

(The following is not a verbatim transcript of comments or discussion that occurred during the meeting, but rather a summarization intended for general informational purposes. All motions and votes are the official records).

PUBLIC WORKS COMMITTEE

Regular meeting of the Public Works Committee was held on Thursday, November 17, 2022 in the Council Chambers, City Hall, Cranston, Rhode Island.

CALL MEETING TO ORDER:

The meeting was called to order at 6:05 P.M. by the Chair.

Present: Councilwoman Lammis J. Vargas
Councilman Matthew R. Reilly
Councilman Richard D. Campopiano, Vice-Chair
Council Vice-President Robert J. Ferri, Chair

Absent: Councilwoman Nicole Renzulli
Councilwoman Jessica M. Marino

Also Present: Councilman John P. Donegan
Anthony Moretti, Chief of Staff
John Verdecchia, Assistant City Solicitor
Stephen Angell, City Council Legal Counsel
Rosalba Zanni, Acting City Clerk
Heather Finger, Stenographer

MINUTES OF THE LAST MEETING:

On motion by Councilman Reilly, seconded by Councilman Campopiano, it was voted to dispense with the reading of the minutes of the last meeting and they stand approved as recorded. Motion passed unanimously.

I. COMMITTEE BUSINESS MATTERS CARRIED OVER

Council Vice-President Ferri:

- *Update on Costco being developed in Chapel View and Traffic Concerns. (Cont. 10/13/2022).*

Jason Pezzullo, City Planner, appeared to speak and stated that for Costco, there is no proposal for Costco at this point. There is no further information that has been submitted other than the application that was submitted in 2016-2017. At this point, the Master Plan for that big box, whether it is Costco or whoever, the condition on that was that the applicant would need to come back to the Planning Commission for an ad hoc stage. They need to come back before they can even go to the next phase, which is preliminary. Specifically conditioned on them looking at traffic in the area.

Traffic and studying all of the intersections in the area impacts on the road network. If the Planning Commission was satisfied during that time, they would fulfill the condition of Master Plan and then be free to apply for preliminary plan. The way that process would work is the applicant would come to the Planning with a fairly robust traffic study looking at all the different intersections along Sockanosset at Route 2 as well as Pontiac Ave. and assess the impacts for the big box. That study would then be peer reviewed by his department at the developer's expense. They would then go back and forth with the findings and then present them to the Planning Commission. None of that has happened at this point, but that is the process. It is status quo, since 2017, as far as that proposal. What is not status quo is what has happened on Sockanosset since we approved that big box and what is called The Fountains at Chapel View that is when TopGolf was approved and when the rest of 100 Sockanosset was approved. As everyone knows, Route 37 has finally started to take shape. That was years and years in the making, so quite a bit of the status quo has changed since we did that.

Councilman Reilly stated that we all know that something is going to go there. It is not going to stay a pile of dirt and traffic is a huge concern especially in that area. The development has been wonderful there and it is helpful for the City, but we have to have the infrastructure to support it or people are going to stop going to these places. Sockanosset Crossroad is near capacity and we do not want anymore traffic in or out of there so whatever new comes, we have to find a new way to move that traffic through. He does not think that the Route 37 updates are the end all be all, but he thinks it immensely helps the situation.

Councilwoman Germain:

- *Status and update on the Budlong Pool Project (Referred from 9/26/2022 City Council). (Cont. 10/13/2022).*

Director Moretti stated that within a week or two, we should have the architectural drawings or renditions of a pool concept. He believes that along with that, there may be some cost estimates so we do not have that now. Saccoccia & Saccoccia is doing some of the drainage with the instruction from Director Bernardo so we should have an update within an week or so.

Councilwoman Vargas stated that given the fact that Councilwoman Germain is not present, she asked if this can be left on the agenda. Chair asked that this item be left on the agenda for the next meeting.

- *Status of Aqueduct and Intervale crosswalk and timeline for the implementation of the Ordinance. (Cont. from 10/24 City Council).*

Director Moretti stated that this has been installed and completed.

Chair asked what the total cost was. Director Moretti stated that he does not have the invoice yet, but it is in the vicinity of low \$25,000, high \$30,000.

II. PUBLIC HEARINGS* and/ or NEW MATTERS BEFORE THE COMMITTEE

Pauline DeRosa, 97 Cypress Dr., appeared to speak and stated that in 2000 and 2001, the Carpionato Group approached the City of Cranston with a proposal to build a Home Depot at the former Davol Building site also known as the former Citizens Bank building at 100 Sockanosset Crossroad. That proposal was eventually rejected because of traffic concerns so the neighbors are a bit perplexed about how the potential for a Costco Warehouse some twenty years later would be an acceptable development given the fact vehicular traffic has increased in ways we could not have imagined in Chapel View and Garden City Center and have both seen intense growth over the years. In 2016, there was mention of a big box store such as a Home Depot for Lowe's. Mr. Kelly Coates, now President of the Carpionato Group, stated at that time "Those particular stores would not fit the environment that Carpionato seeks", but at a Planning Commission meeting in 2017, the traffic study for The Fountains was to include the following intersections: Sockanosset Crossroad at Chapel View Phase 2/Costco West Driveway and also the same for a Costco East Driveway. With the potential for Costco and the completion of TopGolf in mid-2023, we envision a steady flow into the daily traffic with an increase on weekends. The neighbors believe that there will be a significant surge in transient vehicles as well. Residents demand their Council Members give this potential major land development intense consideration and scrutiny and do the right thing.

A. *PUBLIC HEARINGS

B. NEW MATTERS BEFORE THE COMMITTEE

Request from Narragansett Electric and Verizon for pole location at Cranston St.

Request from Narragansett Electric and Verizon for pole location at Urbana St.

Request from Narragansett Electric and Verizon for pole location at Dyer Ave.

Request from Narragansett Electric and Verizon for pole location at Delta Ave.

On motion by Councilman Reilly, seconded by Councilwoman Vargas, it was voted to vote on all the above requests as a block. Motion passed unanimously.

On motion by Councilman Campopiano, seconded by Councilwoman Vargas, it was voted to approve all the above requests as a block. Motion passed on a vote of 3-1. The following being recorded as voting "aye": Councilwoman Vargas, Councilman Campopiano and Council Vice-President Ferri -3. The following being recorded as voting "nay": Councilman Reilly -1.

Council President Paplauskas:

- *Update on utility construction in Knightville.*

Director Moretti stated that there are three utilities doing work there for sewer, gas and water. The sewer slip lining has been completed. In terms of Providence Water, that is 95% completed. As to the gas work, there are some gas lines that need some work and is probably going to take over the Wintertime to do that and is projected to last approximately four months or so to do all the work that they have scheduled to do. By early Spring, that should be completed.

Chair stated that he has received a few calls from people that that stretch of road from the Gazebo to the rotary was paved last year and now it is totally destroyed and people are asking him who is paying for that. Director Moretti stated that he has the same question and he will find out about that and will report back.

Councilman Donegan asked if under State Law, the utilities have to come back and pave it curb to curb on their dime. Director Moretti stated that he believes that if the utility company initiate it and is not for tie-ins and they were to work on their schedule, then the answer is absolutely yes. Councilman Reilly asked if that falls under State purview or could the City put an Ordinance through stating that even tie-ins have to e curb to curb or do we not have the jurisdiction. Director Moretti deferred to Counsel, but what he has been told from Public Works is that that is a State Law that was implemented. Attorney Angell stated that that is correct.

- **ADJOURNMENT**

The meeting adjourned at 6:30 P.M.

Respectfully submitted,

/s/ Rosalba Zanni
Acting City Clerk