

Kenneth J. Hopkins  
Mayor

Jason M. Pezzullo, AICP  
Committee Chairman  
Director of Planning



James Woyciechowski  
Fire Department

David Rodio  
Building Official

Nick Capezza  
Engineering Division

Stephen Mulcahy  
Traffic Safety Division

## DEVELOPMENT PLAN REVIEW COMMITTEE

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

### AGENDA

## CRANSTON CITY HALL – 3RD FLOOR COUNCIL CHAMBER 9:00 AM, WEDNESDAY, July 6, 2022

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All interested parties are welcome to participate during the public comments portion for docketed items on this agenda. All materials will be posted to the City's website prior to the meeting at:

<https://www.cranstonri.gov/development-plan-review/default.7.6.22.aspx>

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### 1. Call to Order

### 2. Approval of Minutes

- 6/15/22 Meeting

(vote taken)

### 3. "Nico Bella Restaurant"

**Preliminary Plan** (vote taken)

*Location:* 1350 Park Avenue, AP 11, Lot 1768

*Zoning District:* M-1 (General Industry)

*Owner:* Park Avenue Realty, Inc.

*Applicant:* Nico Bella Cranston, LLC

*Proposal:* The applicant is proposing to locate a restaurant in an M-1 zone. The project includes interior renovations. Minor site modifications for parking, traffic flow and landscaping are proposed. The project will require a special use permit.

### 4. "RIPTA Broad City Line Stop Electric Bus-In Line Charging Station"

**Preliminary Plan** (vote taken)

*Location:* Broad Street and Montgomery Avenue – AP 2, Lots 1581, 3373 & 4020

*Zoning District:* C-3 General Business

*Owner/applicant:* RI Public Transit Authority (RIPTA)

*Proposal:* RIPTA is seeking to redevelop three separate areas: (i) an asphalt paved area for RIPTA's use of turn-around and electric charging for new transit vehicles, (ii) an asphalt paved parking lot to be utilized by the adjacent God's Family Church, and (iii) a gravel surfaced parking lot on the western extent of the project.

### 5. "Trolley Barn Plaza"

**Preliminary Plan** (vote taken)

*Location:* 777 Cranston Street, AP 7, Lot 1

*Zoning District:* C-5 (Heavy business, industry)

*Owner/Applicant:* Brewery Parkade, Inc., and Charles Montague Realty, LLC and Charlotte Montague Realty, LLC, as Tenants-in-Common, c/o First Hartford Realty, Corp.

*Proposal:* The applicant is proposing a multi-use commercial project including a carwash, gas station/mini-mart, fast food restaurant and a 35,000 ft<sup>2</sup> AutoZone with both retail and warehousing/distribution components. The carwash, mini-mart and restaurant all have drive-thru features.

**6. "Comstock Crossings" \***

**Pre-Application** (no vote taken)

*Location:* 0 Comstock Parkway, AP 36, Lots 51, 52 and 53

*Zoning District:* M-2 (General Industrial)

*Owner:* *Julian J. DeMarco Jr., and his successors as Trustee of the Julian J. DeMarco Jr., 1998 Declaration of Trust, and Dennis Demarco (lot 51)*  
*Julian J. DeMarco Jr., and Regina DeMarco, as joint tenants in common with Dennis DeMarco and Roberta DeMarco and joint tenants (Lot 52)*  
*Julian J. DeMarco Jr., and his successors as Trustee of the Julian J. DeMarco Jr., 1998 Declaration of Trust, as tenants in common with Dennis Demarco and Roberta DeMarco and joint tenants (Lot 53)*

*Applicant:* Elizabeth Paul, 21 Stephanie Drive, Foster, RI 02825

*Proposal:* The applicant is proposing to construct three (3) new buildings on the currently vacant site. The buildings will be host to the following uses: a restaurant with drive thru, retail, and self-storage. The site will also be improved with associated parking and landscaping amenities.

\* The agenda items marked with a red asterisk (\*) are being considered for Pre-Application only. There are no notification requirements for pre-applications.

*Individuals requesting interpreter services for the hearing impaired must contact the office of City Planning at 461-1000 ext. 3136 seventy-two [72] hours prior to the meeting.*