



## DEVELOPMENT PLAN REVIEW COMMITTEE

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

### MINUTES CITY HALL – 3<sup>rd</sup> FLOOR, COUNCIL CHAMBER 9:30AM – WEDNESDAY, OCTOBER 16, 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

Beth Ashman, Assistant Director of Planning, designee of Jason Pezzullo, called the meeting to order at 9:35 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, Stephen Mulcahy – Traffic Safety Manager, and Justin Mateus- DPW Director. Jason M. Pezzullo- Planning Director, Stan Pikul – Building Official, Jim Wojciechowski- Fire Marsh 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

Vote not taken.

#### 3. "Storage Five Cranston"

Pre-Application/Jurisdictional Review

(No 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. presented on behalf of the applicant, Storage Five Cranston, LLC. Noted the proposal is the redevelopment of the current Swarovski property to subdivide the three existing parcels into Parcel A and Parcel B to better serve

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the proposed use of self-storage. Proposal is compliant with M-2 zoning district requirements. Will update Plan table to show the landscape area. Will be repaving lot for an overall decrease in impervious area and increase in pervious and grassed area. Will remove one parking space to expand existing green space. Further proposing subsurface infiltration system for roof runoff before it ties into the existing drainage system.

Beth Ashman invited the Committee to engage in comment:

- Justin Mateus inquired if the proposal includes any new utilities. Ms. Bruckman noted there is no water, gas, or sewer. Confirmed proposal will receive energy from existing sources on site.
- Beth Ashman inquired if the existing driveway will be the circulation access. Further inquired the plans for Parcel B.
- Stephen Mulcahy requested clarification that there are no new curb cuts. Clarification provided.

Ms. Bruckman noted there is a proposed access easement in order to maintain access to Parcel.

Atty. Robert D. Murray of Taft & McSally LLP noted his client has an agreement to acquire Parcel B but have not yet proceeded with the subdivision application.

- Justin Mateus inquired if the subsurface infiltration system has connecting drains at different points. Ms. Bruckman noted there are two entry points for roof drains.
- Stephen Mulcahy inquired if the proposed parking is for proposed use. Ms. Bruckman noted the parking for Parcel A is for the proposed use.
- Beth Ashman inquired if there will landscaping maintenance facing the street off Pontiac Ave. Ms. Bruckman confirmed. Further requested that the Fire Department has review of the proposal prior to the next meeting.

#### 4. Adjournment

**(vote taken)**

Upon a motion made by Mr. Mateus and 2<sup>nd</sup> by Mr. Mulcahy, the City Plan Commission voted unanimously (3-0) to adjourn at 9:48 a.m.

Next meeting: November 6<sup>th</sup>, 2024, Cranston City Hall - City Council Chamber, 869 Park Avenue, Cranston 02910

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