

Kenneth J. Hopkins
Mayor

Jason M. Pezzullo, AICP
Committee Chairman
Director of Planning



Jim Woyciechowski
Fire Department

Stanley Pikul
Building Official

Justin Mateus, P.E.
Engineering Division

Stephen Mulcahy
Traffic Safety Division

DEVELOPMENT PLAN REVIEW COMMITTEE

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

DRAFT MEETING MINUTES 9:30 AM, WEDNESDAY, MAY 17th, 2023 CRANSTON CITY HALL – 3RD FLOOR COUNCIL CHAMBER

1. Call to Order

Chairman Jason Pezzullo called the Development Plan Review Committee meeting to order at 9:46 a.m. in the City Council chamber.

The following members were in attendance for the meeting: Justin Mateus, Franklin Paulino, Jason Pezzullo, and Stanley Pikul.

The following Planning Department staff members were in attendance: Gregory Guertin, Senior Planner, and Alex Berardo, Planning Technician.

2. Approval of Minutes

- 4/19/23 Meeting (vote taken)

Upon motion made by Mr. Pikul and seconded by Mr. Mateus, the Development Plan Review Committee unanimously voted (3-0) to approve the minutes of the 4/19/23 meeting.

3. “721 Reservoir Ave”

Pre-Application Jurisdictional Consideration

(no vote taken)
(vote taken)

Location	721 Reservoir Avenue, AP 9, Lots 3084 and 3090 - 3095
Zoning District	C-4 (Highway Business)
Owner	GREP Reservoir, LLC
Applicant	Gaspee Companies, East Greenwich, RI
Proposal	Applicant seeks to redevelop the site and convert an existing building for use as a Firestone Complete Auto Care facility.

Chairman Pezzullo recalled that the Committee reviewed a different pre-application concept for the same site about three months ago, which would have replaced the existing building on site with a new, drive-thru only restaurant. He invited the applicant team, represented by Atty. Robert Murray of Taft & McSally LLP and Mr. Steven Hardy of Gaspee Properties, to share their new concept.

Atty. Murray said the applicant was now leaning in the direction of repurposing the existing building into a Firestone Tire facility. Because the proposal would not alter the footprint of the building, they are asking whether the Committee wishes to take jurisdiction on the matter.

Chairman Pezzullo said that Planning staff viewed the proposal in a fairly positive light, with the proposed landscaping and the reuse of an existing building being two important highlights.

Mr. Mateus advised that the curb cut should be maximized to facilitate truck turning radii, potentially through wheelchair ramp-style sidewalks as a transition back to curbed sidewalks. He asked how many delivery trucks the facility would generate daily; Mr. Hardy said fewer than one, as the existing building is larger than standard Firestone facilities and therefore allows for comparatively more tires and other inventory to be

stored on-site. Mr. Mateus then asked if the applicant had touched base with utility providers, which Mr. Hardy confirmed.

Mr. Mateus also relayed a question from Committee member Steve Mulcahy, who was unable to attend the meeting, regarding whether trucks turning right onto Reservoir Ave from Handy Ave would cross in front of oncoming traffic, but generally said that he felt confident these questions could be handled during the building permit process.

Mr. Pikul said his primary concern would be compliance with the City's signage standards, but echoed Mr. Mateus' comments about being able to reconcile any questions that may arise after this meeting through the permitting process. He also asked the applicant to consider whether the proposed handicapped parking spaces are in the optimal location for the site.

Mr. Paulino asked about job creation; Mr. Hardy estimated between 40 and 50, offering to verify following the meeting. He added that since the building is larger than most other Firestone facilities, the company currently plans to use some of the extra space as a training center for Firestone employees throughout the region. Mr. Paulino also asked to know the hours of operation; Mr. Hardy said 9:00am to 6:00pm, seven days per week, was typical of other nearby Firestone locations.

Upon motion made by Mr. Pikul, and seconded by Mr. Mulcahy, the Development Plan Review Committee voted unanimously (3-0) not to take jurisdiction on the matter.

Atty. Murray advised that Firestone's contractor staff, not Mr. Hardy, would probably be the point people with whom the City would interface as the project advances through the building permit process.

4. Adjournment (next meeting date TBD)

(vote taken)

Upon motion made by Mr. Mateus, and seconded by Mr. Pikul, the Development Plan Review Committee voted unanimously (3-0) to adjourn the meeting at 10:04 a.m.