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Via Email

Jason Pezzullo, Planning Director
City of Cranston
869 Park Avenue
Cranston, Rhode Island 02910
jpezzullo@cranstonri.org

Re: Comstock Industrial Major Land Development Project Application –Objection of Crossroad Condominium Association

Dear Mr. Pezzullo:

We represent the Crossroad Condominium Association (the “Association”) with regard to the proposed development known as Comstock Industrial (the “Project”). This correspondence is submitted to inform the Cranston Planning Commission (the “CPC”) of the Association’s serious concerns regarding potential adverse impacts of the Project on the property owned by its members. As you are aware, the condominium complex is comprised of 36 residential units, which are predominantly owned and occupied by senior citizens. The condominium is located immediately adjacent to the southern edge of the development site. Having reviewed the plans and supporting material made publicly available in advance of the meeting, the Association wishes to highlight its overriding concern related to the Project: The Project proposes an unrestricted industrial development immediately adjacent to a residential development.

The Crossroad property is located within the Residential B-2 zoning district, which is intended primarily for the use of single-family, two-family, and multi-family dwellings, pursuant to Sec. 17.08.010 of the Zoning Ordinance. The development site is zoned Industrial M-1, which is intended primarily for the general use category of ‘restricted industry.’ Needless to say, a proposed industrial use located right next door to a residential condominium complex is an example of exactly the kind of development that traditional land use planning aims to prevent. It is incumbent upon the CPC to impose restrictions upon the Project to protect the health, safety, and general welfare of the Association members, not to mention their property values.

The Applicant may suggest to the CPC that the Association’s concerns should be addressed at the preliminary plan stage of review. We disagree. The concerns relate to the nature of the

proposed use and to the depiction of a “maxed-out” development site. Because state law provides that master plan vesting includes the conceptual layout of the Project, it is critical that the CPC impose certain conditions on any approval to mitigate the expected adverse impacts of a 24/7 industrial operation directly adjacent to a residential community populated mostly by senior citizens. The size of the proposed building, the inadequate buffering between the development site and the Crossroad property, and the lack of noise mitigation strategies such as a sound wall, are all deficiencies which can and should be addressed and resolved at this stage of review.

The Association recognizes that the property owner has the right to develop their property in a manner that is not inconsistent with the Zoning Ordinance; however, consistency with the Zoning Ordinance is necessary but not sufficient for approval of the Project. The Project must also satisfy the design guidelines set forth in the City’s Subdivision and Land Development Regulations. Finally, it must also be consistent with the Comprehensive Plan. In the form in which it is currently presented, the Project is not consistent with the Comprehensive Plan.

The members of the Association look forward to the opportunity to address the CPC in person regarding this matter. Thank you for your consideration.

Sincerely,

URSILLO, TEITZ & RITCH, LTD.

/s/ Amy H. Goins, Esq.

cc: Robert D. Murray, Esq.
Client

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