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February 2, 2025

Cranston Planning Commission
c/o Beth Ashman, Acting Planning Director
869 Park Avenue
Cranston, RI 02910

Re: Cranston Print Works
1381 Cranston Street, AP No. 8 Lot Nos. 195, 1617 and 2711

Dear Ms. Ashman:

The Cranston Print Works Major Land Development Project master plan was approved by the City Planning Commission on April 4, 2023 with a two-year vesting period.

On behalf of the owners CPW Apartments, LLC and CPW True Storage LLC, I am writing to the Planning Commission pursuant to Rhode Island General Law §45-23-39 and Section VI of the Cranston subdivision regulations to request a one-year extension of the master plan approval.

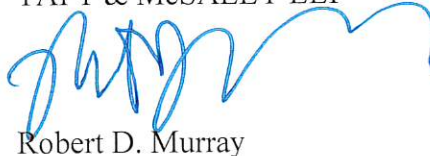
Please place this matter on the Planning Commission agenda no later than your scheduled meeting on April 1, 2025 for timely consideration of this request. Once confirmed of the meeting date, a representative will attend the meeting.

If you require any additional information, please feel free to contact me.

Thank you for your time and consideration.

Very truly yours,

TAFT & McSALLY LLP



Robert D. Murray

RDM/mk
Enclosures

cc: Marc Pinard, Esq.

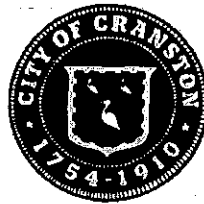


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Kenneth J. Hopkins
Mayor

Michael E. Smith
President

Jason M. Pezzullo, AICP
Planning Director



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

Richard Bernardo P.E.
Robert Coupe
Steven Frias
Kathleen Lanphear
Thomas Zidelis
David Exter
Thomas Barbieri
Lisa Mancini

April 6th, 2023

CPW True Storage, LLC & CPW Apartments, LLC
670 N. Commercial Street, Suite 303
Manchester, NH 03101

DECISION LETTER

Cranston Print Works Site Redevelopment

Major Land Development – Master Plan
1381 Cranston Street
AP 8, Lots 195, 1617, & 2711

Dear Property Owners:

On April 4th, the City Plan Commission reviewed your Master Plan submittal for the above referenced project for conformance with required standards set forth in RIGL Section 45-23-60 as well as the City of Cranston's Subdivision and Land Development Regulations.

Upon motion by Ms. Lanphear, and seconded by Mr. Bernardo, the City Plan Commission voted unanimously (8-0) to adopt the Findings of Fact denoted below and **approve** the Major Land Development – Master Plan, subject to the conditions following the findings.

Findings of Fact

An orderly, thorough, and expeditious technical review of this Master Plan has been conducted. Property owners within a 100' radius have been duly notified via first class mail, a display advertisement was published in the Cranston Herald on 3/22/23 and the meeting agenda has been properly posted.

Staff has reviewed this Master Plan application for conformance with required standards set forth in RIGL Section 45-23-60, as well as the City of Cranston's Subdivision and Land Development Regulations and finds as follows:

RIGL § 45-23-60. Procedure – Required findings. (a)(1) states, "The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies."

1. The proposed Major Land Development is consistent with the City of Cranston Comprehensive Plan Future Land Use Map (FLUM). The proposed density is 3.06 units per acre for the site as a whole and 7.22 units per acre when using the upland area (total acreage of developable land). If the applicant were to eventually meet the full allotment of 150 units the density for the site as measured by units per acre would be 3.6 units per acre for the site as a whole and 8.4 units per acre when using the upland

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area (total acreage of developable land). Those calculations are all well under what the Comprehensive Plan Future Land Use Map calls for density within the surrounding neighborhoods within a 400' buffer of the subject parcels which have been categorized as residential less than 10.39 units per acre and single or two family residential less than 10.89 units per acre.

2. Additionally, Staff finds that the proposal is consistent with the following Comprehensive Plan goals and policies:
 - a. LUG-2 – Promote mixed use (commercial, industrial, and residential) development that will:
 - i. Focus on a few key redevelopment sites;
 - ii. Improve the quality of new development;
 - iii. Incorporate 'smart growth' principles.
 - iv.
 - b. HA-3 – Encourage Housing that is mixed into commercial projects.
 - c. HG -3 – Achieve a balance between economic development and housing in the City.
 - d. HP-3 – Continue to identify and implement appropriate economic incentive programs to encourage historic preservation and rehabilitation.
 - e. HP-3.1 – Provide housing resources to support the range of jobs that reflects the City's economic base and encourage the development of housing at levels that are consistent with household purchasing power.
 - f. HP-3.2 – Maintain the stability of established neighborhoods in connection with continued economic development and revitalization; in particular, protect neighborhoods abutting the City's major commercial corridors from adverse impacts arising from incompatible uses.
 - g. HG-4 – Promote housing opportunity for a wide range of household types and income levels.
 - h. HP-4.1 – Maintain a varied housing stock, with units of different age, size and type that are affordable to a wide range of incomes.
 - i. HP-4.2 – Identify potential sites for redevelopment options for future residential use, and mixed use.
 - j. HP-6 – Continue to work with private property owners to encourage preservation of known archaeological and historic sites on their land.

RIGL § 45-23-60. Procedure – Required findings. (a)(2) states, "The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance."

3. To the extent that any development of the subject property will be required to comply with all aspects of the Zoning Ordinance, including Development Plan Review, and will be required to comply with City of Cranston Subdivision and Land Development Regulations, staff finds that the proposed rezone will adequately address the appropriate purposes detailed in §17.04.010.

RIGL § 45-23-60. Procedure – Required findings. (a)(3) states, "There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval." (Emphasis added)

4. This finding pertains specifically to the final plan; however, no significant environmental impacts are anticipated.
5. The project will be subject to all state and local regulations pertaining to environmental impacts and wetlands.
6. The Rhode DEM's Natural Heritage map shows that there are no known rare species located on the site.



RIGL § 45-23-60. Procedure – Required findings. (a)(4) states, "The subdivision, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans."

7. The proposed 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 building standards would be impracticable.
8. The design and location of building lots, utilities, drainage and other improvements will conform to local regulations for mitigation of flooding and soil erosion, details of which will be reviewed during the Preliminary Plan phase of the application.

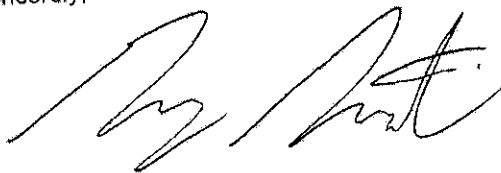
RIGL § 45-23-60. Procedure – Required findings. (a)(5) states, "All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement."

9. The properties in question has adequate permanent physical access to a Dyer Avenue and Cranston Street.

Conditions of approval

1. Applicant shall obtain approval of the conditional special zone by the City Council prior to application to the Development Plan Review Committee for Preliminary Plan consideration.
2. Applicant shall obtain all necessary approval from outside State agencies prior to application of the Preliminary Plan application to the City Plan Commission.

Sincerely,



Gregory Guertin, MA
Senior Planner/Administrative Officer

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