

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 20, 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-review7.20.22/>

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### 1. Call to Order

### 2. Approval of Minutes

- 7/6/22 Meeting

(vote taken)

### 3. "Cranston Print Works Self Storage"

**Preliminary Plan** (vote taken)

*Location:* 1381 Cranston Street, AP 8, Lot 195, 1617, 2711

*Zoning District:* M-1 (General Industry) Lots 195, 1617  
B-2 (Single-family, two-family, and multi-family dwellings.) Lot 2711

*Owner:* CPW True Storage LLC & CPW Apartments, LLC

*Applicant:* CPW True Storage LLC

*Proposal:* The applicant is proposing an adaptive reuse of a portion of an existing industrial building into climate-controlled self-storage. Interior renovations will be accomplished to facilitate the new storage layout with minimal exterior work. No exterior earthmoving operations are required, only the re-striping of the existing pavement to better delineate the proposed parking.

### 4. "Dulce Vida" \*

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

*Location:* 800 Reservoir Avenue, AP 9, Lots 572 & 573

*Zoning District:* C-1 (Office business)

*Owner:* FJ INVESTMENT LLC

*Applicant:* Ingrid Guzman of Dulce Vida

*Proposal:* The applicant is proposing to change the use of a portion of the existing building on the property to serve as an office for an event planning business and to use the property to host events. This change of use will also require a Use Variance and Dimensional Variance application to the Cranston Zoning Board of Review.

**5. “Tasca Expansion” \***

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

*Location:* 1300 Pontiac Avenue, AP 13, Lot 76

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

*Owner/Applicant::* TASCAL ENTERPRISE INC

*Proposal:* The applicant is proposing to expand upon the existing building on the property in 2 different locations, as well as adding one (1) additional new building, as well as associated site plan modifications

**6. “51 Washington Avenue Redevelopment” \***

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

*Location:* 51 Washington Avenue, AP, Lots 75, 79-88

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

*Owner/applicant:* Bahlmann Group, LLC c/o Casper Bahlmann

*Proposal:* The applicant proposes to restore the existing building and develop a 284-unit self-storage facility (2020 interior and 82 drive-up) comprising a total of 37,000 ft<sup>2</sup>.

\* 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.*