

Kenneth J. Hopkins
Mayor

Jason M. Pezzullo, MCP, MPA, AICP
Chair / City Planning Director



James Woyciechowski
Fire Marshal

David Rodio
Building Official

Justin Mateus P.E.
Public Works Director

Stephen Mulcahy
DPW: Traffic Safety Division

DEVELOPMENT PLAN REVIEW COMMITTEE

City Hall – 3rd Floor, Room 309
869 Park Avenue, Cranston, Rhode Island 02910

AGENDA

CITY HALL – 3rd FLOOR COUNCIL CHAMBER 9:30AM – WEDNESDAY, DECEMBER 6, 2023

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/departments/planning/>

1. Call to Order

2. **"1727 Pontiac Self-Storage" Pre-Application / Jurisdictional Review** (vote taken)

Location: 1727 Pontiac Avenue | AP 9, Lot 599
Zoning District: M-1 (Restricted Industry)
Owner: 1727 Pontiac Drive, LLC | 30 Extrusion Drive, Stonington, CT 06379
Applicant: PDS Eng. & Construction, Inc. | 107 Old Windsor Road, Bloomfield, CT
Proposal: Convert an existing warehouse into a self-storage use. No modifications to the footprint or site layout are proposed.

3. **"Achievement First Illuminar School" Preliminary Plan** (vote taken)

Location: 85 Garfield Avenue | AP 7/2, Lot 91
Zoning District: C-4 (Highway Business)
Applicant: Achievement First Rhode Island, Inc.
Owner: CP Associates
Proposal: Renovate an existing office building into a charter school and make associated parking lot and landscaping improvements.

4. **"Early Foundation Academy" Pre-Application** (no vote taken)

Location: 181 Princess Avenue | AP 8/3, Lot 1552
Zoning District: B-1 (Single & Two-Family Residential)
Applicant / Owner: Early Foundation Academy LLC | 1 Bain Street, Cranston RI, 02920
Proposal: Expand the existing facility by 1,850 sq. ft., add a 621 sq. ft. porch, re-stripe the existing fifteen (15) parking spaces, and a new drop-off / pickup area off Meadow Avenue.

5. “Plainfield Pike Milton CAT Facility” Pre-Application (no vote taken)

Location: 2110 Plainfield Pike | AP 35, Lot 9
Zoning District: M-2 (General Industry)
Owner: William A Simas Sheila M Simas Trustees
Applicant: Milton CAT / Teamwork, LLC
Proposal: Construct a new 49,650 sq. ft. facility to serve as a showroom, service center, and storage warehouse for new large construction equipment.

6. “Park Avenue Condominiums” Pre-Application (no vote taken)

Location: 1455 Park Avenue | AP 11, Lots 269, 2822, 2823
Zoning District: C-2 (Neighborhood Business)
Applicant / Owner: A LISI LLC | 2628 West Shore Road, Warwick, RI 02889
Proposal: Construction of six (6) multi-family units in a townhouse-style configuration in addition to the exiting two-family dwelling.

7. “1112 Reservoir Avenue” Pre-Application (no vote taken)

Location: 1112 Reservoir Avenue | AP 9, Lot 2713
Zoning District: C-1 (Office Business)
Application / Owner: WIRED 2TEN LLC | 115A Pratt Street, Providence, RI 02906
Proposal: Renovate the abandoned restaurant use (Pizza Hut) into a recreational cannabis retailer.

8. “Natick Avenue Solar” Preliminary Plan **EXTENSION OF TIME REQUEST (vote taken)**

Location: Natick Avenue | AP 22, Lots 108 & 119
Zoning District: A-80 (Single Family on 80,000 sq. f.t ft lots)
Owner: Ronald Rossi
Applicant: Revity Energy, LLC
Proposal: Applicant seeks to install a 6.25 MW AC ground-mounted solar energy system on 22.2 acres of a 64-acre site.

9. Adjournment (next meeting date TBD) (vote taken)

Individuals requesting interpreter services for the hearing impaired must contact the Dept. of City Planning at (401) 780-3136 seventy-two (72) hours prior to the meeting.