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March 31, 2023

Jason Pezzullo
Planning Director
City of Cranston
869 Park Avenue
Cranston, RI 02910
Via Email: jpezzullo@cranstonri.gov

Re: Application for Change of Zone – Taco Products, Inc. d/b/a Taco Comfort Solutions
35 Carlsbad St. (Plat 7, Lot 3141) & 0 Carlsbad St. (Plat 7, Lot 3744)

Dear Mr. Pezzullo:

As you know, we represent Taco Products, Inc. d/b/a Taco Comfort Solutions (“Taco”), with regard to a proposed change of zone for the property referenced above. Enclosed please find additional and revised documents for submission to the City Plan Commission, as follows:

- Revised Site Plan
 - Building area corrected to 97,860 sf. No change to building footprint.
- Revised Narrative
 - Building area corrected to 97,860 sf. Maximum height changed from 45’ to 65’.
- Landscape Plan – updates consist of:
 - Showing the property line with a thicker line to define it more clearly.
 - Revising the tree locations to eliminate trees within the public right-of way.
 - Updating the Plant Schedule to reflect the change in the number of trees (24).
 - Updating the General Requirements Table to:
 - Reflect the change in the number of trees (24).
 - Calculate the percentage of landscape area based on the lot area only (7.6%).
 - Calculate the percentage of landscape area based on the lot area and the public right-of-way to be landscaped (12.2%).
- Traffic Study
- Expert Report of Kevin Flynn

- Rendering

We will provide hard copies of these documents for the CPC on April 4. Thank you for your attention to this matter.

Sincerely,

URSILLO, TEITZ & RITCH, LTD.



Amy H. Goins, Esq.

Enclosures

cc: Client

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