



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, JANUARY 17, 2024

1. Call to Order

Chair Jason Pezzullo called the Development Plan Review meeting to order at 9:35 a.m. in the City Council Chamber.

The following members were in attendance: Jason Pezzullo – Planning Director, Justin Mateus – DPW Director, Steve Mulcahy – Traffic Safety Manager, and Stanley Pikul – Alternate Building Official.

The following Staff members were in attendance: Asst. Planning Director Kenneth R. Kirkland and Gregory Guertin, Senior Planner.

2. Approval of Minutes

(vote taken)

- 1.3.24 Meeting

Upon motion made by Mr. Mulcahy, and seconded by Mr. Mateus, the Development Plan Review Committee unanimously voted (4-0) to approve the minutes of the 1/3/24 meeting.

3. “Achievement First Illuminar School” Preliminary Plan

(vote taken)

Continued from December 20 Meeting

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.

Chair Pezzullo stated that, per the Applicant, the matter was to be continued to the next Committee meeting. Upon motion made by Mr. Mr. Mulcahy, seconded by Mr. Mateus, the Committee voted (4-0) to continue the matter to the February 7, 2024 meeting.

4. “MiltonCAT” Preliminary Plan

(vote taken)

Continued and re-noticed from January 3 Meeting

Location: 2500 Plainfield Pike | AP 35, Lot 9
Zoning District: M-2 (General Industry)
Owner: William A Simas Sheila M Simas Trustees
Applicant: MiltonCAT / Teamwork, LLC
Proposal: The development proposes a mezzanined 1-story 42,125 sq. ft. commercial facility with a canopy, sales and showroom, service area, warehouse, and wash bays with associated parking and landscaping.

It is to be noted that Mr. Pikul was present for the discussion of this Preliminary Plan application.

Atty. Stephen Litwin provided context of the application, referencing the process thus far.

Joshua Rosen, Project Manager for VHB on behalf of the Applicant, discussed the proposed landscaping on-site. Mr. Rosen discussed proposed frontage plantings, in which the applicant has proposed a total of thirteen (13) plantings

along Plainfield Pike, a difference of five (5) additional plantings from the previous plan submission. Mr. Rosen also noted that the Applicant has provided an enhanced landscaping plan of one (1) tree for every forty (40) feet of frontage on the property under the landscaping waiver provided at an earlier phase of the process.

Chair Pezzullo stated that he was satisfied with the landscaping plan as presented. Mr. Pezzullo stated that the Applicant has met specific requirements outlined by RIDOT and RIDEM, and that the proposed use is allowed by-right, with an acceptable landscaping plan included with plan submission.

Mr. Pikul made a comment regarding the proposed tree plantings on the eastern edge of the plan, stating that they should not impede on existing site lines. Mr. Pikul also inquired about proposed signage on-site, to which Mr. Rosen noted that the proposed signage on-site will conform to City Code.

Seeing no further discussion by the Committee, Chair Pezzullo invited the public to comment on this item. Seeing no discussion by the public, Chair Pezzullo accepted a motion to approve the preliminary plan with the following condition;

- The waiver of street tree landscaping was granted as proposed on the Site Plan.

Upon motion made by Mr. Pikul, and seconded by Mr. Mateus, the Development Plan Review Committee voted unanimously (4-0) to approve the Preliminary Plan application, with the abovementioned condition.

5. “1112 Reservoir Avenue” Preliminary Plan (vote taken)

<i>Location:</i>	1112 Reservoir Avenue AP 9, Lot 2713
<i>Zoning District:</i>	C-1 (Office Business)
<i>Owner:</i>	Wired 2Ten LLC 115A Pratt Street, Providence, RI 02906
<i>Applicant(s):</i>	Ancora Partners, LLC 187 Shadow Brook Drive, Warwick, RI 02886 ZDS Architecture & Interiors 2 Charles Street, Providence, RI 02904
<i>Proposal:</i>	Renovate the abandoned restaurant use (Pizza Hut) into a recreational cannabis dispensary.

Prior to discussion on this application, Mr. Pikul recused himself.

Atty. Kelly Morris-Salvatore, representing the applicant, provided a brief introduction of the application and the applicant’s team present for the meeting. Atty. Morris-Salvatore stated that the applicant had received guidance from the City’s legal department regarding vesting rights of the project. Atty. Morris-Salvatore stated that a Zoning Certificate was issued by David Rodio, Building Official for the City on January 16, 2024, confirming that the use of this property is not subject to the recent ordinance regarding retail cannabis. Ms. Morris-Salvatore provided physical copies to the Committee.

Eric Zuena, Managing Principal for ZDS Architecture and Interiors, provided context of the existing building. Mr. Zuena referenced the proposed landscaping, site, demolition, elevation, and floor plans of the site.

Derek Hug, Managing Engineer from Pare Corp., discussed traffic and circulation relevant to the site. Mr. Hug stated that the proposal involves minimal site changes, of which the application does not require a Physical Alteration Permit. Mr. Hug discussed potential trip generation compared to the former use of the site and crash data history of the site. Mr. Hug stated that there would be an estimated thirty-five (35) maximum trips generated during the morning peak hour and twenty (20) maximum trips generated during the afternoon peak hour compared to the previous use of a fast, casual restaurant. Mr. Hug also discussed crash data requested from the Cranston Police Department for the previous three years, in which zero (0) crashes were recorded at the site itself during that time. Four (4) crashes were recorded at the nearby intersection of Delway Road over the three-year period, one (1) including a personal injury with zero (0) fatalities recorded. Mr. Hug stated that the applicant sent the crash data to RIDOT, of which no Physical Alteration Permit was required.

Mr. Mulcahy inquired if the required number of parking spaces had been established and the associated dimensions of the spaces being proposed. In addition, Mr. Mulcahy inquired about the dimensions of the existing curb cuts on Delway Road and Reservoir Avenue. Mr. Mulcahy also informed the applicant that there is an existing right-turn prohibition on Delway Road.

Mr. Zuena, in reference to the parking requirement, stated that the applicant has provided the required number of parking spaces, proposing twenty-three (23) spaces where twelve (12) are required.

Mr. Mulcahy inquired about the typical time on-site for a transaction. Mr. Pontarelli stated that the typical time estimated for each transaction is 10-18 minutes.

Mr. Mulcahy stated that an updated plan would show angled parking with associated degrees, updated signage for the right-turn prohibition on Delway Road, and a notation for the location of snow storage. Mr. Zuena stated that the solution for snow storage would be to the right-hand side of the building, depicted on the plan as an area of egress.

Mr. Mulcahy reiterated that an updated plan must depict the angle of the proposed parking spaces, updated signage on Delway Road of the turn restriction, and the dimensions of the existing curb cut openings. Mr. Zuena inquired about the need for the dimensions of the existing curb cut openings to be depicted on an updated plan. Mr. Mulcahy stated that it was typical to display curb cut dimensions on a site plan.

Kevin M. Alverson of Kevin Alverson Landscape Architecture Services provided an overview of the proposed landscaping plan. Mr. Alverson stated that the City's requirement of one (1) street tree per thirty-five (35) feet of frontage would be provided by the Applicant. Mr. Alverson stated that there is a 15% landscaping requirement for the site, which the applicant has met in excess of roughly 3%.

Mr. Mateus inquired about the tree planting in the right-of-way on Delway Road. Mr. Mateus stated that all trees to be planted must be located within the bounds of private property. Mr. Alverson asked the Committee if one (1) planting, located near the loading area depicted on the Plan, could be removed or relocated to conform to City standards regarding street tree plantings. Mr. Pezzullo and Mr. Mateus agreed that the specified planting could be relocated elsewhere on the property.

Louis Stravato, Safety Management Solutions on behalf of the applicant, provided testimony regarding the security detail to be provided on-site during business hours.

Atty. Morris-Salvatore inquired if the Committee had any further questions regarding civil site at this time.

Mr. Mateus inquired about existing and proposed drainage and utilities on-site. Mr. Mateus stated that the Applicant must provide the Department of Public Works with information regarding drainage basins and sheet flow.

David Rosen with the Applicant's team provided testimony regarding the economic contribution that he anticipates this project to have on the City's tax base.

Lasondra Pontarelli, Principal of Ancora Partners, LLC, provided statements in reference to community outreach initiatives by the applicant.

Seeing no further discussion by the Committee, Chair Pezzullo invited the public to comment on this item.

- John Bartlett, 85 Planation Drive – Voiced support for the proposal.
- William Scott, 59 Delway Road – Stated that the Applicant had not adequately addressed traffic concerns.
- Jose Fernandez, 12 Delway Road – Voiced support for the proposal.

In regard to requests made by Mr. Mulcahy and Mr. Mateus, Atty. Morris-Salvatore stated that she would ensure that all relative updates and changes would be distributed to DPW for review prior to final plan approval. Atty. Morris-Salvatore also mentioned that the Applicant had obtained a list of five (5) neighbors of the surrounding area who had previously signed a petition in support of the application to be submitted to the Planning Department.

Mr. Pezzullo asked Mr. Mulcahy if parking was currently allowed on Delway Road. Mr. Mulcahy stated that he would need to verify. Mr. Pezzullo, in acknowledgement of previous public comment, stated that the applicant has provided sufficient parking under the City's requirements.

Mr. Mulcahy inquired about the hours of operation of the retail site. Mr. Pontarelli stated that store hours will potentially run from 9:00 – 7:00 p.m., with security guards on the premises to assist with parking and circulation.

Mr. Mulcahy inquired about the number of employees working per shift. Mr. Pontarelli stated that approximately 15-20 employees would be working at one time. Mr. Mulcahy inquired if all on-site parking would be dedicated for employees only. Mr. Mulcahy suggested that the Applicant verify off-site arrangements for employee parking.

Mr. Mateus suggested altering the proposed traffic signal on Delway Road to indicate a left turn signal. Mr. Mulcahy suggested including additional signage directly across from the driveway on Delway Road to indicate the permitted turning movement.

Mr. Mateus inquired about the potential economic benefits of the project. Mr. Rosen stated that the City would be entitled to 3% of gross sales from the retail site.

Seeing no further comments or inquiries by the public, Chair Pezzullo entertain a motion to close the public comment section of the discussion.

Upon motion made by Mr. Mateus, and seconded by Mr. Mulcahy, the Development Plan Review Committee voted (3-0) to close public comment.

Mr. Mulcahy suggested that the Applicant consider modifying Delway Road to allow a left sweep out, upon verification by the Fire Department, as a means to deter any right-turn movements. Mr. Zuena stated that the proposal is a less intense use of the site than its previous use, and that modifying the proposed parking plan would indicate a more intense use.

Atty. Morris-Salvatore suggested that the Applicant consider Mr. Mulcahy's suggestion, rather than making the proposed modification a condition of approval.

Chair Pezzullo stated that the Applicant will discuss the consideration of a physical sweepout with the Fire Department prior to final plan approval.

Seeing no further discussion, Chair Pezzullo accepted a motion to approve the Preliminary Plan application with the following conditions:

- Parking calculations, dimensions, angles, and curb-cut dimensions shall be added to the Final Plan.
- "No Right Turn" signage and "left-only" directional arrows at the Delway Road exit shall be added to the Final Plan.
- Snow storage areas shall be added to the Final Plan.
- The proposed street tree on Delway Road shall be relocated to the Reservoir Avenue frontage of the project at the discretion of the Landscape Architect.
- A copy of the final disposition of RIDEM Application #23-0264 and all related materials shall be provided as part of Final Plan submission, with a notation added to the Final Plan for reference.
- A separate Operations & Maintenance Plan, with a BMP Location Plan shall be provided for DPW review and approval prior to Final Approval.
- Consider a physical sweepout to prevent right turns onto Delway Road if determined to be feasible in coordination with the City Fire Marshal.

Upon motion made by Mr. Mateus, and seconded by Mr. Mulcahy, the Development Plan Review Committee voted (3-0) to approve the Preliminary Plan application with the above-mentioned conditions.

6. Adjournment (Next Meeting | February 7, 2024)

(vote taken)

Upon motion made by Mr. Pikul, and seconded by Mr. Mateus, the Development Plan Review Committee voted unanimously (4-0) to adjourn the meeting at 10:53 a.m.