

Hon. Kenneth J. Hopkins
Mayor

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



James Woyciechowski
Fire Marshal

David Rodio
Building Official

Justin G. 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

MINUTES

**CITY HALL – 3rd FLOOR, COUNCIL CHAMBER
9:30AM – WEDNESDAY, SEPTEMBER 18, 2024**

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

Chairman Jason Pezzullo called the Development Plan Review Committee meeting to order at 9:30 a.m. in the City Council chamber.

The following members were in attendance for the meeting: Jason M. Pezzullo- Planning Director, Stephen Mulcahy – Traffic Safety Manager, Franklin Paulino – Economic Development, and Stan Pikul – Building Official. Jim Woyciechowski- Fire Marsh and Justin Mateus- DPW Director were absent.

The following Planning Department staff members were in attendance: Jonas Bruggemann, Senior Planner; Brianna Valcourt, Senior Planner; and Grace Brownell, Planner Technician. Beth Ashman, Assistant Planning Director was absent.

2. Approval of Minutes

(vote taken)

- July 17, 2024 DPRC Meeting
- August 21, 2024 DPRC Meeting

Upon motion made by Stephen Mulcahy and 2nd by Stan Pikul, the Development Plan Review Committee unanimously voted (3-0) to approve the minutes as distributed.

3. "Budlong Pool"

Pre-Application/Jurisdictional Review

(vote taken)

Location: 222 Aqueduct Road | AP 9-2, Lot 141
Zoning District: S-1 (Open Space)
Applicant / Owner: Richard Connor/City of Cranston
Proposal: Renovation of Budlong public pool and existing facilities building and construction of new 115 sq. ft. gatehouse.

Mr. Pezzullo noted the main structure is not being demolished, but rehabilitated due to asbestos and other identified issues. Historic review is taking place. Mr. Pezzullo read the following emailed comments from Justin Mateus, DPW Director:

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.

This project is essentially a modernization to an obsolete city asset. We are renovating the first floor of the pool house, reconstructing the pool, and bringing the facility into compliance with the current accessibility and environmental standards. The pool is designed to be multifaceted with areas for children to enjoy spray features, families to relax, and athletes to work on their lap swimming. The project includes the use of US HUD grant funds, which means it is subject to the approval of the State and Federal government. Because of that, the city has extensively studied the facility to identify any onsite contaminates and way of preserving the historic nature. For the reasons above, and because the project is not looking for any zone change or variances, I am recommending that DPR does not take jurisdiction of this project.

Mr. Pezzullo further noted that there are no proposed changes to the parking lot and overall land footprint. Mr. Pezzullo invited the Committee to engage in comment:

- Stan Pikul requested clarification as to the location of the lot. Further noted the potential of having debris removed from site.
- Stephen Mulcahy- There are no changes on site itself, no comments.
- Franklin Paulino inquired if there any proposed changes to the exterior.

Mr. Pezzullo noted it is proposed for the exterior to be renovated to appear more modern looking.

Upon motion made by Stephen Mulcahy and 2nd by Stan Pikul, the Development Plan Review Committee unanimously voted (3-0) to not take jurisdiction over Budlong Pool application.

4. “Walmart”	Pre-Application/Jurisdictional Review	(vote taken)
<i>Location:</i>	1776 Plainfield Pike AP 37, Lot 3-1	
<i>Zoning District:</i>	C-4 (General Business.)	
<i>Applicant / Owner:</i>	Jose Mata	
<i>Proposal:</i>	The proposal is for the construction of a 5,525 sf addition, interior renovations, and pickup parking spaces for the existing commercial business.	

Mr. Pezzullo noted the applicant is proposing a minor footprint expansion to be located within the existing Garden Center. Also proposing the removal of parking spaces to be replaced with lockers for pick-up orders. Mr. Pezzullo further invited the Committee to engage in comment:

- Stan Pikul noted there have been historic issues with storage containers on this site. Several complaints received from neighboring apartment building.
- Jason Pezzullo noted the storage containers were an in-between solution to the now proposed storage lockers. The lockers will be permanent structures.

Upon motion made by Stephen Mulcahy and 2nd by Stan Pikul, the Development Plan Review Committee voted unanimously (3-0) to not take jurisdiction on the Walmart application conditioned upon the removal of all temporary storage containers on site.

5. “40 Meredith Drive”	Technical Review Committee	(no vote taken)
<i>Location:</i>	40 Meredith Dr AP 11-5, Lot 2934	
<i>Zoning District:</i>	A-8 (Single-Family Residential, 8,000 sq. ft.)	
<i>Applicant / Owner:</i>	Mark D. Capuano	
<i>Proposal:</i>	The proposal is to subdivide the existing 14,427 sf lot with frontage on two streets into two lots creating one new lot for a single-family home. The proposal requires variances to lot size for Parcel B and to rear yard setback for the existing home on Parcel A.	

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Proposal requires variances to lot size for Parcel B and to rear yard setback for the existing home on Parcel A.

Mr. Pezzullo noted this is a proposed subdivision with a variance which will be before the City Plan Commission at the October 1st meeting. Noted there is the existing home on site. New irregular rear lot line being proposed for creation of new lot with frontage on Sagamore Road.

Jonas Bruggeman noted the following proposed variances: Parcel Two would need relief from the lot size requirement. Parcel One with the existing home would need relief from the rear setback.

Committee members to issue comments in writing to the Planning Department.

6. Adjournment (Next Meeting | October 2, 2024)

(vote taken)

Upon motion made by Stephen Mulcay and 2nd by Stan Pikul, The Development Plan Review Committed voted unanimously (3-0) to adjourn at 10:05 a.m.

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