



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, MAY 6, 2026

CALL TO ORDER

Jonas Bruggemann – Assistant Planning Director called the meeting to order at 9:38 a.m., in the City Council chamber.

The following members were in attendance for the meeting: Frank Corrao- DPW Director, Armand Niquette – Fire Marshal, and Stanley Pikul – Building Official.
- Stephen Mulcahy - Traffic Safety Manager, could not be present.

Also present: Franklin Paolino -- Economic Development Director, Brianna Valcourt – Senior Planner, and Jamie Ray – Planner Technician.

APPROVAL OF MINUTES

- January 21, 2026 Regular Meeting

MOTION: Upon a motion made by Armand Niquette and seconded by Stanley Pikul, the Committee voted (4-0) to approve the January 21, 2026, regular meeting minutes.

- April 1, 2026 Regular Meeting

MOTION: Upon a motion made by Mr. Niquette and seconded by Mr. Corrao, the Committee voted (4-0) to approve the April 1, 2026, regular meeting minutes.

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- **“Royal Buffet”** **PUBLIC INFORMATIONAL** **(vote taken)**
Waiver of Application
Change of use with no extensive construction of improvements.
Zoning: C-4 (Highway business)
AP 9, Lot 96
1010 Park Avenue

Alex Jackson appeared on behalf of the applicant to outline the proposal. The project involves converting a former Walgreens building into a large-scale buffet. Development is restricted to the upper floor (approximately 20,000 sq. ft.), while the 10,000 sq. ft. basement will be utilized strictly for storage. Mr. Jackson noted that the primary entrance will be relocated from the corner (near CVS) to the center of the building to better face the main parking lot.

Committee Discussion and Feedback:

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.

- **Fire Safety (Armand Niquette):** Mr. Niquette raised concerns regarding the proposed floor plan, specifically noting that certain doors appeared to block the secondary means of egress. He stipulated that the architect must revise the drawings to ensure a "free-flowing" egress path. He also confirmed that the applicant's electrical contractor, is currently coordinating fire alarm diagrams with the department.
- **Building & Zoning (Stanley Pikul):** Mr. Pikul reviewed the parking dimensions, noting the existing stalls are 8'6" wide, whereas the current City Code requires 9'. He recommended a "business-friendly" approach, suggesting the committee allow the existing non-conforming dimensions to remain to avoid a significant reduction in seating capacity. Mr. Pikul also verified the presence of an existing ADA ramp at the corner and instructed the applicant to ensure van-accessible spaces are clearly marked on the final plan.
- **Public Works (Frank Corrao):** Mr. Corrao addressed potential encroachment issues on Leyden Street and Park Avenue based on GIS data. After discussing the existing curbing and the consistency of the site with neighboring properties, Mr. Corrao determined that a new Class 1 survey would not be required for the waiver, as the parking and curb lines are already established.
- **Traffic Safety (Stephen Mulcahy - via written comments):** Although Mr. Mulcahy was absent, the Chair shared his concerns regarding the internal traffic aisle width between Park Avenue and Leyden Street. Mr. Mulcahy's comments highlighted potential sightline obstructions at the entrance/exit points. The Committee agreed that any necessary safety maneuvers, such as the removal of specific parking stalls to improve visibility, would be handled administratively during the permit phase.
- **Utilities:** The applicant confirmed that the Industrial Pre-treatment (IPT) and grease trap applications have been reviewed and approved by the sewer department.

MOTION: Mr. Pikul made a motion to approve a waiver from the Development Plan Review Committee application process, with the condition that all minor technical corrections and fire egress revisions be handled administratively through the building permit process. The motion was seconded by Mr. Corrao, and the committee voted (4-0) to approve the waiver.

MOTION: Upon a motion made by Armand Niquette and seconded by Frank Corrao, the Committee voted (4-0) to adjourn.

Meeting adjourned at 10:20 a.m.

ADJOURNMENT (Next Meeting | May 20, 2026)

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