

FILE NO. _____

**CRANSTON, RHODE ISLAND
APPLICATION FOR DEVELOPMENT PLAN REVIEW**

<u>PROJECT NAME:</u> Natick Avenue Solar	
<u>ADDRESS:</u> 1936 Phenix Avenue	
<u>ASSESSOR'S PLAT(s):</u> 22	<u>LOT(s):</u> 108 & 119
<u>ZONING:</u> A-80	<u>AREA:</u> 64.03

<u>OWNER:</u> Ronald Rossi	
<u>ADDRESS:</u> 1936 Phenix Avenue	<u>PHONE #:</u>
<u>APPLICANT:</u> (if different) Revity Energy	
<u>ADDRESS:</u> 349 Centerville Road, Warwick, RI 02886	<u>PHONE #:</u> 401-829-0893
<u>ATTORNEY</u> Robert Murray	<u>PHONE #:</u> 401-946-3800
<u>ENGINEER:</u> DiPrete Engineering	<u>PHONE #:</u> 401-943-1000
<u>SURVEYOR:</u> DiPrete Engineering	<u>PHONE #:</u> 401-943-1000
<u>LANDSCAPE ARCHITECT:</u> John C. Carter & Co. Inc.	<u>PHONE #:</u> 401-783-3500

<u>PROJECT DESCRIPTION:</u> Ground Mounted Solar Array
<u>DOCUMENTS SUBMITTED:</u> Engineering Plans, Letters, and Reports, Landscaping Plans, Maintenance Documents, Pollinator Report, and DPR Checklist

SIGNATURE OF OWNER (s)

SIGNATURE OF APPLICANT (s)

DATE

DATE

6/16/25

**CRANSTON, RHODE ISLAND
DEVELOPMENT PLAN REVIEW
SUBMISSION CHECK LIST**

PROJECT DATA	Project Name: Natick Avenue Solar		
	Address: 1936 Phenix Avenue		
	Assessor's plat(s): 22	Lot(s): 108 & 119	
	Owner(s)/Applicant : Ronald Rossi		
	Engineer: DiPrete Engineering		
		✓	DEPARTMENT COMMENTS
SUBMISSION REQUIREMENTS	6 copies of the Application including plans.		
	1 electronic copy of the Application including all plans and documents submitted.		
	Filing fee of \$500 plus \$20 per acre for each full acre in the Development.		
	Identification of all permits required from state or federal agencies prior to commencement of construction.	X	
	Municipal lien certificate showing that all taxes are current.		
	List of the owners of all land within 200' of the perimeter of the parcel that is being reviewed.		
	Set of stamped envelopes addressed to the abutters in the order which they appear on said list.		
PLAN REQUIREMENTS	Locus map referencing the Development to the surrounding area, streets and zoning district boundaries w/in 500'.	X	
	Name of the Development, north arrow, scale, assessor's plat and lot number, bench mark and datum, the dates of plans and revisions and signature blocks on all plans to be endorsed.	X	
	Name and address of the owner of record, applicant and professionals preparing the plan.	X	
	Assessor's plat and lot number and names of all owners of land abutting the Development.	X	
	Zoning district boundaries and all the data necessary to show compliance with Zoning.	X	
	Parcel area and boundaries; existing/proposed streets, lot lines, easements and public areas.	X	
	Distances to the nearest street intersections and fire hydrants measured along the ROW lines.	X	
	Existing/proposed grading at 2' contours where slopes are less than 15% and at 5' counters where slopes are 15% or more. Elevations shall be referenced to the City's datum.	X	
	Environmental features including soils, rock outcroppings, wooded areas, trees 8" caliper and above, watercourses, water bodies, wetlands, floodplains [showing base flood elevation].	X	
	Location, dimensions, GFA, floor plans and heights of existing/proposed buildings, equipment and other structures such as walls, fences, culverts and bridges. Buildings and structures to be removed shall be indicated by dashed lines.	X	

		✓	DEPARTMENT COMMENTS
PLAN REQUIREMENTS CONT.	Location of existing/proposed utilities including sewers, water, gas and electricity with pipe sizes, elevations, slopes and directions of flow.	X	
	Location, type and density of land uses that will be in the Development.	X	
	Renderings as needed to illustrate the visual impact on abutting properties.	X	
	Signage including location, size, design and illumination.	X	Only signage is on safety signage on fence and equipment
	Exterior lighting including type, location, intensity, shielding and times of operation.	NA	No lighting proposed
	Landscape Plan including landscape materials, paving, lighting and street furniture. Said plan shall indicate the location, type and size of plantings at the time of planting and at maturity.	X	
	Site circulation showing access to and egress from the Development; size and location of driveways and curb cuts; parking, loading and outdoor storage areas; dumpsters and any off-site traffic improvements necessary to ensure public safety.	X	
	Profile and cross-section of proposed streets and sidewalks showing utilities.	NA	No public streets proposed. Only a gravel access driveway which a detail is provided
DRAINAGE PLAN/REPORT	A drainage plan/report demonstrating that the development's stormwater management system will meet the standards set by the Rhode Island Stormwater Design and Installation Standards Manual as most recently amended. At a minimum said plan/report shall show the following:	X	
	Changes in land use and the routes that storm water will flow through the Development,	X	
	Existing/proposed drainage structures, basins and channels. [Drainage structures shall comply with City specification and shall be approved by the City Engineer.]	X	
	Drainage calculations demonstrating that the peak rates of storm water runoff leaving the post-development parcel will not exceed the pre-development conditions for the 2-year, 10-year, 25-year and 100-year storm events. Said calculations shall be based on the rational method, SCS TR55 or other method approved by the City Engineer. 1. The drainage system shall be designed to accommodate the 25 year storm event. 2. Retention or detention basins shall be designed to accommodate a 100 year storm event.	X	
	A drainage plan showing tributary and downstream areas affected by run-off, soil types and surficial cover characteristics for both pre- and post- development conditions.	X	
	Design calculations to determine the size of all pipes, culverts and basins. Sizing of the piping system shall be based on the Rational Method.	X	
	Results of percolation tests performed for any proposed retention/detention basin in order to determine the suitability of the subsurface conditions to accommodate said basin.	X	
	A maintenance plan which shall: 1. identify all of the Control Measures that will be inspected and maintained; 2. provide an inspection schedule for each Control Measure; 3. list typical maintenance procedures for each Control Measure; 4. describe steps to take if additional repair is required; 5. provide forms and instructions for record keeping and notification to the City; 6. list the names and personnel assigned to each task and the training needed to be able to do the job.	X	

		✓	DEPARTMENT COMMENTS
SUPPORTING DOCUMENTATION	Impact assessment.	NA	Waiver requested
	Traffic impact study.	NA	Waiver requested
	Easements, Deed Restrictions, Covenants	NA	There are no proposed public easements
	Maintenance plan.	X	
	Monitoring plan.	X	
LANDSCAPE REQUIREMENTS	15% of a Development's parcel shall be landscaped	X	Requirement met & waiver requested
	One street tree shall be planted for every 35' of frontage.	NA	No public street proposed for street trees
	A year-round buffer a minimum of 8' in height.	X	
	Landscaped strips <ul style="list-style-type: none"> Minimum 10' wide landscaped strip along property lines parallel to a street where parking or circulation areas abuts said street. Minimum 5' landscape strip along side and rear property lines where parking and circulation areas are adjacent to abutting properties. Where a residential use abuts non-residential use, a 25' wide buffer strip may be required. 	NA	Not applicable, no parking lot proposed
		NA	No parking areas proposed near property lines
		X	Landscape plan provided
	Minimum of 10 SF of landscaped area shall be provided within a parking area for each parking space in said area.	NA	No parking spaces proposed
	20% of a parking area shall be shaded by deciduous trees that shall have a crown [canopy] of 30' at maturity surrounded by at least 100 SF of unpaved area.	NA	No parking spaces proposed
	Each row of parking spaces shall be terminated by a landscaped island not less than 6' wide and 12' long.	NA	No parking spaces proposed
	Continuous landscaped island not less than 8' wide shall be provided between every 4 rows of parking spaces.	NA	No parking spaces proposed



DiPrete Engineering

June 6, 2025

Beth Ashman, City Planning Director
Cranston City Hall
869 Park Avenue
Cranston, Rhode Island 02910

RE: Natick Avenue Solar Development
Cranston, Rhode Island
Development Plan Review & Preliminary Plan Submission
Project #: 2437-015

Dear Ms. Ashman:

On behalf of the applicant, Natick Solar, LLC, we respectfully submit this project narrative with our Development Plan Review & Preliminary Plan Submission which meets the City of Cranston Subdivision Regulations. The site is located west of Natick Avenue and has an existing drive that provides access to the property. The owner of the property is Ronald Rossi (Assessor's Plat 22-3 Lots 108 and 119). The site has a total area of approximately 64 Acres and is zoned A-80.

The project was submitted for review as a Master Plan (Remand) submittal and on June 6, 2023, the project was denied for its Major Land Development- Master Plan. On October 11, 2023, a request to appeal the June 2023 denial decision was initiated by the applicant which was denied on October 12, 2023. Although, per the project's superior court August 30, 2024 decision, the appeal was granted, reversing the denial of the Remanded Master Plan Submission. Therefore, the project currently holds a Master Plan approval from the Planning Commission as approved at the October 1, 2024, Cranston Planning Commission public hearing. The applicant previously received a RIDEM Preliminary Determination Approval in December 2019. This project is grandfathered under existing ordinances and regulations in effect at the time of the vesting of the application. Since then, the City Council has revised Cranston's solar ordinances and major solar projects are not permitted as a matter of right in A-80 zones like the subject property. In January 2020 the City Council adopted new solar performance standards for solar projects in the city. Ordinance Number 2020-2 and its requirements are not applicable to this preliminary application.

The proposed development is for an 8.1 megawatt DC solar farm that meets the Solar Power Performance Standards as set forth in the City of Cranston Zoning regulations Section 17.24.020 in effect at the time of the project's initial Master Plan approval. The solar farm will utilize approximately 23.3 acres of upland areas and clearing of natural vegetation will be limited to what is necessary for the construction and operation of the solar power facility. The proposed grading has been minimized to the maximum extent practical for the installation of the solar system. The areas to be graded include the areas of steep slopes and the areas where drainage and access roadways are to be installed. The areas of development will be located outside all the jurisdictional wetland areas including the buffer areas. An



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existing gas line easement runs along the southern boundary of the site and the applicant is not proposing any solar development within this area. The applicant worked with the Tennessee Gas Pipeline to (TGP) to ensure that the project will be consistent with the terms and conditions of the easement. The applicant has also met with the representatives of the Tennessee Gas Pipeline on site to go over the proposed development. Notes have been added to the plans based on the meeting with Tennessee Gas and additional coordination including a pre-construction meeting will be required prior to any construction on site.

The landscape architect has prepared a landscape plan which addresses all the buffering concerns of the surrounding area, and this plan has been reviewed with the advisory committee formed in accordance with the original Master Plan approval. The landscape plan was also reviewed and approved by the Conservation Commission during the projects' previous approvals. To ensure adequate buffering for the abutting properties, we have preserved existing wooded areas surrounding the project site. Along the north of the proposed array, a 50-foot strip of existing wooded area will remain, supplemented by additional buffer plantings designed by the project Landscape Architect between the retained vegetation and the proposed fence line. To the west, a significant portion of the site lies outside the proposed limit of disturbance and will remain in its existing condition, serving as a natural buffer. On the east side, a 25-foot-wide vegetated buffer will be preserved. Along the south side, the buffer width varies between 26 and 72 feet, where existing vegetation will be selectively cut to maintain screening while minimizing shading impacts on the proposed solar panels.

The interconnection for the project will require improvements to utility infrastructure along Natick Avenue and Wilbur Avenue with a small upgrade near the intersection of Phenix Ave and Olney Arnold Road. A RIDEM Wetlands Preliminary Determination permit has been received from RIDEM and the design meets the requirements as set forth in the RI Stormwater Design and Installation Standards Manual. The RIDEM permit required a soil erosion and sediment control plan (SESC) for the construction period and an operation and maintenance manual for post construction. The SESC plan ensures that weekly site inspections are completed for any erosion on site and states that erosion present on site must be repaired/maintained and recorded in the inspection forms. The operation and maintenance manual also outlines all the required long-term maintenance of the storm water controls on site.

Access to the proposed development will be from the existing driveway located off of Natick Avenue. The applicant is proposing a gravel roadway to provide safe access for construction, maintenance, and fire/emergency safety vehicles. The development area will be enclosed by a security fence and signage will only be located on this fence. There is no signage proposed along Natick Avenue. There will be a gated entrance which will be locked, and the Cranston Fire Department will be provided a key to access the site. The lighting of the site will be limited for safety and operation requirements only. The proposed solar farm will not require any maintenance from the City of Cranston and will be privately maintained.



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As part of the Development Plan Review (DPR) submission process, and in accordance with the City of Cranston Subdivision Regulations, we have identified and outlined the requirements we respectfully request waivers from due to not being applicable to this solar development project. Each item is accompanied by an explanation supporting the request.

- Section 17.84.110.C.1 – Impact Assessment- We request a waiver from the Impact Assessment, as we believe the proposed solar development does not meet the criteria outlined for applicable developments in Section C.1.A. The proposed development has been reviewed and received a permit from the RI Department of Environmental Management, provides visual landscape buffering and will have minimal traffic limited to periodic maintenance and inspections. Due to the above we respectfully request a waiver from this section.
- Section 17.84.110.C.2 – Traffic Impact Study- We do not believe a traffic impact study is warranted for this solar development, as post-construction traffic will be minimal to none. The facility will operate with limited vehicle trips, primarily for occasional maintenance purposes. We respectfully request a waiver from Section C.2
- Section 17.84.140.C.1.b – Landscape Standards- We respectfully request a waiver from the minimum 15% landscaping requirement, as we believe this standard is not applicable to a solar development. The nature of the project preserves large areas of natural vegetation and grass cover, which provide visual buffering and environmental benefits. While seeking this waiver, we note that the proposed development includes approximately 23.4 acres of existing wooded/tree area, 18.2 acres of existing grass, 0.8 acres of proposed landscaping, and an additional 19.5 acres of grass area within the fenced array. These areas collectively comprise approximately 62 acres which is 97% of the total parcel area (64 acres).

In summary, the development has received Master Plan Approval (10/1/2024) and seeks Development Plan Review & Preliminary Plan Approval for this application from the Planning Commission. If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

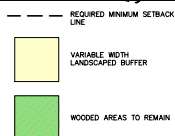
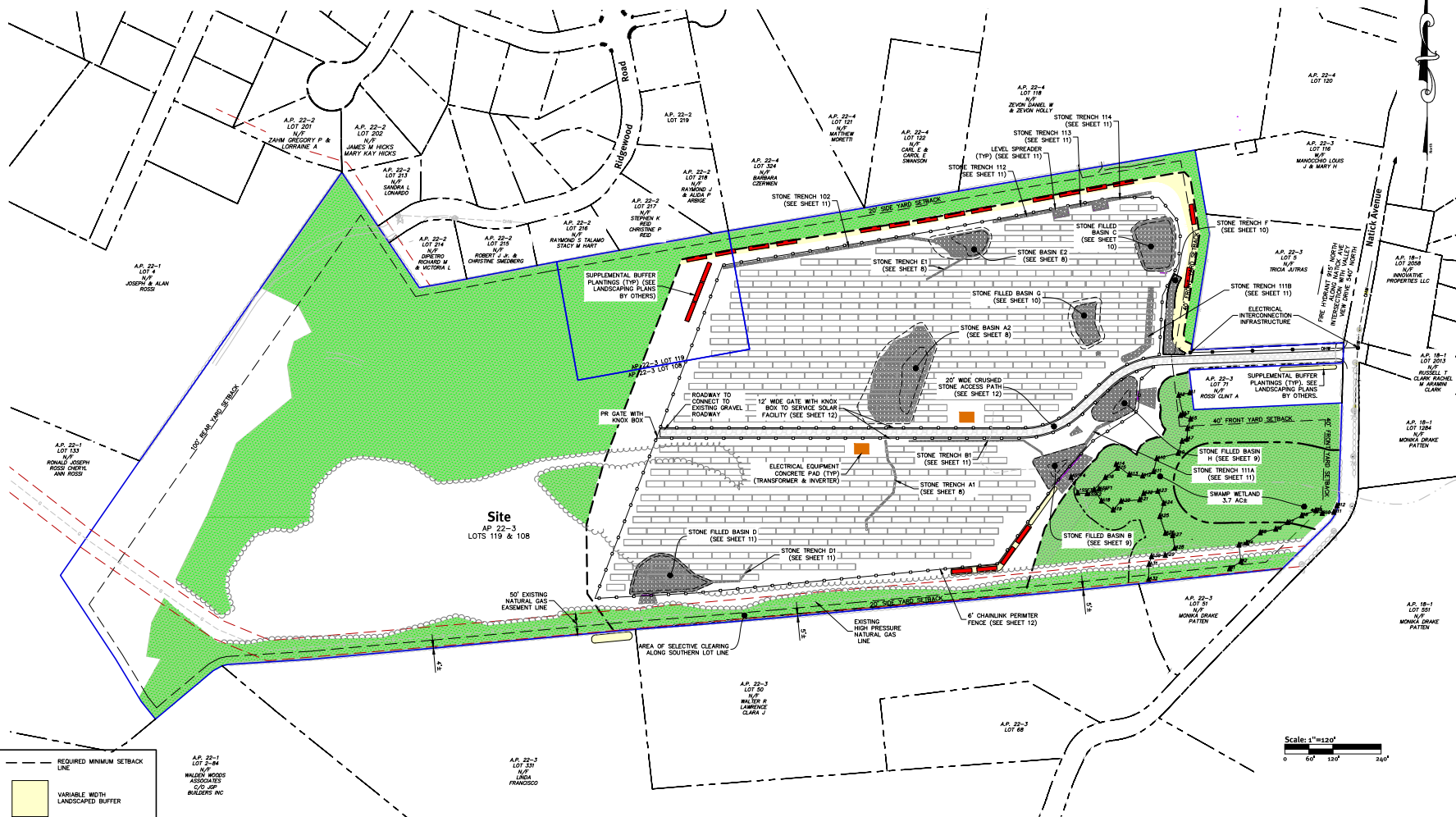
Sincerely,

DiPrete Engineering Associates, Inc.

Jenna Shea

Project Manager

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Dimensional Regulations:

CURRENT ZONING:	A-80	REQUIRED:	PROPOSED:
MINIMUM LOT AREA:	80,000 SF	2,789,000 SF	
MINIMUM FRONTAGE AND LOT WIDTH:	200'	500'	
MINIMUM FRONT YARD:	40'	475'	
MINIMUM SIDE YARD (NORTH):	20'	94'	
MINIMUM SIDE YARD (SOUTH):	20'	100'	
MINIMUM REAR YARD:	100'	1,024'	
MINIMUM BUFFER (NORTH):	5'	50'	
MINIMUM BUFFER (EAST):	10'	25'	
MINIMUM BUFFER (SOUTH):	5'	5'-10' VARIABLE	
MINIMUM BUFFER (WEST):	5'	108'	

Site Layout Plan Notes:

1. THE SITE IS NOT WITHIN A NATURAL HERITAGE AREA, PER RIQS ONLINE DATABASE.
2. THERE ARE NO KNOWN ENVIRONMENTAL HAZARDS OR IMPAIRMENTS ON SITE.

Commercial Solar Farm

Diprete Engineering
www.diprete.com
100 State Street, Suite 100
Providence, RI 02903
Tel: (401) 455-1000 Fax: (401) 455-1001

KEVIN DEMERS
REGISTERED PROFESSIONAL ENGINEER
CIVIL

FOR THE CITY OF NEW YORK, THE BOARD OF PERMITS AND CONSTRUCTION HAS REVIEWED THE PLANS SHOWN HEREON AND HAS DETERMINED THAT THEY COMPLY WITH THE CITY OF NEW YORK BUILDING CODE AND THE CITY OF NEW YORK SUBDIVISION MAPS SHOWN HEREON FOR CONSTRUCTION AND SHOWN BY ENGINEERING.				
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163	06/27/2025	REVISION: 162.0	JD	JD
164	06/27/2025	REVISION: 163.0	JD	JD
165	06/27/2025	REVISION: 164.0	JD	JD
166	06/27/2025	REVISION: 165.0	JD	JD
167	06/27/2025	REVISION: 166.0	JD	JD
168	06/27/2025	REVISION: 167.0	JD	JD
169	06/27/2025	REVISION: 168.0	JD	JD
170	06/27/2025	REVISION: 169.0	JD	JD
171	06/27/2025	REVISION: 170.0	JD	JD
172	06/27/2025	REVISION: 171.0	JD	JD
173	06/27/2025	REVISION: 172.0	JD	JD
174	06/27/2025	REVISION: 173.0	JD	JD
175	06/27/2025	REVISION: 174.0	JD	JD
176	06/27/2025	REVISION: 175.0	JD	JD
177	06/27/2025	REVISION: 176.0	JD	JD
178	06/27/2025	REVISION: 177.0	JD	JD
179	06/27/2025	REVISION: 178.0	JD	JD
180	06/27/2025	REVISION: 179.0	JD	JD
181	06/27/2025	REVISION: 180.0	JD	JD
182	06/27/2025	REVISION: 181.0	JD	JD
183	06/27/2025	REVISION: 182.0	JD	JD
184	06/27/2025	REVISION: 183.0	JD	JD
185	06/27/2025	REVISION: 184.0	JD	JD
186	06/27/2025	REVISION: 185.0	JD	JD
187	06/27/2025	REVISION: 186.0	JD	JD
188	06/27/2025	REVISION: 187.0	JD	JD
189	06/27/2025	REVISION: 188.0	JD	JD
190	06/27/2025	REVISION: 189.0	JD	JD
191	06/27/2025	REVISION: 190.0	JD	JD
192	06/27/2025	REVISION: 191.0	JD	JD
193	06/27/2025	REVISION: 192.0	JD	JD
194	06/27/2025	REVISION: 193.0	JD	JD
195	06/27/2025	REVISION: 194.0	JD	JD
196	06/27/2025	REVISION: 195.0	JD	JD
197	06/27/2025	REVISION: 196.0	JD	JD
198	06/27/2025	REVISION: 197.0	JD	JD
199	06/27/2025	REVISION: 198.0	JD	JD
200	06/27/2025	REVISION: 199.0	JD	JD
201	06/27/2025	REVISION: 200.0	JD	JD
202	06/27/2025	REVISION: 201.0	JD	JD
203	06/27/2025	REVISION: 202.0	JD	JD
204	06/27/2025	REVISION: 203.0	JD	JD
205	06/27/2025	REVISION: 204.0	JD	JD
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222	06/27/2025	REVISION: 221.0	JD	JD
223	06/27/2025	REVISION: 222.0	JD	JD
224	06/27/2025	REVISION: 223.0	JD	JD
225	06/27/2025	REVISION: 224.0	JD	JD
226	06/27/2025	REVISION: 225.0	JD	JD
227	06/27/2025	REVISION: 226.0	JD	JD
228	06/27/2025	REVISION: 227.0	JD	JD
229	06/27/2025	REVISION: 228.0	JD	JD
230	06/27/2025	REVISION: 229.0	JD	JD
231	06/27/2025	REVISION: 230.0	JD	JD
232	06/27/2025	REVISION: 231.0	JD	JD
233	06/27/2025	REVISION: 232.0	JD	JD
234	06/27/2025	REVISION: 233.0	JD	JD
235	06/27/2025	REVISION: 234.0	JD	JD
236	06/27/2025	REVISION:		