

Allan W. Fung  
Mayor

Jason M. Pezzullo, AICP  
Committee Chairman  
Director of Planning



Stephen MacIntosh  
Fire Department

Stan Pikul  
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

November 1, 2018

Robert Murray, Esq  
Taft & McSally LLP  
21 Garden City Drive  
Cranston, RI 02920

RE: Development Plan Review Preliminary Plan Approval 1350 Park Avenue  
(Macera's Italian Restaurant)

Dear Mr. Murray:

Please be advised that on October 31<sup>st</sup>, 2018, the Development Plan Review Committee held a public meeting to review Preliminary Plan application for a proposed development that will convert a vacant industrially-zoned lot into a restaurant. After due discussion, on a motion made by Stanly Pikul and seconded by Steven Macintosh, with an amendment made by Stanly Pikul and seconded by Steven Macintosh to allow the Final Plan to be processed administratively, the Committee unanimously voted [4/0] to issue a Preliminary Site Plan Approval. In granting a Preliminary Site Plan Approval, the Committee voted as follows:

	Approve	Deny
Jason M. Pezzullo	x	
Stanley Pikul	x	
Steve Mulcahy	x	
Walter Skorupski (absent)		
Steven Macintosh	x	
Carl Santucci (Ex officio)	(x)	
Larry DiBoni (Ex officio)	(x)	

Being a majority of the Development Plan Review Committee, the motion passed and a Preliminary Site Plan Approval was granted. In taking its vote, the Committee sets the following standard and specific conditions:

**GENERAL**

1. This approval authorizes only those activities included in the Preliminary Site Plan dated as revised and approved. 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. Any revision required by this approval shall be incorporated onto a final plan [**PLAN**] and a mylar and 6 paper copies of the plan shall be submitted for endorsement by the Committee Chair within 30 days of an issuance of this approval. Prior to endorsement, the applicant shall comply with all applicable conditions set

by this approval. The endorsed Plan shall be incorporated into the approval by reference and made part thereof.

3. The applicant shall comply with all City requirements, including but not limited to: off-street parking, landscaping, lighting, signage, erosion control, and the Americans with Disabilities Act. All proposed changes to the site are improvements of challenging existing conditions which include nonconforming aspects.

#### **PARKING & CIRCULATION**

4. Vehicular parking is prohibited in front of the building between the building and Park Avenue.
5. The two parking spaces closest to the dumpster in the southwestern corner of the property shall be designated as "Employee Parking" on the Final Plan and physically designated on site.
6. The applicant shall revise the Site Plan dated 10/30/18 so that parking spaces # 13 & 14 will become a handicap parking space, and space #4 will no longer be designated as a handicap space. Crosswalk striping shall be required from the newly designated handicap space to the entrance of the building. A fifth parking space may be located on the east side of the building, subject to the approval of the Traffic & Safety Engineer.
7. The dimension of the curb opening on Park Avenue shall be provided on the Final Plan.

#### **LANDSCAPING & FENCING**

8. The Final Plan shall clearly identify all proposed landscape areas and provide a table showing proposed species and quantities
9. Two streets trees shall be planted adjacent to Park Avenue, a maximum of 35' apart.
10. The northwest corner of the lot, in the area between parking space #14 and Park Avenue which shall be shaped as to not impede traffic circulation and shall be designated as a landscape area.
11. A 3' wide planter box shall be provided, as appropriate, along Budlong Road and Park Avenue.
12. The proposed dumpster shall be screened in compliance with the Cranston City Code.

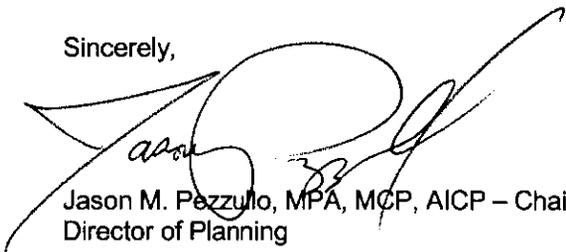
#### **FINAL PLAN REVIEW**

13. The Final Plan review shall be conducted administratively.

#### **PERMITTING/AUTHORIZATIONS**

14. This approval is subject to approval of a Special Permit from the Zoning Board of Review for the proposed use. A note stating the date of such approval shall be provided on the Final Plan.

Sincerely,



Jason M. Pezzullo, MPA, MCP, AICP – Chairman  
Director of Planning