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COMSTOCK INDUSTRIAL LLC
("OWNER/APPLICANT")

Comstock Parkway
Cranston, RI 02921

PROJECT NARRATIVE

This project narrative is offered in connection with the application of Comstock Industrial LLC for the development of a 17.3-acre site on Comstock Parkway. The site is zoned M-1 Industrial and is designated as Lot No. 46 on Assessor's Plat No. 36/4.

Master Plan approval was obtained from the Planning Commission on December 7, 2021 as a major land development project. The applicant proposes two industrial warehouse type structures. Likely to be done in phases, the larger building contains approximately 200,000 square feet. The smaller structure closer to Comstock Parkway will contain approximately 70,000 square feet.

Following approval from the Development Plan Review Committee, an application for Preliminary Plan approval will be submitted to the Planning Commission.

The subject site is located on Comstock Parkway, across from the intersection of Western Industrial Drive. This section of Comstock Parkway can be accessed from the north via Plainfield Pike (RI Route 14) and from the south via Scituate Avenue (RI Route 12).

Zoning Requirements for M-1 Industrial Zone

Minimum Lot Area =	30,000 s.f.
Minimum Frontage and Lot Width	150'
Minimum Front Yard	40'
Minimum Side Yard	20'
Minimum Rear Yard	30'
Maximum Structure Height	35'
Maximum Lot Coverage	60%

The proposed buildings and project meet the district intensity regulations and the proposed development and uses are allowed by right.

Wetlands

An Insignificant Alteration Permit was obtained from the Rhode Island Department of Environmental Management (RIDEM) on September 12, 2022. There are two flagged wetlands located on the site. Wetland Series B is located in the southwest corner of the site and Wetland Series C is located along the eastern portion of the northern property line. The proposed development will be located outside of these wetlands and/or their appropriate buffers.

Soils Research

The following soils exist in the Project Area. The descriptions and properties were obtained from the RI Soils Handbook by Natural Resources Conservation Services (NRCS):

CdB*	CANTON AND CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
NaB*	NARRAGANSETT SILT LOAM, 3 TO 8 PERCENT SLOPES
NbB	NARRAGANSETT VERY STONY SILT LOAM, 0 TO 8 PERCENT SLOPES
Re	RIDGEBURY FINE SANDY LOAM
Rf	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
UD	UDORTHENTS-URBAN LAND COMPLEX
WhA*	WOODBIDGE FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
WhB*	WOODBIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
WoB	WOODBIDGE VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
NOTE:	*PRIME FARMLAND

Conservation Areas

There is no designated State Conservation Land located on the subject parcel.

FEMA Flood Hazard Areas

There are no FEMA flood hazard areas (Zone A) located adjacent to the site. Therefore, the project area will not be subject to flooding during a 1% annual chance (100-year) storm event.

Natural Heritage Area

There is no Natural Heritage Area within the subject parcel.

Easements

There is an existing utility and access easement located within the site at the center of the eastern portion of the parcel. There is also an existing utility easement that abuts the northeastern corner of the site (on the eastern property line). A temporary construction easement abuts the westernmost leg of the southern property line and will not be impacted by the development.

Traffic Analysis

At the Master Plan level, a traffic study prepared by Beta Engineering was submitted and subsequently peer reviewed by the city at the expense of the developer. A copy of that Beta Engineering report can be made available upon request.

Noise Impacts

At the request of the Planning Department a consultant, Tech Environmental of Waltham, Massachusetts was engaged to perform an acoustical modeling study and report for compliance with the city noise regulations. That report was peer reviewed at the expense of the developer.

Landscaping

As part of the detailed plan submission, John Carter, Landscape Architect for the project has made recommendations to the developer and they have been incorporated in the civil engineering plan set. The Planning Department has had those plans also peer reviewed at the expense of the developer. Please note that a substantial landscape buffer exists between the industrial site and a residential condominium development to the south.

Utilities

Letters for water and sewer availability were submitted at the time of the Master Plan approval.

Conclusion

Based upon review of the Cranston Subdivision Regulations and Zoning Ordinance, the site is suitable for the development proposed. The location is in proximity to the surrounding industrial area and the uses, and the design will not negatively impact the site or area. No site constraints prevent construction of the project as presented.

Prepared by:
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