

## Pezzullo, Jason

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**From:** Matthew Skelly <MSkelly@fando.com>  
**Sent:** Thursday, December 10, 2020 7:23 PM  
**To:** Pezzullo, Jason  
**Subject:** RE: [External] peer review final statement

Hi Jason,

After reviewing the material submitted on this matter, I do believe that theoretically a system of intersections could be designed to adequately mitigate the traffic impacts associated with this development.

If you have any additional questions or concerns, please let me know.

- Matt

Matthew Skelly, PE, PTOE  
Project Manager  
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**From:** Pezzullo, Jason [mailto:[jpezzullo@CranstonRI.org](mailto:jpezzullo@CranstonRI.org)]  
**Sent:** Thursday, December 10, 2020 11:36 AM  
**To:** Matthew Skelly <MSkelly@fando.com>  
**Subject:** [External] peer review final statement

Matt,

The attached is the applicant's updated traffic study addressing your concerns from 7/30/20.

[https://administratorbetainc-my.sharepoint.com/:b:/g/personal/pbannon\\_beta-inc\\_com/Ecqrw0HfTP1DmADITEF7w4IBAKUnR1s1Qax\\_nAZAJPBiJQ?e=ZeovMz](https://administratorbetainc-my.sharepoint.com/:b:/g/personal/pbannon_beta-inc_com/Ecqrw0HfTP1DmADITEF7w4IBAKUnR1s1Qax_nAZAJPBiJQ?e=ZeovMz)

Thank you for your previous responses on the peer review for the Cranston Crossing (Costco) project. As we have discussed, the proposal in question is for a substantial zone change of the entire project. Though this process resembles the Major Land Development process in most ways, especially a Master Plan, it is still only a question of zoning. The applicant's team has proposed a significant intersection improvement at the entrance of Howard Avenue depicting a new light, turning lanes, queueing lanes, weaves, merges, stacking, etc.

We had asked if the proposal by the developer was based upon sound engineering assumptions and could work from an engineering point of view. In response, you had additional questions and concerns about various methodology in the preparation of the plan and the sources of the data.

At this point the application is now before the City Council. We need to take a step back and answer a more generalized question about this site and the potential impacts of the applicant's proposal. The complete engineering study and permitting process known as the Physical Alteration Permit (PAPA) from RIDOT is required at the future Preliminary Plan phase of development (not the Master Plan). From all the information that has been provided to you at this MPD conceptual zoning phase, do you have any major reservations from an engineering point of view that the applicant would not be able to obtain this approval if they were implement all necessary mitigation strategies?

We only need to know that the future intersection can be theoretically fully designed, in whatever form it might take, and would be able to function at this site. We also understand that even if this zoning is approved and the applicant moves forward, there is also a chance that the PAPA might be unsuccessful at RIDOT, in which case, this proposal would not move forward.

City Council is meeting tonight so this broad determination would be very helpful during the discussion.

Thanks

Jason

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