



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 15, 2025

CALL TO ORDER

Beth Ashman - Planning Director called the meeting to order at 9:30 a.m., in the City Council chamber.

The following members were in attendance for the meeting: Frank Corrao - DPW Director, Stephen Mulcahy - Traffic Safety Manager, Armand Niquette – Fire Marshal, and Stanley Pikul – Building Official.

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

APPROVAL OF MINUTES

- November 19, 2025

Motion: Upon a motion made by Stephen Mulcahy and seconded by Frank Corrao, the Development Plan Review Committee voted (4-0) to accept the November 19, 2025 minutes.

TECHNICAL REVIEW COMMITTEE

- **“Praise Tabernacle Youth Center” PUBLIC INFORMATIONAL (no vote taken)**
Minor Land Development – Pre-Application
Construction of a +-4,000 SF standalone accessory building (youth center) to a place of religious worship
Zoning District: A-6
AP 4-5, Lots 150
330 Park Avenue

William Lavery, Project Manager for Joe Casali Engineering, introduced the project. Pastor Dave and Pastor Eli from Praise Tabernacle were in the audience to answer questions. He presented architectural plans and site plans. He stated that the new structure will be an event space that will not generate any additional parking needs for the church as it is today. The proposed youth center will have two bathrooms.

Mr. Lavery stated that underground drainage and stormwater systems will be installed to compensate for increased impervious surfaces on the site. He also stated that existing utility connections will be rerouted to also serve this new building.

Questions:

Beth Ashman asked about the location of ADA compliant spots in the site plan. Mr. Lavery and Pastor Dave explained that these spots will remain in their current conditions along Sunset Terrace.

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Stephen Mulcahy asked if this new space would increase parking demand. Pastor Dave assured him that this new space will be used at times that the church services are not active. He believes parking changes are not necessary. Mr. Mulcahy pointed out that the current parking configuration involves some spaces that are encroaching on a public right-of-way. He asked if calculations had been made to determine if the parking requirements have been met. Pastor Dave made the point that those encroaching spots help keep cars from having to park farther down on the street. He stated that 1,000 people attend services at certain points.

Frank Corrao asked if there will be a detail on the proposed curbing. Mr. Lavery specified that new curbing along sunset terrace will be detailed in future plans with engineering details.

Stanley Pikul explained that this proposal may need relief from setbacks. He stated that this could be handled as a modification. He also suggested that this could be handled alongside the sign application that Praise Tabernacle is also planning on pursuing.

Mr. Lavery asked Mr. Bruggeman what the next steps for this application are with planning. Mr. Bruggemann asked Mr. Pikul to clarify if this proposal could be considered an expansion of existing use or an accessory structure. Mr. Pikul stated that it is an expansion of the existing use. Ms. Ashman explained that the application could go straight to zoning or be handled as a unified development before the plan commission.

Frank Corrao asked some clarifying questions about the utilities connections and stormwater management.

Mr. Bruggemann stated that this application will be more complete when we see it next at preliminary.

ADJOURNMENT (Next Meeting | February 4, 2026)

MOTION: Upon a motion made by Ms. Ashman and seconded by Stanley Pikul, the Development Plan Review Committee voted (4-0) to adjourn the meeting.

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