

(The following is not a verbatim transcript of comments or discussion that occurred during the meeting, but rather a summarization intended for general informational purposes. All motions and votes are the official records).

ORDINANCE COMMITTEE

Regular meeting of the Ordinance Committee was held on Thursday, September 12, 2013 in the Council Chambers, City Hall, Cranston, Rhode Island.

CALL MEETING TO ORDER:

The meeting was called to order at 6:00 P.M. by the Chair.

Present: Councilman Paul H. Archetto, Chair
Councilwoman Sarah Kales Lee, Vice-Chair
Councilman Steven A. Stycos
Councilman Donald Botts, Jr.
Council Vice-President Michael J Farina
Council President John E. Lanni, Jr.

Absent: Councilman Mario Aceto

Also Present: Councilman Michael W. Favicchio
Patrick Quinlan, City Council Legal Counsel
Asst. Solicitor David Igliazzi
Gerald Cordy, Director of Administration
Robert Strom, Finance Director
Maria Medeiros Wall, JD, City Clerk
Heather Finger, Stenographer

MINUTES OF THE LAST MEETING:

On motion by Councilman Stycos, seconded by Councilman Archetto, it was voted to dispense with the reading of the last meeting and they stand approved as recorded. Motion passed unanimously.

CORRESPONDENCE:

OLD BUSINESS:

PUBLIC HEARINGS/NEW BUSINESS:

Robert Murray, Esq., appeared to represent Petitioner for proposed Ordinance 7-13-2 and introduced: Jordan Durham; Peter Gilcase; Nicole Reilly, Professional Engineer; Paul Bannon, Traffic Expert.

Attorney Murray stated that this property is the former CJCR School, which was closed a few years ago. This property has been tax exempt and if this proposal is approved, this property will be placed on the tax roll. He also stated that St. Mark's has been through the sub-division process to sub-divide their property and the request is for an MPD.

Chair asked Mr. Quinlan why this Zone Change Ordinance is before this Committee when all Zoning matters should go before the full City Council. City Clerk stated that there was discussion among the City Council regarding amending its Rules to forward all of these matters to the full City Council and bypass Committee. The ultimate decision was that it would be left to the Council President on a case by case basis with regards to each petition. Those of significant magnitude would warrant a special meeting. In this case, after conferring with the Council President, he indicated it would go through Committee and then to the full Council.

Peter Gilcase, Truthbox, Inc., 460 Harris Ave., Providence, Architect and Developer, appeared to speak. He stated that what his firm does is: 1.) take underutilized spaces in Cities and try to give them new life. They have done this in a number of cases in Rhode Island; 2.) they focus on sustainability. In this project, there are 32 residential units, three stories and each unit will probably have energy efficiency of approximately half of what a current new building is at. At the school building, they will try to keep the integrity of the historic nature of the school, will bring the lights back on in an eco-friendly way and bring it back to life. There will be approximately 35 underground parking spaces and some parking to the side of the building.

Attorney Murray stated that this project will have 52 units, with some waivers being requested and are outlined in the Planning Commission's recommendation, which are allowed under the Ordinance.

Council President Lanni asked what these rental units would cost. Attorney Murray stated, approximately \$1,200 to \$1,800 per month.

Chair asked what the generated tax to the City would be if this project is approved. Attorney Murray stated that it is estimated at approximately \$100,000 per year.

William Griffin, 55 Cypress Dr., appeared to speak and stated his concerns of how this proposed development would look and since this proposed development will be multi-family, will have the option to make his home a multi-family home. Council President Lanni stated that anyone can go before the Zoning Board to make such a request. The request before this Committee is for Multi Use Developments and all Multi Use Developments have to go before the City Council for approval. For single-family homes, they would have to make the request through the Zoning Board. Mr. Griffin stated that this project will affect his property value. Council President Lanni stated that there are multi-family apartments in the area, which have been there for many years, which have single-family homes nearby, and their property value have not been affected.

Anthony Mignatelli, 2 Poplar Dr., appeared to speak and stated that he is concerned with increase in traffic, loss of buffer zone from development and the homes and also questioned where the snow will be placed from this development.

David Desjardins, 44 Poplar Dr., appeared to speak and asked that no Zone Change or waivers be approved at this time. There are traffic and parking problems in the area now without this proposed development. He asked that the applicant go back to the drawing table and come up with another proposal which will not affect the neighborhood.

Sandra Cartier, 36 Poplar Dr., appeared to speak and stated that there is too much traffic in the area now and asked that this proposal not be approved.

Mario Olivelli, 50 Orchard Valley Dr. and previously lived at 328 Garden City Dr., appeared to represent Father Verdolitti and himself in favor of this plan.

7-13-2 Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled “Zoning” (Change of Zone – 31 Poplar Dr. and 42 Poplar Dr.).
[\[click to view\]](#)

On motion by Council President Lanni, seconded by Councilman Botts, it was voted to recommend approval of the above Ordinance.

Under Discussion:

Councilman Botts stated that as to the concern of traffic, as far as the proposed apartments, not everyone will be leaving at the same time and impact on the schools would be minimal.

Council Vice-President Farina stated that as to alternatives, zoning would allow such businesses as a pharmacy, which would be worse than the current proposal.

Council President Lanni agreed with Council Vice-President Farina.

Roll call was taken on motion to recommend approval of this Ordinance and motion passed unanimously.

8-13-1 Ordinance in amendment of Title 3 of the Code of the City of Cranston, 2005, entitled “Revenue and Finance” (Tax Assessment Board of Review). [\[click to view\]](#)

No one appeared to speak in favor or to oppose.

On motion by Council Vice-President Farina, seconded by Council President Lanni, it was voted to continue this Ordinance. Motion passed unanimously.

8-13-3 Ordinance in amendment of Title 9.8 of the Code of the City of Cranston, 2005, entitled “Offenses Relating to Property” (Tree Planting Back of Sidewalk Program).
[\[click to view\]](#)

Councilman Stycos stated that he would like to request a continuance due to the fact that Administration had some concerns and so that there is a meeting scheduled next Tuesday with the Tree Council for their input.

On motion by Councilman Stycos, seconded by Councilwoman Lee, it was voted to continue this Ordinance. Motion passed unanimously.

8-13-5 Ordinance in amendment of Title 10, Chapter 40 of the Code of the City of Cranston, 2005, entitled “Miscellaneous Traffic Regulations” (No Tractor Trailer Parking on Cranston St., North Side between Victoria and Dyer). [\[click to view\]](#)

No one appeared to speak in favor or to oppose.

On motion by Councilman Stycos, seconded by Councilman Archetto, it was voted to recommend approval of this Ordinance.

Under Discussion:

Council Vice-President Farina suggested amending the Ordinance limiting “no tractor trailer parking on the street for longer then twenty or thirty minutes”.

Chair suggested continuing this Ordinance. Motion and second to approve were withdrawn.

On motion by Council Vice-President Farina, seconded by Councilman Archetto, it was voted to continue this Ordinance. Motion passed unanimously.

8-13-6 Ordinance in amendment of Title 10, Chapter 32 of the Code of the City of Cranston, 2005, entitled “Stopping, Standing and Parking On Certain Streets” (No Tractor Trailer Parking on Cranston St., North Side between Victoria and Dyer). [\[click to view\]](#)

On motion by Council Vice-President Farina, seconded by Councilman Archetto, it was voted to continue this Ordinance. Motion passed unanimously.

8-13-7 Ordinance in amendment of Title 10, Chapter 40 of the Code of the City of Cranston, 2005, entitled “Traffic Regulations for Specific Streets” (Crosswalk Gansett Ave., North Side of its intersection with Berkley St.). [\[click to view\]](#)

No one appeared to speak in favor or to oppose.

On motion by Councilman Stycos, seconded by Council Vice-President Farina, it was voted to recommend approval of this Ordinance. Chair stated that this was in response to complaints of trying to reach the playground but the playground aligns with Appleton not Berkley and he would like to make a Motion to substitute Appleton for Berkley, seconded by Councilman Farina. Motion passed unanimously. Mr. Cordy brought to the Committee’s attention that there was no traffic report on this but would try to have one for the Council meeting. Motion to approve as amended passed unanimously.

The meeting adjourned at approximately 7:25 P.M.

Respectfully submitted,

Maria Wall, JD., City Clerk

(Minutes transcribed by Rosalba Zanni,
Clerk of Committees from audio recording)