

Hon. Kenneth J. Hopkins
Mayor

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



James Wojciechowski
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, DECEMBER 4, 2024**

CALL TO ORDER

Asst. Planning Director Beth Ashman, designee of Jason Pezzullo, called the Development Plan Review Committee 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, Stephen Mulcahy – Traffic Safety Manager, Stan Pikul representing David Rodio – Building Official and Frank Corrao- Acting DPW Director. Jim Wojciechowski – Fire Marshal and Jason Pezzullo, Planning Director were absent.

The following Planning Department staff members were in attendance: Beth Ashman, Asst. Planning Director and Grace Brownell, Planner Technician.

Also present was Franklin Paulino, Director of Economic Development.

APPROVAL OF MINUTES

- 9.18.24

Upon a motion made by Mr. Pikul and 2nd by Mr. Mulcahy, the Development Plan Review Committee voted (3-1) to approve the minutes as distributed. Mr. Corrao abstained.

- 10.16.24

Upon a motion made by Mr. Pikul and 2nd by Mr. Mulcahy, the Development Plan Review Committee voted (3-1) to approve the minutes as distributed. Mr. Corrao abstained.

- 11.20.24

Upon a motion made by Mr. Mulcahy and 2nd by Mr. Pikul, the Development Plan Review Committee voted (3-1) to approve the minutes as distributed. Mr. Corrao abstained.

SUBDIVISIONS/LAND DEVELOPMENT REVIEW

- **“22 Selkirk Road”**

Technical Review Committee

(no vote taken)

Application Type: Minor Subdivision – Preliminary Plan

Location: 22 Selkirk Road | AP 2, Lot 2468

Zoning District: B-1 (Residential single- and two-family dwellings)

Owner/Applicant: 22 Selkirk Road Trust (C/O Peter Scott)

Proposal: Subdivision of 1 lot into 2 parcels with one existing single-family home on Parcel A and a newly proposed single-family home on Parcel B.

Planner Technician, Grace Brownell provided an overview of the proposed project. It was noted the subject property is an oversized lot (14,459 sf.) situated in the B-1 zone. The proposal is to subdivide the existing (1) single-family record parcel into two (2) single-family house parcels. The existing single-family home is to remain on one lot in addition to the construction of a new home on the other lot.

On behalf of the applicant, Tim Behan of Commonwealth Engineers & Consultants, Inc. was present. Mr. Behan noted Providence Water has been contacted. Water and sewer services will be available for the new house. CMRC Assent is pending.

Ms. Ashman invited the Development Plan Review Committee to engage in discussion:

- Stan Pikul inquired about the Flood Zone designation. Expressed concern for contour of land and inquired about the use of retaining walls. Requested to see detailed engineered drawings for new single-family home construction during the building permit process.

Mr. Behan noted a portion of the site is situated in a 100-year flood zone as (VE Elev. 13). The garage itself will be below the flood zone, (EV. 21). The back wall will act as a retaining wall. An additional retaining wall located within the back yard will surround the perimeter of the property.

- Franklin Paulino inquired about the proposed footprint for the new proposed single-family home.

Mr. Behan noted the proposed footprint is 1,550 sf.

- Frank Corrao inquired if zoning relief is required. Further requested clarification about roof drain proposals.

Staff and the applicant's representative confirmed that the proposal is in conformance with all dimensional zoning requirements. Mr. Behan noted vegetated swales are proposed along each driveway, which meet the CRMC standards for a single-family home.

- Ms. Ashman inquired about whether there is concern for site lines, pulling out of the driveway.

Mr. Behan noted that Narragansett Boulevard is a straight away within this location.

ADJOURNMENT (Next Meeting | December 18, 2024)

(vote taken)

Upon a motion made by Mr. Mulcahy and 2nd by Mr. Pikul, the City Plan Commission voted unanimously (4-0) to adjourn the meeting at 10:18 a.m.

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.

DRAFT