



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, FEBRUARY 19, 2025

CALL TO ORDER

Acting Planning Director, Beth Ashman 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 Armand Niquette – Fire Marshal. Frank Corrao- Acting DPW Director was absent.

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

Also present, was Franklin Paulino, Director of Economic Development and Asst. City Solicitor, Stephen Marsella

APPROVAL OF MINUTES

- December 18, 2025

Upon a motion made by Mr. Mulcahy and seconded by Mr. Niquette, the Development Plan Review Committee voted unanimously (4-0) to accept the minutes as distributed.

SUBDIVISIONS/LAND DEVELOPMENT PROJECTS

- **“846 Oaklawn Avenue” Preliminary Plan/Major Land Development**

The proposal is a change of use from residential to commercial of an existing structure. Applicant is requesting a waiver under 45-23-50.b

Zoning District: C-3

AP 15, Lots 261

846 Oaklawn Avenue

Atty. Douglas Giron, Esq. of Savage Law Partners, 546 S Water St. Providence, RI 02903 was present. Mr. Giron described the previous travel of the application and introduced the applicant, namely: Frank DiZoglio of Domain Realty LLC, 800 Oaklawn Ave. Cranston RI, 02920.

Mr. Giron stated the parcel was originally a residence before the applicant had acquired it. The property was then rezoned to C-3 through City Council. The DPRC application process for this property has been ongoing. At this point, the Applicant is requesting a waiver from R.I. Gen Laws 45-23-50. b for the DPRC not to take jurisdiction over the application, in regards to the existing conditions and the change of use to

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C-3. Giron stated the existing facilities do not require site improvements and no structural changes are proposed. He further stated that the plan includes cosmetic improvements to the rear in addition to the installation of an ADA ramp. He stated the existing curb cut in front of the paved garage is the designated egress onto Oaklawn Avenue. Lastly, it was stated that the existing grassed portion of the site will be maintained.

Mrs. Ashman invited the Committee to engage in comment:

- Mr. Mulcahy inquired as to whether the circulation of this property is dependent on the circulation of the abutting sites. He further raised concern for the fact that ariel imagery shows the location of parking spaces are within the public-right-of-way.

In response, Mr. Giron provided positive confirmation and stated the egress is used for the entire block which is well marked.

- Franklin Paulino inquired what type of business will be on the property.

The Applicant stated he is uncertain at this time.

Asst. City Solicitor provided clarification that the decision at hand is the Committee is to decide whether or not to take jurisdiction over the Application.

Mr. Niquette made a motion to approve the waiver R.I Gen Laws 45-23-50 b. which was then seconded by Mr. Pikul. Conversation then ensued amongst the Committee regarding associated conditions.

Motion amended to state: Upon a motion made by Mr. Niquette and seconded by Mr. Pikul, the Development Plan Review Committee voted unanimously (4-0) to approve the waiver 45-23-50 b. per the following conditions:

1. The Applicant/Owners is to provide and record an easement for the purpose of vehicular circulation from the neighboring lots designated as follows; AP 15, Lots 368, 372, 374, and 378.
2. The Applicant shall pay for the fee associated with building permit listed as #135691 and comply with the provisions of permit #135453.
3. The Applicant is to provide an updated and revised site plan that shows all relevant dimension of the subject property.
4. The provision of curbing along Weaver Street.

▪ **“Cranston Print Works” Preliminary Plan/Major Land Development**

The redevelopment of Buildings B and D into multi-family apartments and self-storage as well as the removal of building C.

Zoning District: M-1 Restricted Industry with Conditions

AP 8, Lots 195, 1617, and 2711.

1381 Cranston Street

Atty. Robert D. Murray, Esq. of Taft and McSally LLP, 21 Garden City, Dr. Cranston RI, 02920 was present. Mr. Murray described the previous travel of the application and introduced the project team namely: Michael A. Malynowski, P.E., Senior Project Manager of Allen & Major Associates, Inc., 10 Main St. Lakeville, MA 02347; Chris Lewis of Brady Sullivan Properties, 670 North Commercial St. Manchester, NH 03101; and Thomas Remmes of Brady Sullivan Properties, 670 North Commercial St.

Mr. Murray stated the Applicant previously received Zone Change Approval from City Council to rezone the property to M-1 with applicable conditions. Such conditions allow for the proposed multi-family use in addition to the self-storage component. Mr. Murray further referenced in Master Plan Approval granted by the Plan Commission in April of 2023, which received approval for 129 multi-family apartments. Due to the fact that Building C has been deemed structurally unsafe and needs to be demolished, the existing proposal is for 100 units.

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P.E. Michael A. Malynowski further provided an overview of the project. He stated the first floors will include self-storage with multi-family apartments above. Furthermore, the existing office in Building A will be converted to residential. He stated there will be a new sanitary sewer for the residential buildings. He further stated the site proposed 256 parking spaces. The applicant has received all outside approvals, including their RIDEM permit. There are two canals north to the existing building which were deemed jurisdictional, so a buffer is proposed. Lastly, he stated that the existing grassed area will be maintained. Once Building C is demolished, such location will be turned into green space.

Acting Planning Director, Beth Ashman invited the Commission to engage in comment:

- Stephen Mulcahy inquired about the previous discussions of sharing costs of traffic intersection improvements during the Master Plan Approval process.

In response, Mr. Murray confirmed there was a previous discussion to examine the signal intersection due to the Knight's Corner Development. This was not made a condition of approval.

- Stan Pikul stated the applicant previously received a variance application for the renovation of the existing building, regarding the elevation of the base floor. There has been discussion of doing additional hydraulic analysis. He further requested for the housing and self-storage components to be submitted separately during the permitting process.

Mr. Remmes confirmed that during the permitting process, applications for the housing and self-storage components will separately at the same time.

▪ **Adjournment** (Next Meeting | March 5, 2025)

Upon a motion made by Mr. Pikul and seconded by Mr. Mulcahy, the Development Plan Review Committee voted (4-0) to adjourn the meeting.

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