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attorneys

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April 20, 2023

Via Electronic and Regular Mail

Mr. Jason Pezzullo
Planning Director
Cranston City Hall
869 Park Avenue
Cranston, Rhode Island 02910

Re: Champlin Heights – Preliminary Plan

Dear Mr. Pezzullo:

This office represents Champlin Heights II, LLC (the “Applicant”). This correspondence serves as the Applicant’s written request for an additional one-year extension of the vesting of the preliminary plan approval for the project located on Scituate Avenue (AP 20/4, Lots 2128 and AP 12/6, Lot 3108).

The Cranston City Plan Commission granted Preliminary Plan approval on January 3, 2017. The most recent one-year extension through June 30, 2023 was granted by the City Plan Commission in 2022. Copies of the project’s prior extensions are attached hereto for reference.

The Applicant is currently updating the permitting for the related adjacent Champlin Hills project and will soon be working to advance this project through permitting as well. As such and in addition to the Covid-19 pandemic, good cause exists for a further extension of this approval. We respectfully request that this review is scheduled before the Planning Commission at its convenience.

Thank you for your attention to this matter. Please contact our office if you require anything further or if you have questions or concerns.

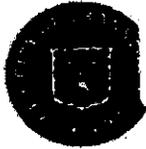
Sincerely,

Tenessa H. Azar

Enclosures

Allen W. Lung
Mayor

Peter S. Lapaglia
Planning Director



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Michael Smith
Chairman

Ken Wilson, P.F.
Mark Moutte
Lyons Nadeau
Robert Strout
Frederick Vincent
Lynne Harrington
Kimberly Bitner
Kimberly Lopez

CITY PLAN COMMISSION
Cranston City Hall
860 Park Avenue, Cranston, RI 02910

January 31st, 2017

Champlin Heights II, LLC
1414 Alwood Avenue
Johnston, RI 02819

DECISION

Champlin Heights – Preliminary Plan
Major Land Development with (private) street extension
Scituate Avenue
AP 204, Lot 2128 and AP 1278, Lot 3108

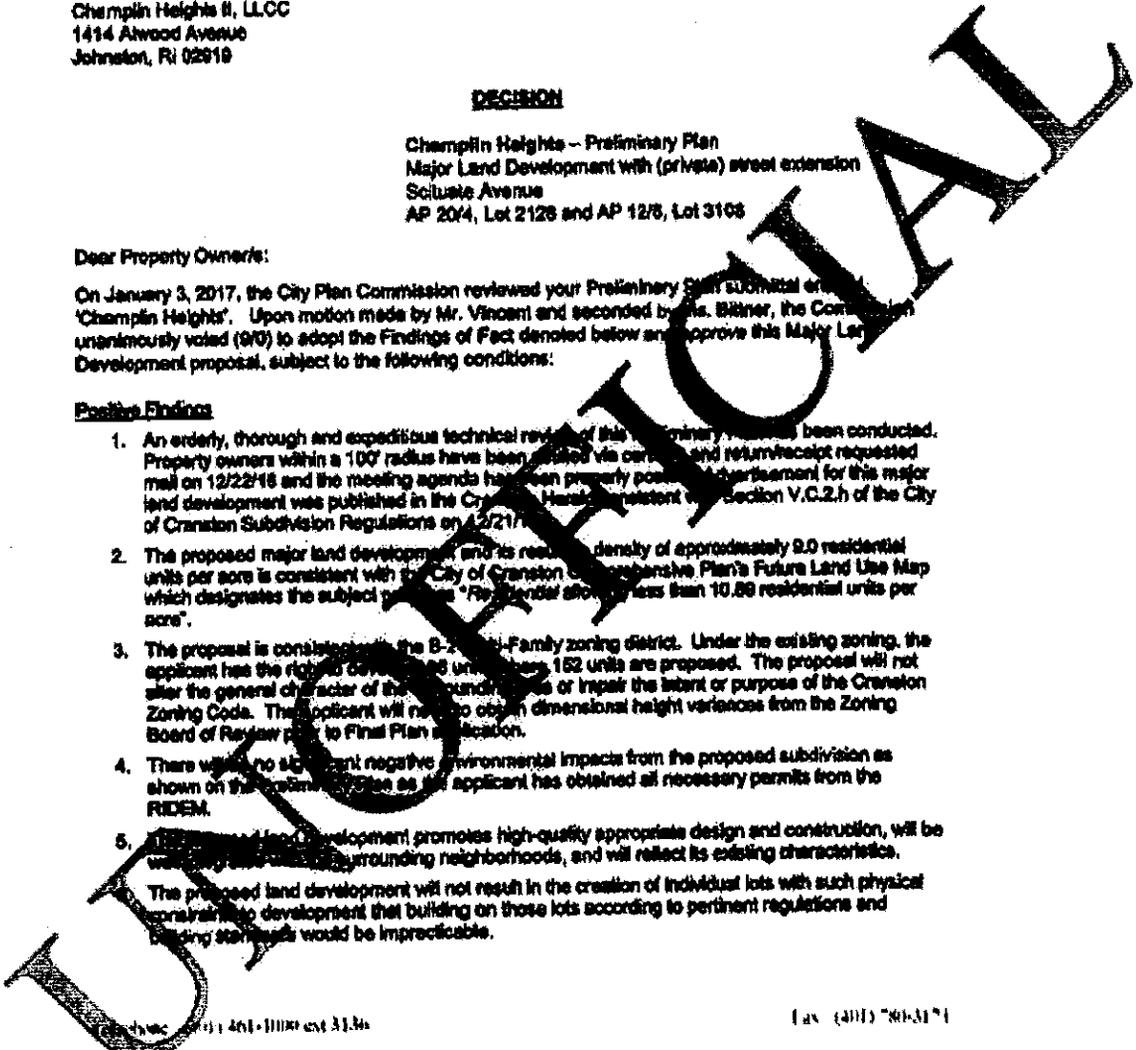
Dear Property Owners:

On January 3, 2017, the City Plan Commission reviewed your Preliminary Plan submitted on 12/22/16 for 'Champlin Heights'. Upon motion made by Mr. Vincent and seconded by Ms. Bitner, the Commission unanimously voted (9/0) to adopt the Findings of Fact denoted below and approve this Major Land Development proposal, subject to the following conditions:

Positive Findings

1. An orderly, thorough and expeditious technical review of this Preliminary Plan has been conducted. Property owners within a 100' radius have been notified via certified mail and return receipt requested mail on 12/22/16 and the meeting agenda has been properly posted and advertised for this major land development was published in the Cranston Herald consistent with Section V.C.2.h of the City of Cranston Subdivision Regulations on 12/21/16.
2. The proposed major land development and its resulting density of approximately 9.0 residential units per acre is consistent with the City of Cranston Comprehensive Plan's Future Land Use Map which designates the subject parcels "Residential single-family less than 10.00 residential units per acre".
3. The proposal is consistent with the B-2 Single-Family zoning district. Under the existing zoning, the applicant has the right to develop 152 units. The proposal will not alter the general character of the neighborhood or impair the intent or purpose of the Cranston Zoning Code. The applicant will need to obtain dimensional height variances from the Zoning Board of Review prior to Final Plan application.
4. There will be no significant negative environmental impacts from the proposed subdivision as shown on the preliminary plan as the applicant has obtained all necessary permits from the RIDEM.
5. The proposed land development promotes high-quality appropriate design and construction, will be well integrated with the surrounding neighborhoods, and will reflect its existing characteristics.

The proposed land development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and zoning standards would be impracticable.





7. The property in question has adequate permanent physical access on Scituate Avenue, an improved public (State) roadway located within the City of Cranston.
8. The RIDOT Physical Alteration Permit verifies that the proposed land development provides for safe and adequate local circulation of pedestrian and vehicular through traffic. The RIDOT alteration permits verifies adequate surface water run-off and for a suitable building site.
9. Significant cultural, historic or natural features that contribute to the attractiveness of the community have not been identified on site.
10. The design and location of streets, building lots, utilities, drainage and other improvements conform to local regulations and State requirements for mitigation of flooding and soil erosion.

Conditions of approval

Prior to submission of the Final Plan application with the Planning Department, the applicant shall be in compliance of the following items:

1. Vofia Water approval of sewer engineering stating that the plans conform to Annex A - Design of Sewers;
2. Final Plan approval from the Development Plan Review Committee and verification that all conditions have been met and incorporated into the Final Plan set;
3. Written comments from the PWSS that the final water line configuration is suitable for water supply and fire suppression. (PWSS does not issue final approval until after a plat goes on record);
4. Written comments from the RIDOT about the possibility of installing an LED advanced warning sign within the State right-of-way for the proposed intersection;
5. The owner, or Association, agent, manager or entity of this Project submit as part of the project maintenance and property drainage maintenance program an annual report of compliance with the MS-4 reporting requirements with the City of Cranston by June 30th of each year;
6. Payment of Cranston Herald (Bacon Communication) newspaper display advertisement in the amount of \$111.20; and,
7. Performance guarantee in the amount of \$14,000 with separate fee administrative fee of \$2,880;
8. The final plan shall be reviewed and approved administratively;

[The remaining conditions were offered by the applicant voluntarily and shall be treated the same as conditions placed upon the approval by the City Plan Commission]

9. Removal of the remaining trees behind Building A, B, C and D that will be tagged by the landscape architect and an Executive Board member of Turning Point Condominiums;
10. Selective removal and replacement of vegetation on Turning Point's Property to be approved by the Executive Board of Turning Point's Condominium Association;
11. A Representative from Turning Point Condominiums Association must be present on the date(s) of any tree and vegetation removal;
12. Installation of a mix of evergreens and canopy trees surrounding Turning Point Condominiums' Property creating a buffer of 10 to 20 feet;
13. Five (5) foot, black vinyl coated, chain link fence with black poles to be installed on the entire perimeter of Turning Point Condominiums' Property;

Allan W Fung
Mayor

Jason M. Pezzullo
Planning Director



Michael Smith
Chairman

Ken Mason, P.E.
Steven Spirito
Robert Stron
Frederick Vincent
Kathleen Lanphear
Ann Marie Maccarone
Joseph Morales
Robert DiStefano

CITY PLAN COMMISSION
Cranston City Hall
869 Park Avenue, Cranston, RI 02910

April 8, 2019

Champlin Heights II, LLC
1414 Atwood Avenue
Johnston, RI 02919

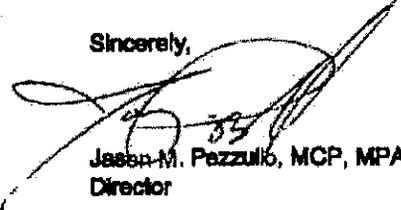
DECISION

Champlin Heights – Preliminary Plan - EXTENSION
Major Land Development with (private) street extension
Scituate Avenue
AP 20/4, Lots 2113 and 2117

Dear Property Owner/s:

On April 2, 2019, the City Plan Commission reviewed your request for a one year extension of the vesting of the Preliminary Plan approval for 'Champlin Heights', which was approved on January 3, 2017. Upon motion made by Mr. DiStefano and seconded by Mr. Mason, the Commission unanimously voted (8/0) to extend the existing project vesting to July, 2020.

Sincerely,



Jason M. Pezzullo, MCP, MPA, AICP
Director

cc: Kerin Browning, Esq.

Allen W. Fung
Mayor

Michael E. Smith
President

Jason M. Pezzullo, AICP
Planning Director



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Ken Mason, P.E.
Robert Strom
Frederick Vincent
Kathleen Lambear
Ann Marie Maccarone
Joseph Morales
Robert DiStefano
Robert Coupe

CITY PLAN COMMISSION
Cranston City Hall
869 Park Avenue, Cranston, RI 02910

July 8, 2020

Champlin Heights, LLC
1414 Ashwood Avenue
Johnston, RI 02919

DECISION

Champlin Heights - Preliminary Plan - 2nd EXTENSION
Major Land Development (with private) street extension
Solitude Avenue
AP 20/4, lots 2119 and 2117

Dear Property Owners:

On July 7, 2020, the City Plan Commission reviewed your request for a one year extension of the vesting of the Preliminary Plan approval for Champlin Heights, which was approved on January 3, 2017. Upon motion made by Mr. DiStefano and seconded by Mr. Mason, the Commission unanimously voted (6/0) to extend the existing project vesting through June 30, 2021.

Sincerely,

Douglas McLean, AICP
Principal Planner/Administrative Officer

cc: Mark Browning, Esq.

CRANSTON CITY PLAN COMMISSION

May 4, 2021 Regular Meeting

MINUTES

Chairman Smith called the City Plan Commission Meeting to order at 6:35p.m. via Zoom.

The following Commission members were in attendance: Chairman Smith, Ken Mason, Kathleen Lanphear, Frederick Vincent, Ann Maria Maccarone, and Robert Coupe.

The following Planning Department members were in attendance: Jason M. Pezzullo, Planning Director and Joshua Berry, Senior Planner.

Also attending: Steve Marsella, Esq., Assistant City Solicitor.

APPROVAL OF MINUTES

Mr. Vincent asked that a change be made to the April 6, 2021 meeting minutes to correctly reflect that he agreed with Mr. Pezzullo's interpretation of the Comprehensive Plan's jurisdiction and what he stated was that he doesn't believe the Plan to be "static" and that the board now has new information to consider.

Chairman Smith ordered that the record be changed to reflect Mr. Vincent's comment.

Upon motion made by Mr. Vincent and seconded by Mr. Mason, the Plan Commission unanimously voted (6/0) to approve the March 2, 2021, Plan Commission minutes.

Upon motion made by Mr. Mason and seconded by Mr. Coupe, the Plan Commission unanimously voted (5/0), Mr. Vincent abstained due to an absence, to approve the March 8, 2021, Plan Commission minutes.

Upon motion made by Mr. Vincent and seconded by Ms. Lanphear, the Plan Commission unanimously voted (6/0) to approve with changes as articulated by Mr. Vincent, the April 6, 2021, Plan Commission minutes.

ORDINANCE RECOMMENDATIONS

1-21-05 – Ordinance in amendment of Chapter 17.84 of the Code of the City of Cranston, 2005, Entitled "Zoning" (Conformance to District Regulations Required & Substandard Lots of Record). Sponsored by Mayor Hopkins.

Joshua Berry, Senior Planner, made his presentation. He stated that the Planning Department proposes zoning amendments to fix problematic language regarding the relationship between development activities and substandard lots of record. He stated that Planning Staff has been working with the Assistant City Solicitor, Building Inspections Department and the Administration. He stated that currently there are 31,648 lots within the City and 16,348 (51.7%) are currently nonconforming to lot area alone. He stated that the Code addressed these non-conforming lots through Section 17.88.010 and Section 17.20.404. He explained that Section 17.88.010 is difficult to interpret when there are numerous lots, potentially merged lots, corner lots and different zones.

Mr. Berry stated that the proposed ordinance does not intend to change the rules, but clarifies the lot merger regulations and exemption clause. He explained that one substantive change is that substandard

lots of record less than 4,000 ft² would now be merged to abutting lots under common ownership whether or not the abutting lot is substandard. He stated that Section 17.20.040 currently only applies to construction of new primary structures or changes of use that result in heightened lot area minimums. The proposed ordinance addresses Subdivisions, Development, and Use. He stated that this would impact all non-conforming developed or improved parcels and roughly 650 vacant or unimproved lots. He also stated this ordinance would have the most impact on the A6 and B1 zoning districts and is consistent with the Comprehensive Plan's policy guidance for all in-fill development as well as Section 17.04.010 General Purposes.

Planning Department staff recommend that the Plan Commission forward a positive recommendation on Ordinance #1-21-05 to the Ordinance Committee.

Chairman Smith asked if the Commission had any questions for Mr. Berry, hearing none he opened the floor to public comment.

Annette Bourne, 51 Community Drive, expressed her support of Ordinance #1-21-05. She stated not only does the proposed ordinance amendment clean up problematic language but it also results in furthering housing goals in keeping with smart land use.

Councilman Favicchio, 107 Warwick Ave., expressed his support of the proposed ordinance amendment, stating he did not believe these in-fill lots would pose any additional burden on the schools or police in these areas.

Upon no further discussion, the Commission moved to vote. Upon motion made by Mr. Coupe and seconded by Mr. Mason the Plan Commission voted (5/1) in favor (Commissioner Lanphear voted nay) . The motion carried.

SUBDIVISIONS & LAND DEVELOPMENT

Elite Drive Subdivision

Master plan – Minor Subdivision w/o street extension with waivers
4-lot minor subdivision (one new single-family residence)
Terminus of Janet Drive and Elite Drive – AP 26, Lot 50

Mr. Berry shared a presentation and explained that this is the master plan phase even though it is only a four (4) lot subdivision. He stated that all four lots did not meet the 125' required frontage, 3 of the lots did not meet the 125' required width, however all four lots exceeded the required 20,000 ft² minimum lot area. He also noted that no street extensions have been proposed. Each of the four lots would have private driveways from the terminus of the existing streets, Elite Drive and Janet Drive. He stated that Department Staff are supportive of the proposed compact development as it has less disturbance to the natural environment, is sensitive to the wetland areas and does not require the extension of public roads or utilities.

Robert D. Murray, Esq. Attorney for the applicant, stated that his applicant did not want to over develop this site and was able to work with Diprete Engineering to come up with the proposed plan consisting of four (4) lot. Attorney Murray stated relief was needed from the Zoning Board or Review because of the design, these lots did not meet the required frontage and width requires under the zoning code.

Mr. Vincent inquired about the drainage and water run-off. Eric Prive, Diprete Engineering, stated the existing topography is not a steep topography. Lots 1 & 2 would divert toward the stream but would also be mitigated on-site with dry wells and driveway trenches. Mr. Prive also specified that drainage is going away from the existing developments.

Earl J. Croft, Abutter, spoke in favor of this subdivision stating that he was interested in purchasing a lot from Mr. Devany if it were to be approved.

Ryan Maloney, 65 Elite Drive, stated he is concerned that removing the vegetative buffer to develop these lots would let in traffic noise from RT 295 and asked if there was a plan in place to keep a portion of this buffer and Mr. Prive explained that the proposed development is a much lower density with longer driveways with yards designed for normal recreation and the intention of the developer is not to completely clear-cut these lots.

Mr. Berry presented the Subdivision and Variance Analysis with Department Staff recommendations.

Mr. Vincent asked if the utility lines would be extended. Mr. Mason, Public Works Director, explained that utilities would be privately owned and connect with the existing utilities in the street.

Upon motion made by Mr. Vincent and seconded by Mr. Mason, the Plan Commission unanimously voted (6/0) to approve the Master Plan.

Minor Subdivision of 10 Orchard Valley Drive

Preliminary Plan – Minor Subdivision w/o street extension with waivers

2 lot subdivision (one new single-family residence)

10 Orchard Valley Drive - AP 28, Lot 16

Doug McLean, Principle Planner, gave an overview and slide presentation to the Commission for the proposed minor subdivision. He explained that this subdivision is consistent with the Future Land Use Map despite its need for variances from the zoning code.

Helen Anthony, Esq., Handy Law, LLC., introduced her applicant Christina Rousseau who gave a brief explanation for the proposed subdivision. Ms. Anthony then introduced Samuel Suorsa of Coventry Survey Company, who stated that 4 dimensional variances are being requested and there would be roughly 30 ft. of undisturbed vegetation between the limit of disturbance and the rear property line of proposed lot 1.

Joe Laborio, 15 Paddock Dr., stated his concern of the accuracy of the provided site plan and for the wetland flags located on his own property as he did not give permission for the flags to be installed. Mr. Suorsa clarified that there is a certification on the site plan and that the wetland biologist who flagged the wetland area did not have access to a survey showing a clear depiction of the boundary lines.

Mr. Mason asked if the current plan depicted the current regulations of setbacks to wetland areas. Mr. Suorsa stated that there is a 50ft setback to the wetland edge and 100ft setback to a stream that is 10ft wide.

Mr. Laborio asked the applicant to clarify who will be responsible for maintaining the sidewalk along Orchard Valley Drive. Ms. Rousseau stated that the Rousseau family maintains the existing and proposed lots and would continue to do so.

Mr. McLean provided the Plan Commission with the Subdivision and Variance Analysis along with the Department Staff recommendations.

Mr. Vincent stated he would like confirmation that the plans submitted to RIDEM for approval are the same plans for the record. Mr. Pezzullo agreed that the limit of disturbance, as a jurisdictional wetland issue, should be very clearly shown on the record plan.

Upon motion made by Mr. Vincent and seconded by Ms. Maccarone, the Plan Commission unanimously (6/0) voted to approve the preliminary plan.

EXTENSION OF TIME

Champlain heights (152 Unit Multi-Family)

Mr. Pezzullo stated that this plan was originally approved in 2017 with an amendment to include a walking trail. A 1-year extension was approved in July 2020 and this extension would be the last 1-year extension. He stated that staff recommends a 1-year extension, which would expire May 2022. Tenessa Azar, attorney for the applicant, asked if she could clarify two points. The first being that she believed this extension, should it be approved, would set to expire in June 2022 not May. And that RIGL #45.23.41 states an extension could be approved for good cause shown.

Upon motion made by Mr. Vincent and seconded by Mr. Coupe, the Plan Commission voted unanimously (6/0) to approve the one-year extension of the Preliminary Plan approval to now expire on in June 2022.

ZONING BOARD OF REVIEW – RECOMMENDATIONS

STEPHEN A. RODIO and CHUNMEI DU (OWN) and STEPHEN A. RODIO (APP) have filed an application convert an existing building into a two family dwelling with restricted front, rear, and side yard setbacks; and restricted lot size at **34 Commercial Street**, A.P. 1, lot 83, area 6,000 s.f. zoned B1. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.090 (A) - Specific Requirements and 17.92.120- Schedule of Intensity Regulation.

Due to the finding that it is inconclusive as to whether this application is consistent with the Cranston Comprehensive Plan, and balancing that against the finding that the application will not negatively alter the character of the surrounding neighborhood, upon a motion made by Mr. Vincent and seconded by Ms. Lanphear, the Plan Commission voted (6-0) to forward a **positive recommendation** on this application to the Zoning Board of Review.

370 REALTY, LLC (OWN/APP) has filed an application to operate a motor vehicle repair and service establishment from an existing industrial building at **370 Wellington Avenue**, A.P. 3 lots 154 & 1224, area 5,000 s.f. zoned M-2. Applicant seeks relief per Section 17.92.020 Special Use Permit.

Due to the finding that the application is consistent with the Cranston Comprehensive Plan, and due to the finding that the application will not alter the character of the surrounding neighborhood, upon a motion made by Mr. Coupe and seconded by Mr. Vincent, the Plan Commission voted (6-0) to forward a **positive recommendation** on the application to the Zoning Board of Review.

CHRISTINA ROUSSEAU, f/k/a CHRISTINA L. COMMISKEY (OWN/APP) has filed an application to subdivide an existing lot into two non-conforming lots, leaving an existing legal non-conforming single family dwelling, and to construct a new legal non-conforming single family dwelling at **10 Orchard Valley Drive**, A.P. 28, lot 16, area 88,200 s.f. zoned A80. Applicant seeks relief per 17.92.010 Variance; Section 17.92.120 - Schedule of Intensity Regulation.

Due to the finding that the application is consistent with the Cranston Comprehensive Plan, and due to the finding that the application incorporates a sensitive design that will not have a negative impact on the nearby wetland and will not alter the character of the surrounding neighborhood, upon a motion made by

CRANSTON CITY PLAN COMMISSION

Tuesday, August 2nd, 2022 – 6:30PM

(Regular meeting followed the Special Joint Workshop)

3rd Floor - City Council Chamber, 869 Park Avenue, Cranston RI

CALL TO ORDER

Chairman Michael Smith called the meeting back to order at 7:06 p.m. in the Council Chamber, 869 Park Ave, following a 10-minute recess.

All Commissioners and Staff who were present for the Joint Special Meeting which immediately preceded the regular monthly Plan Commission meeting remained in attendance.

Also attending: Steve Marsella, Esq., Assistant City Solicitor

APPROVAL OF MINUTES

- 7/12/22 Regular City Plan Commission Meeting (vote taken)

Chairman Smith asked if the Commissioners wished to suggest any edits to the draft minutes. Mr. Frias offered the following proposed edits:

- Adding Assistant City Solicitor David Iglizzo's name to the list of those in attendance under the "Call to Order" section
- Moving the section entitled "Extension of Time" to the first page, following the "Approval of Minutes" section, to reflect the order in which the Commission chose to take the agenda items
- Deleting the bulleted list under the subheading of "Notes" on p.9-10, which was left in by mistake
- Reattributing the quote surrounding whether standards set by Master Plan Approval or an Ordinance Change would rule from Solicitor Marsella to Solicitor Iglizzo on p.7

Solicitor Marsella also asked that the updated minutes state at the beginning of the item entitled "661 Park Project" reflect the fact that he recused himself for that discussion.

Upon motion by Mr. Frias, and seconded by Ms. Lanphear, the City Plan Commission unanimously voted (9-0) to accept Mr. Frias' recommended edits to the regular City Plan Commission meeting minutes of 7/12/22.

Upon motion by Mr. Donahue, and seconded by Mr. Ritz, the City Plan Commission unanimously voted (9-0) to accept the regular City Plan Commission meeting minutes of 7/12/22 as amended.

EXTENSION OF TIME

(vote taken)

- **Champlain Heights (152 Unit Multi-Family)** – Preliminary Plan one-year extension

Chairman Smith exercised his prerogative to take this item out of order.

Director Pezzullo said this was a "housekeeping matter" of granting a one-year extension to the applicant's Preliminary Plan for the Champlain Heights project, which was requested due to various delays caused by supply chain issues, COVID, changes in the applicant's corporate structure, and other factors. He reminded the Commission that the item was set to be voted on last month, but due to an error in the agenda (it did not explicitly say "vote taken" for the item), it was continued to this month.

Chairman Smith invited both the Commissioners and the public to comment, but neither body did.

Upon motion made by Mr. Coupe, and seconded by Mr. Bernardo, the City Plan Commission unanimously voted (9-0) to grant a one-year extension on the Preliminary Plan approval.

SUBDIVISIONS AND MAJOR LAND DEVELOPMENTS

- **“Natick Avenue Solar” ***** PUBLIC INFORMATIONAL (vote taken)
 MASTER PLAN - Major Land Development
 30 Acre / 8MW Solar Farm on 64-acre site
 Natick Avenue
 AP 22, Lots 108 and 119

*****PREVIOUS MASTER PLAN APPROVAL VACATED AND REMANDED BACK TO THE CITY PLAN COMMISSION FOR FURTHER PROCEEDINGS *****

Atty. Murray, representing the applicant, Revity Energy LLC, said that the matter had returned before the Commission because of Superior Court Judge Vogel's decision to remand the case. He noted that the project consultants were present, but said that a few hours before the meeting, Atty. Patrick Dougherty, representing the neighborhood opposition group, called to inform him of relevant case law that might impact the format of the hearing. He asked the Commission to consider continuing the matter for another month as a result and offered for the applicant to take on the expense of the additional mailing of notice.

Atty. Dougherty said that it came to his attention that a 1968 Rhode Island Supreme Court case established a jurisdictional precedent that a remand must be heard by the Planning Commissioners present for the original hearing. He said the Court held it acceptable to allow sitting Commissioners to hear a remand who did not serve at the time of the original hearing in certain situations, such as when a decision has not been vacated. As a majority of the Commission's current members did not serve when the Master Plan application came before the Commission in 2019, Atty. Dougherty felt the alternative would be to re-hear the matter entirely.

Atty. Murray said he felt it was worthwhile to pause and consider the case law on this question regardless of whether he personally agreed entirely with Atty. Dougherty's perspective. He also said that he wouldn't press to move forward on a continuance to a date that did not work for Atty. Dougherty and Solicitor Marsella.

Solicitor Marsella said the Commission is required to make a decision within a certain time frame after the Certificate of Completeness is issued. He asked Atty. Murray if the applicant would accept the granting of a continuance that did not also include an extension of time. Atty. Murray countered that Judge Vogel didn't impose any time limit within which the remand needed to be heard. He also said that the applicant wants the process to commence as soon as possible anyway.

Mr. Coupe asked Director Pezzullo whether he felt it would be best for the Commission to take up the remand during its next regular monthly meeting or during a standalone Special Meeting, and especially in the case of the latter, how soon such a meeting could be scheduled. Director Pezzullo said he didn't see why it had to be taken up in its own Special Meeting, but Mr. Frias and Ms. Maccarone both said they would prefer to see a Special Meeting be scheduled sooner rather than later, as the large crowd in attendance and prepared to speak would be better accommodated on a night dedicated to the matter.

Chairman Smith said the Commission typically grants one-month extensions, and since there doesn't appear to be a legally-imposed time limit for hearing the remand, there's no need to rush a Special Meeting to be scheduled for the soonest possible date. Solicitor Marsella added that it would be difficult to schedule a Special Meeting on a short turnaround, assuming the Commission would try to arrange for an August date. He also said that it's better practice to continue a matter like this to a date certain – in this