



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, NOVEMBER 6, 2024

1. Call to Order

Beth Ashman, Planning Assistant Director called the meeting to order at 9:43 a.m. in the City Council Chamber.

The following members were in attendance for the meeting: Beth Ashman- Asst. Planning Director, designee of Jason Pezzullo, Stan Pikul- Building Official, and Jim Wojciechowski- Fire Marshal. Jason M. Pezzullo- Planning Director, Stephen Mulcahy- Traffic Safety Manager, Justin Mateus- DPW Director were absent.

Franklin Paulino -Economic Development was in attendance.

The following Planning Department staff members were in attendance: Jonas Bruggemann, Senior Planner; Brianna Valcourt, Senior Planner; and Grace Brownell, Planner Technician.

2. Approval of Minutes

(vote taken)

- September 18, 2024
- October 16, 2024

Approval of Minutes tabled due to absentee of members.

Vote not taken.

3. “Storage Five Cranston” Preliminary Plan

(vote taken)

Location: 1 Kenney Drive & 0 Sharpe Street | AP 13, Lots 5, 50 & 67
Zoning District: M-2 (General Industry)
Applicant / Owner: Storage Five Cranston, LLC
Proposal: The proposal is to demolish the existing southeast surface parking area and repaving to accommodate the construction of two self-storage facilities totaling +- 13,625 GSF along with associated site, landscape, and drainage improvements.

P.E Meghan Bruckman of Civil and Environmental Consultants, Inc. was present on behalf of the applicant. Ms. Bruckman noted the proposal is the redevelopment of the subject property to subdivide the three parcels into two parcels to better serve the proposed use of self-storage. Existing stormwater patterns to remain. Project to include decrease in impervious area. Minor grading proposed within disturbed area. As inquired by the Fire Department, there are no proposed sprinklers. The only utility that will be connected to the two buildings is electric. Lastly, architectural facade improvements were added to revised plans.

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.

Upon a motion made by Mr. Wojciechowski and 2nd by Mr. Pikul, The Development Plan Review Committee voted unanimously (3-0) to approve the Preliminary Plan.

4. “Climate Controlled Self Storage Addition” Pre-Application (no vote taken)

Location: 51 Washington Avenue | AP 75, Lot 51
Zoning District: M-2 (General Industry)
Applicant: Timba Capital Group LLC
Owner: Bahlmann Group LLC
Proposal: The proposal is to construct 4-story interior climate controlled self-storage addition with basement level to total +/- 64,000 GSF next to the existing 2- story climate controlled self-storage facility to total +/- 17,940 GSF.

P.E Dan DeCesaris of Joe Casali Engineering, Inc. was present on behalf of the applicant. Mr. DeCesaris noted the proposal is the construction of a 4-story interior climate controlled self-storage addition next to the existing 2-story climate controlled self-storage facility. New Storage addition to include a total of 700 storage units. Due to non-conforming front yard setbacks, will be requesting variance relief. Site will accommodate for approximately 28 spaces, above the 17-space requirement. Will satisfy the required 15% threshold of landscaping requirements.

The property owner noted the previous construction of the original self-storage facility was an overall aesthetic improvement to the area. The purpose of the proposal is to accommodate for more clients.

Beth Ashman invited the Development Plan Review Committee to provide comment:

- Stan Pikul inquired if elevations will be provided. Further inquired about any new signage.

Mr. DeCesaris noted the building will be just below the required height of 35'. There is existing signage on Washington Avenue and there will be new signage on the Garfield Avenue side. New signage will likely need variance relief. Elevations can be provided at a future date.

- Franklin Paulino inquired about use of tax incentive and projected job creation from the proposed project.

The property owner noted that they will no longer be pursuing the tax incentive. Job creation to include one to two jobs.

- Beth Ashman requested the applicant to consider repairing and upgrading the Garfield Avenue portion of the sidewalk.
- Jim Wojciechowski inquired if the new building addition will tie into existing access.

The property owner provided confirmation that there will be access from the original building to the new building. Would like to remain entrance to lower level.

Jonas Bruggeman requested clarification about the need for landscape requirement waivers. Mr. Decesaris noted waivers will not be necessary.

5. Adjournment (vote taken)

Upon a motion made by Mr. Pikul and 2nd by Mr. Wojciechowski, the Development Plan Review Committee voted unanimously (3-0) to adjourn at 10:01 a.m.

Next meeting: November 20th, 2024, Cranston City Hall - City Council Chamber, 869 Park Avenue, Cranston 02910

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