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 – 3rd Floor, Room 309
869 Park Avenue – Cranston, Rhode Island 02910

MINUTES
CITY HALL – 3rd FLOOR, COUNCIL CHAMBER
9:30AM – WEDNESDAY, AUGUST 19, 2026

All interested parties are welcome to participate during the public comments portion for docketed items on this agenda. All materials will be posted to the City's website prior to the meeting at:

https://www.cranstonri.gov/departments/planning/

CALL TO ORDER

Beth Ashman – Planning Director and Committee Chair, called the meeting to order at 9:35 a.m., in the City Council chamber.

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

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

Also present: Jonas Bruggemann – Assistant Planning Director, Brianna Valcourt – Senior Planner, and Jamie Ray – Planner Technician.

APPROVAL OF MINUTES

- June 17, 2026 – Special Meeting

MOTION: Upon a motion made by Mr. Mulcahy and seconded by Mr. Niquette, the Committee voted (4-0) to approve the June 17, 2026 minutes.

DEVELOPMENT PLAN REVIEW COMMITTEE

- **"Crave Cafe"** **PUBLIC INFORMATIONAL** **(vote taken)**
  Waiver of Application
  Proposal: Request for waiver from DPR process for a change of use with no extensive construction of improvements for a new café.
  Zoning: C-4, A-6
  AP 6, Lots 747, 758, 748, and 749
  599 Reservoir Avenue

Attorney Amy Goins, representing the applicant, appeared before the Committee with Victoria McCoy, Chief Human Resources Officer for Taco Comfort Solutions. Ms. Goins explained that the project was originally approved by the Development Plan Review Committee in 2024 and that final approval was issued that year. Taco subsequently requested and received a one-year extension in 2025 and was now seeking an additional one-year extension.

Ms. Goins further explained that the project had required a zoning change by the City Council because the property was split-zoned. The zoning change ordinance included a provision allowing Taco to request indefinite extensions of its approval for good cause. The applicant indicated that it intends to begin construction within the next 12 months.

Ms. Goins stated that the company's recent acquisition would not affect its plans to proceed with the facility. She explained that the proposed facility is intended to address supply-chain and warehousing needs and that approximately 15,000 square feet would be utilized as an engineering laboratory, potentially creating additional high-technology employment opportunities.

Ms. McCoy explained that Taco continuously monitors business conditions and demand as part of its global operations. Although the company had not experienced sufficient demand in recent years to warrant an expansion of its physical footprint, its projections for 2027 through 2029 indicate a future need for additional space. The requested extension would allow the company to maintain the approved project and position itself to begin construction as demand increases.

Committee Discussion

Stanley Pikul expressed support for the extension and stated that Taco has been a valuable facility and asset to Cranston. He noted, however, that the applicant should be aware that any subsequent review of the project would be subject to the City's new building codes and requirements that have taken effect since the project was originally reviewed.

Beth Ashman, stated that conditions in the surrounding neighborhood had not changed in a manner that would alter the City's review of the project and expressed support for granting the extension. Director Ashman also commented on the potential benefit of the extension as an incentive for Taco to remain in Cranston. Ms. McCoy responded that, from the beginning of the process, Taco's ownership had communicated its intention to maintain its existing local footprint, employees, and product lines and to continue its operations as usual. She stated that the company remains focused on its growth plans and that the proposed facility is needed to provide additional space for its products.

MOTION: Upon a motion made by Mr. Niquette and seconded by Mr. Pikul, the Committee voted (4-0) to grant Taco’s request for a one-year extension of the final plan approval.

Adjournment (Next Meeting | September 2, 2026)

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

Meeting adjourned at 9:38 a.m.