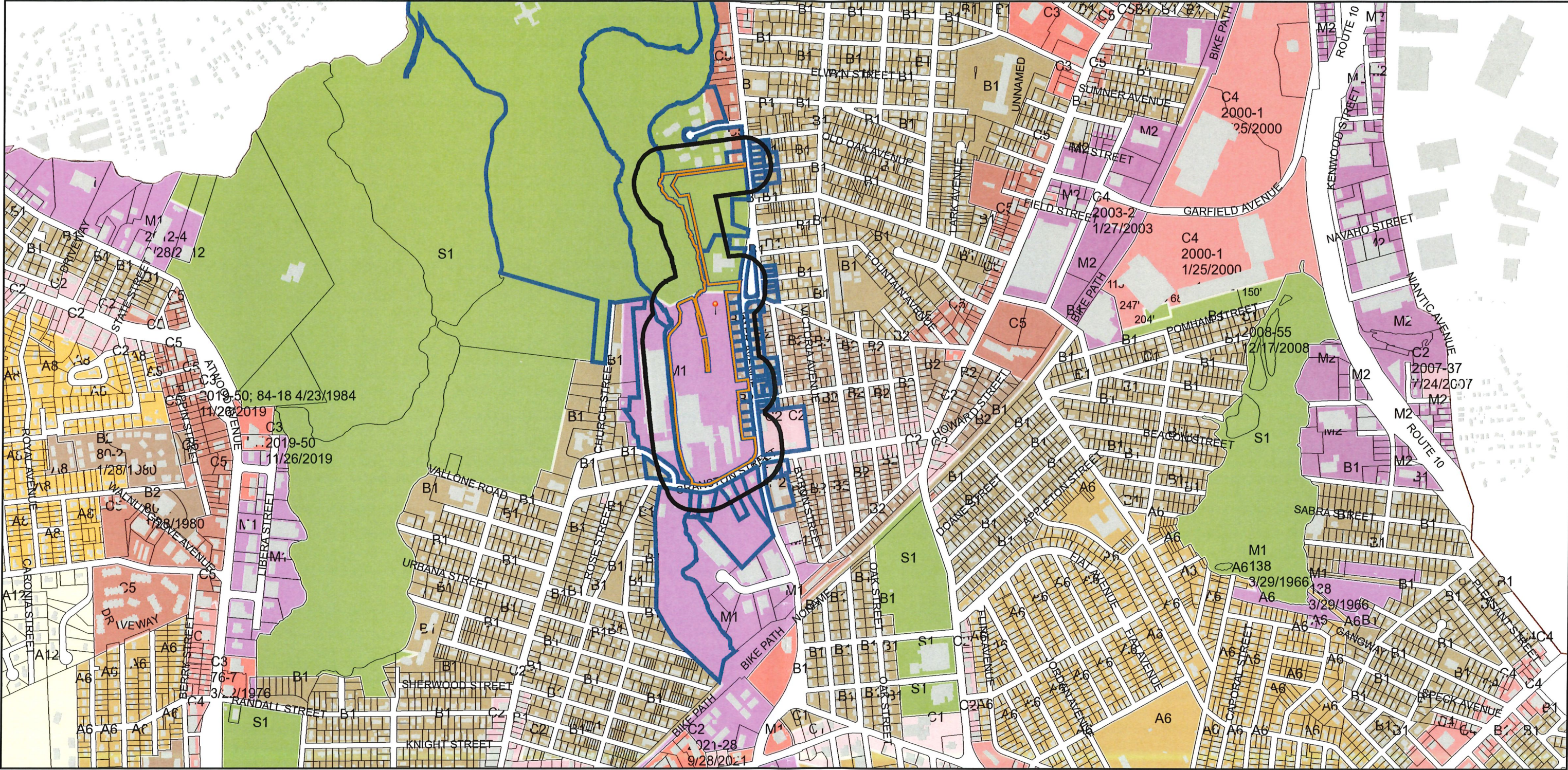
ITEM	YES	N/A	NO
<u>PRELIMINARY PLAN REQUIREMENTS</u>			
<u>Number of copies to be submitted:</u>			
(a) (9) plan sets at 24"x 36"	X		
(b) (2) plan sets at 11" x 17"	X		
<u>Items to be incorporated in the Preliminary Plan:</u>			
(a) Is the name of plat clearly indicated? (properly cited if replat of existing plat)	X		
(b) Is the plan identified as a Preliminary Plan?	X		
(c) Are the names of all applicable owners of record provided?	X		
(d) Are all revision dates provided?	X		
(e) Is the plan classified as a Class 1 boundary survey? (Class 4 will be accepted for lot mergers)	X		
(f) Is the name, stamp and signature of the surveyor provided?	X		
(g) Is the name, stamp and signature of the engineer provided?	X		
(h) Is a north arrow provided? (denote True North or Magnetic North)	X		
(i) Is a scale provided and is the plan accurate to the scale?	X		
(j) Is a vicinity map / locus map provided?	X		
(k) Is the zoning district(s) of the parcel(s) provided and are the general requirements of applicable zoning districts denoted? (setbacks, frontage, min. lot area, & max lot coverage)	X		
(l) Are the names of the abutting property owners & zoning districts shown?	X		
(m) Are notes provided referencing any previous zoning relief including dates and conditions of approval?	X		
(n) Are notes provided referencing any relief to be required/requested from the Zoning Board of Review as part of this project?	X		
(o) Are 2' topo lines provided and 10' topo lines provided in bold?	X		
(p) Is the plat boundary outlined in bold?	X		
(q) Are primary control points shown? (at least one must be shown)	X		
(r) Are the locations of all permanent monuments shown? (at least 2 must be set or recovered for residential surveys less than 1 acre); (not less than 3 must be set or recovered for residential surveys more than 1 acre and all non-residential projects)	X		
(s) Are all lots numbered or lettered?		X	
(t) Is there a phasing plan which is clearly denoted?		X	
(u) Is the total area of the existing plat and all proposed lot areas and open space provided?	X		
(v) Is the total UPLAND area (land area excluding wetlands) of the existing plat and all proposed lot areas provided?	X		
(w) Are dimensions for all straight lines, angles, radii, arcs & angles of curves denoted?	X		
(x) Are all building setbacks labeled and drawn accurately? (dashed lines)	X		
(y) For lots with multiple fronts, is the primary frontage identified?	X		
(z) Are all existing and proposed streets labeled and right-of-way dimensions provided?	X		

ITEM	YES	N/A	NO
(aa) Are the plan and profile of new roadways including location and size of existing and proposed water, storm drain and sewer lines on plat and adjacent properties shown?		X	
(bb) Is a street index with all applicable street names provided?		X	
(cc) Are all land area(s) to be dedicated for public use or granted for the use of residents identified?		X	
(dd) Are soil types and locations of percolation tests denoted?		X	
(ee) Are all existing improvements shown (buildings, paved areas, accessory structures, fences, retaining walls, etc.)?	X		
(ff) For structures encroaching into building setbacks, are dimensions to nearest lot lines provided?	X		
(gg) Other Existing Conditions: Location of natural & man-made features, including rock outcrop, wooded areas, structures, embankments or retaining walls, railroads, power lines, underground storage tanks, or any physical feature that may have an influence on the development of this plat?	X		
(hh) Have LOD and/or limits of tree removal been delineated?	X		
(ii) Are flood hazard zones, FIRM Map Panel Numbers, and base flood elevation provided?	X		
(jj) Are notes provided with the names of abutting record plats?	X		
(kk) Are existing and proposed easements, including width and purpose, identified and denoted as necessary?		X	
(ll) Has the proposed drainage pattern been identified?	X		
(mm) Are surface water detention facilities shown?		X	
(nn) Are the RIDEM verified wetland edges and buffers/setbacks shown?	X		
(oo) Is a note provided referencing the RIDEM wetland edge verification Letter and/or RIDEM Alteration Permit?	X		
(pp) Has the Natural Heritage Survey been checked for rare and endangered plants and animals and has a note been provided declaring such?	X		
(qq) Are the locations of any environmental hazards identified or a note provided that none are present? (in certain cases, a certificate from an environmental engineer may be required)	X		
(rr) Where hazards exist, are appropriate federal, state and local agency approvals submitted and are notes provided referring to said approvals?	X		
(ss) Are all cemetery boundaries and associated buffers identified?		X	
(tt) For Planned Districts - Has appropriate additional information been included?		X	
(uu) Is a legend for all abbreviations and symbols provided?	X		
(vv) Has a truck circulation plan with loading areas been provided?	X		
(ww) Has a Landscape/Buffer plan been provided?	X		
(xx) Is the name, stamp and signature of the landscape architect provided?	X		

Please be aware that there may be a stenographer fee to be assessed for the public hearing.

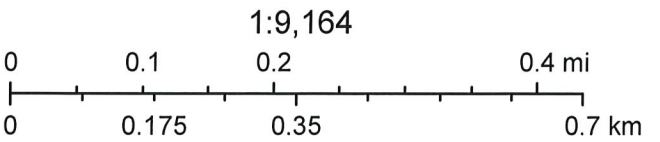
Staff encourages plans be submitted via emailed for a preliminary review prior to printing full plan sets for submittal. This is not required, but offered as a courtesy to potentially reduce printing costs should revisions be required.

1381 Cranston St 200' Radius Plat 8 Lot 195

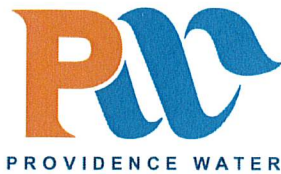


5/13/2022, 10:05:26 AM

Streets Names	Zoning		
— Cranston Boundary	none		
□ Parcels	A80		
■ Buildings	A20		
Zoning Dimensions	A12		
▨ Historic Overlay District	A8		
	A6	C4	S1
	B1	C5	Other
	B2	M1	
	C1	M2	
	C2	EI	
	C3	MPD	



City of Cranston



December 4 2024

Allen & Major Associates, Inc.
100 Commerce Way, Suite 5
Woburn, MA 01801

Re: Site Redevelopment (Plat 8, Lots 195, 1617 & 2711)
1381 Cranston Street, Cranston RI 02920

To Whom It May Concern:

The Hon. Brett P. Smiley
Mayor
Ricky Caruolo
General Manager

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125 Dupont Drive
Providence, RI 02907

www.provwater.com

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The Providence Water Engineering Department has reviewed the submitted Utility Plans for the above referenced development in Cranston. This site redevelopment project will consist of a conversion to multi-family residential buildings and a self-storage facility. This project will require two separate water services for domestic and fire. These services will be connected to an existing 8-inch cast iron water main located on Cranston Street. Presently, there are sufficient reserves in the Providence Water system for this commercial development.

The final plans submitted are in general conformance with our standards and requirements. Private on-site fire hydrants are proposed. The proposed hydrants are required to be on a separate fire service line. The domestic service and fire service must remain separate and cannot be combined at any point within the site. A Neptune Protectus III fire meter is required for the fire service. These services will also require the installation of an above ground heated enclosure located at the property line of Cranston Street. Backflow device installations are required for these service connections. Please be advised that before the water service connections can be made to the Providence Water system, an evaluation of demand must be performed in order to correctly size the diameter of the domestic service line and water meter size. The fire service line will be sized by your fire suppression consultant. The costs associated with installing the water services, water meters, permanent pavement restoration and fire hydrants are the responsibility of the applicant.

Should there be any questions regarding this information, please contact the Providence Water Transmission and Distribution Department at (401) 521-6300 extension 7102 for assistance.

Respectfully,

Christopher M. Watts
Supervisor of T&D

CC: File



VEOLIA WATER NORTH AMERICA
140 Pettaconsett Avenue
Cranston, RI 02920

Tel : 401-467-7210
Fax : 401-781-5260
www.veoliawaterna.com

October 31, 2024

Edward Tally, Environmental Program Manager
City of Cranston - Department of Public Works
869 Park Avenue
Cranston, Rhode Island 02910

Re: Sewer Plan Review-Letter of Findings
Print Works - Pump Station & Site Redevelopment
1381 Cranston Street
Cranston, Rhode Island 02920
Map 8, Lot 195, 1617, & 2711

Dear Mr. Tally,

Veolia Water North America, Cranston, Rhode Island (VW) has completed its preliminary review of the sewer improvement plan entitled: "Cranston Print Works Site Redevelopment" Cranston, prepared for an internal pump station located at 1381 Cranston Street, Cranston Rhode Island 02920 prepared by Allen & Major Associates, Inc., which was received on October 11, 2024 and was last revised 10/10/2024. Please see the following review:

1. The wet well size was modified from a 12' x 18' wet well footprint to a 24' x 9' area. Was this verified in the field?
2. The drawdown for the lead lag elevations has been adjusted. The storage time has been modified from 120 min to 60 min. Drawdown does appear higher to outflow for fill rate and volume.
3. The static head has been modified to 22.27 ft. The pipe type has been changed to PVC SDR 21
4. The plan does reflect changes to the equivalent lengths and the pump has been modified from a Zoeller Pump #807 to a Goulds # WS07BF but there is no supporting data. Provide backup for equivalent length and pump specifications for run time, start and stop, and time to fill.
6. Please note if further changes have been made to the hydraulic calculations and submitted plans

Please address the above comments and modify as needed. Therefore, the above revisions / comments could be compiled within the hydraulic calculations and construction plan set (i.e. contractor to verify).

If you have any questions, please contact me at (401) 824-0064 or John Ayotte at (401) 942-2121.

Sincerely,

Veolia Water North America

John C. Arruda Jr.
Civil Engineer - Underground Asset Manager Collections

xc: Earl Salisbury, Veolia Project Manager
James Thomas, Veolia Collections Systems Supervisor
Alfred Tutela, Tutela Engineering Associates
Robert Ramos, Veolia IPP Coordinator



RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
235 Promenade Street
Providence, Rhode Island 02908

May 8, 2024

CPW Ture Storage & Apartments LLC
c/o/ Chris Reynolds
670 N Commercial Street
Manchester, NH, 03101

Freshwater Wetlands Permit

Re: Wetlands Application No. 23-0147; RIPDES File No. RIR102539; and Groundwater Discharge/ UIC No. 002195 for the property and project located:

Approximately 720 feet north of Cranston Street, opposite utility pole number 290, approximately 350 feet west of Dyer Ave, and approximately 715 feet east of Church Street, Assessor's Map 8, lots 195, 1617, and 2711, Cranston, RI.

Dear Mr. Reynolds:

Kindly be advised that the Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your **Application for a Freshwater Wetlands Permit** as described in Rule 3.11 of the Rules and Regulations Governing the Administration and Enforcement of the Fresh Water Wetlands Act, 250-RICR-150-15-3 ("Rules"). This review included a site inspection of the above referenced property ("subject property") and an evaluation of the multi-family residential unit, with additional self-storage units, with utility connections, drainage, stormwater treatment facilities, demolition, clearing, grading, landscaping and associated site alterations as illustrated and detailed on site plans submitted with your application. These site plans were received by the DEM on February 27, 2024.

Our observations of the subject property, review of the site plans and evaluation of the proposed project reveals that alterations of jurisdictional areas are proposed. However, pursuant to Rule 3.7.3A of the Rules, this project meets the General Variance Criteria, and a **Freshwater Wetlands Permit** may be issued under the following terms and conditions:

Terms and Conditions for Wetlands Application No. 23-0147, RIPDES File No. RIR102539, and Groundwater Discharge/ UIC No. 002195:

1. This letter is the DEM's permit for this project under the R.I. Fresh Water Wetlands Act, R.I. Gen. Laws § 2-1-18 et seq.
2. This determination also includes your final authorization to discharge storm water associated with construction activity under the **2020 RIDPES General Permit for Stormwater Discharge During Construction Activity ("CGP")**. For future references and inquiry, your permit authorization number is **RIPDES No. RIR102539**.

Telephone 401.222.4700 | www.dem.ri.gov | Rhode Island Relay 711

3. This permit is specifically limited to the project, site alterations and limits of disturbance as detailed on the site plans submitted with your application and received by the DEM on February 27, 2024. A copy of the site plans stamped approved by the DEM is enclosed. The page sequence for this permitted site plan set only includes the following sheets: sheet 1 of 49, sheets 5 through 8 of 49, sheets 16 through 22 of 49, and sheets 32 through 49 of 49 (30 total sheets). Changes or revisions to the project that would alter freshwater wetlands are not authorized without a permit from the DEM.
4. Where the terms and conditions of the permit conflict with the approved site plans, these terms and conditions shall be deemed to supersede the site plans.
5. You must notify this Program in writing of the anticipated start date, and of your contractor's contact information, by submitting the Notice of Start of Construction Form prior to commencement of any permitted site alterations or construction activity. You must also notify this Program in writing upon completion of the project. The Start of Construction Form can be found on the webpage: dem.ri.gov/stormwaterconstruction.
6. A copy of the stamped approved site plans and a copy of this permit must be kept at the site **at all times** during site preparation, construction, and final stabilization. Copies of this permit and the stamped approved plans must be made available for review by any DEM or city representative upon request.
7. **Within ten (10) days of the receipt of this permit**, you must record this permit in the land evidence records of the City of Cranston and supply this Program with written documentation obtained from the City showing this permit was recorded.
8. The effective date of this permit is the date this letter was issued. This permit expires **five (5)** years from the date of this letter unless renewed pursuant to the Rules (Rule 250-RIRC-150-15-3.11.4(E)).
9. Any material utilized in this project must be clean and free of matter that could pollute any jurisdictional area.
10. **Prior to commencement of site alterations**, you shall erect or post a sign resistant to the weather and at least twelve (12) inches wide and eighteen (18) inches long, which boldly identifies the initials "DEM" and the application number of this permit. This sign must be maintained at the site in a conspicuous location until such time that the project is complete.
11. Temporary erosion and sediment controls detailed or described on the approved site plans shall be properly installed at the site prior to or commensurate with site alterations. Such controls shall be properly maintained, replaced, supplemented, or modified as necessary throughout the life of this project to minimize soil erosion and to prevent sediment from being deposited in any freshwater wetland, buffer, floodplain, area subject to storm flowage, or area subject to flooding or other jurisdictional areas not subject to disturbance under this permit.
12. Upon permanent stabilization of all disturbed soils, temporary erosion and/or sediment controls must be removed.
13. You are responsible for the proper installation, operation, maintenance and stability of any mitigative features, stormwater treatment facilities, and systems of treatment and control that are installed or used in compliance with this permit to prevent harm to adjacent freshwater wetland,

buffer or floodplain, area subject to storm flowage, or area subject to flooding or other jurisdictional areas until documentation is provided that this responsibility has been assigned to another entity.

14. The long-term operation and maintenance plan shall be **strictly** followed. The long-term operation and maintenance plan shall be that entitled "Operation & Maintenance Plan, Cranston Print Works, 1381 Cranston Street, Cranston, RI; Applicant: CPW True Storage, LLC, 670 N Commercial Street, Manchester, NH 03101", received by this Program on June 29, 2023, indicated as Prepared by: Allen & Major Associates, LLC, 400 Harvey Road, Manchester, NH 03101.
15. All stone to be used in the proposed underground infiltrating sand filter practices must be **washed** crushed stone.
16. You are obligated to install, utilize, follow and maintain all best management practices detailed or described on the approved site plans in the construction of the project to minimize or prevent adverse impacts to any adjacent freshwater wetland, buffer, floodplain, or other jurisdictional areas and the functions and values provided by such freshwater wetlands, buffers and floodplains.
17. All plantings of shrubs, trees or other forms of vegetation as shown or detailed on the approved plans, or detailed in this permit, must be installed **as soon as possible after completion of final grading**; weather and season permitting.
18. Mitigation or screen plantings of trees and/or shrubs proposed between the project and any adjacent freshwater wetland areas and buffers except for necessary replacement, must be allowed to develop naturally without being subjected to mowing or manicuring.
19. **Any plantings which fail to survive one full growing season shall be replaced. Replacement plantings shall be similarly guaranteed for one full growing season.**

Pursuant to the provisions in 250-RICR-150-15-3.8.13 and 250-RICR-150-15-3.14.4(A), as applicable, any properly recorded and valid Freshwater Wetlands Permit is automatically transferred to the new owner upon sale of the property.

Please be aware that the RIDEM's Rules and Regulations Governing the Establishment of Various Fees (250-RICR-30-00-1) require that RIPDES CGP permit holders to pay an Annual Fee of \$100.00. An invoice will be sent to the owner on record in May/June of each year if the construction was still active as of December 31st of the previous year. The owner will be responsible for the Annual Fee until the construction activity has been completed, the site has been properly stabilized, and a completed Notice of Termination (NOT) has been received by the RIPDES Program.

You are required to comply with the terms and conditions of this permit and to carry out this project in compliance with the Rules at all times. Failure to do so may result in an enforcement action by this Department.

In permitting the proposed alterations, the DEM assumes no responsibility for damages resulting from faulty design or construction.

Kindly be advised that this permit is not equivalent to a verification of the type or extent of freshwater wetlands or jurisdictional areas on site. Should you wish to have the types and extent of freshwater wetlands verified, you may submit the appropriate application in accordance with 250-RICR-150-15-3.9.3.

This permit does not remove your obligation to obtain any local, state, or federal approvals or permits required by ordinance or law and does not relieve you from any duties owed to adjacent landowners with specific reference to any changes in drainage.

Please contact Lucianna Faraone Coccia of this office (telephone: 401-537-4225) should you have any questions regarding this letter.

Sincerely,



Martin D. Wencek, Supervising Environmental Scientist IV
Freshwater Wetlands Program
Office of Water Resources

MDW/LFC/lfc

Enclosure: Approved site plans

ec: David Rodio, Cranston Building Official
Steven Riberdy, Goddard Consulting, Inc.
Chris Frattaroli, Goddard Consulting, Inc.
Bruce Ahern, DEM Office of Compliance and Inspection