

Hon. Kenneth J. Hopkins  
Mayor

Beth E. Ashman, MCP, AICP  
Chair / City Planning Director



Armand Niquette  
Fire Marshal

Stanley Pikul  
Building Official

Frank Corrao, P.E.  
Public Works Director

Stephen Mulcahy  
DPW: Traffic Safety Division

## DEVELOPMENT PLAN REVIEW COMMITTEE

City Hall – 3<sup>rd</sup> Floor, Room 309  
869 Park Avenue – Cranston, Rhode Island 02910

### MINUTES CITY HALL – 3<sup>rd</sup> FLOOR, COUNCIL CHAMBER 9:30AM – WEDNESDAY, MAY 20, 2026

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#### CALL TO ORDER

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

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

- Frank Corrao- DPW Director, could not be present.

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

#### APPROVAL OF MINUTES

- May 6, 2026 – Regular Meeting

**MOTION:** Upon a motion made by Mr. Niquette and seconded by Mr. Pikul, the Committee voted (4-0) to approve the May 6, 2026, regular meeting minutes.

#### DEVELOPMENT PLAN REVIEW COMMITTEE

- **“5 Aborn Street”  
Preliminary Plan**

#### **PUBLIC MEETING**

Proposal: Adaptive Reuse of an existing building using first floor for two (2) commercial garage units and the upper floors for two (2) residential units. Requires waivers for landscaping, drainage, sidewalks, and curbs.

Zoning: C-3 (General Business)

AP 1, Lot 30

5 Aborn Street

Attorney Robert Murray and applicant Anthony Albanese Jr., principal of Bridgebrook LLC, presented a proposal for the adaptive reuse of the property located at 5 Aborn Street within the Pawtuxet Village area. The applicant explained that the property has historically presented redevelopment challenges due to its location within a flood zone and the constraints associated with the existing C-3 zoning district. The proposal consists of retaining the existing structure and redeveloping the site with two enclosed commercial parking spaces on the ground level and two residential units above. The applicant stated that the residential-over-commercial configuration is a permitted use under the zoning ordinance and was pursued through the City's adaptive reuse provisions.

Mr. Murray provided background on the property and the Albanese family's long-term investment in maintaining and improving properties throughout Pawtuxet Village. He noted that prior redevelopment efforts at the site had encountered challenges over the years and stated that the current proposal was designed to work within the limitations of the site and applicable floodplain regulations.

### **Committee Discussion:**

Stanley Pikul asked whether the adaptive reuse provisions limited the project to uses already permitted within the zoning district and noted that a traditional two-family residential structure would not trigger the same sprinkler requirements as a mixed-use building. The applicant confirmed that the proposed use complies with the existing zoning regulations and acknowledged the additional building code requirements associated with a mixed-use structure.

Mr. Pikul also requested confirmation regarding the existence of an elevation certificate for the property. The applicant stated that an elevation certificate had been prepared by Waterman Engineering and would be submitted during the permitting process. Additional discussion occurred regarding the proposed flood vents and flood mitigation measures, with the applicant confirming that engineered flood vent systems had been incorporated into the design in accordance with code requirements.

Mr. Pikul further questioned a detail shown on the structural plans involving a proposed section of new foundation wall beneath the existing structure. The applicant indicated that the project architect or structural engineer would provide clarification during the building permit review process.

Staff reviewed the waivers requested as part of the application, which included waivers related to drainage report submission requirements, landscaping standards, drainage and erosion control standards, and sidewalks. Staff explained that the adaptive reuse ordinance anticipates certain waivers for redevelopment of pre-existing nonconforming sites and structures.

Director Ashman discussed the existing site conditions, including the narrow roadway width, existing retaining walls, and the location of the building in close proximity to the public right-of-way. Ms. Ashman noted that portions of the proposed landscaping and sidewalk treatment would fall within the public right-of-way near an existing fire hydrant. She stated that flexibility was appropriate given the historic village setting and indicated support for allowing the proposal as shown, subject to review and approval by the Department of Public Works Director.

Stephen Mulcahy commented that curbing and sidewalk requirements in similar situations are often addressed administratively through the Department of Public Works. Staff further clarified that any waiver related to sidewalks would ultimately remain subject to written approval from the DPW Director.

Mr. Niquette confirmed that the existing fire hydrant would remain in place and stated that he had no additional fire-related concerns. He also commented favorably on the project and stated that the proposal would improve the property.

Committee members discussed the proposed landscaping within the public right-of-way. The applicant clarified that the landscaping was intended primarily as an aesthetic enhancement and expressed willingness to revise or remove it if required by the Department of Public Works.

Director Ashman commented that, while she would normally have concerns regarding a ground-floor garage-only use beneath residential units, the flood zone conditions made the proposed use appropriate in this circumstance. She further stated that the project represented a positive effort to preserve and reinvest in an older building within the historic village and would help maintain the character of the village. Stephen Mulcahy and other committee members expressed support for the proposal, noting that the redevelopment would improve the appearance of the property and contribute positively to the surrounding area.

**MOTION:** Upon a motion made by Armand Niquette and seconded by Stanley Pikul, the Committee unanimously voted (4-0) to issue **Preliminary Approval** and to allow Final Plan to be handled administratively subject to the conditions of approval below:

Conditions of Approval

1. Approval of site plans as drawn subject to written approval from the Director of Public Works.
2. Approval of waivers from the following sections of the Development Plan Review requirements of the Zoning Ordinance:
  - a. Section 17.84.110(B)(3) - Drainage Report/Plan
  - b. Section 17.84.140(C) - Landscape Standards
  - c. Section 17.84.160 - Drainage/erosion standards
3. Approval of waivers from the following sections of the Subdivision and Land Development Regulations:
  - a. Section X.B.18 – “Sidewalks” subject to written permission from the Director of Public Works.

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

**Adjournment** (Next Meeting | May 27, 2026)