

(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, April 16, 2015, in the Council Chambers, City Hall, Cranston, Rhode Island.

CALL MEETING TO ORDER:

The meeting was called to order at 6:10 P.M. by the Chair.

Present: Council Majority Leader Archetto, Chair
Councilman Mario Aceto, Vice-Chair (appeared at 6:15 p.m.)
Councilman Michael J Farina
Councilman Steven A. Stycos
Councilman Donald Botts, Jr.

Absent: Council President John E. Lanni, Jr.

Also Present: Councilman Christopher G. Paplauskas
Council Vice-President Richard D. Santamaria, Jr.
Robert Coupe, Director of Administration/Acting Personnel Director
Evan Kirshenbaum, Assistant City Solicitor
Maria Medeiros Wall, City Clerk
Rosalba Zanni, Assistant City Clerk/Clerk of Committee
Heather Finger, Stenographer

MINUTES OF THE LAST MEETING:

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

CORRESPONDENCE/COMMUNICATIONS

OLD BUSINESS:

1-15-03 Ordinance in amendment of Title 10 of the Code of the City of Cranston, 2005, entitled "Traffic Regulations for Specific Streets" (Crosswalk on Pontiac Ave. at Hersey Rd.). Councilman Botts. [[click to view](#)] (Continued as Amended 2/12/2015 & 3/12/2015). [[click to view traffic report](#)]

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

Under Discussion:

Councilman Botts stated that since the Traffic Engineer gives a negative recommendation and he has some valid arguments, he has no problem if this Ordinance is not passed.

Roll call was taken on motion to recommend approval of this Ordinance and motion failed on a unanimous vote.

1-15-01 Ordinance in amendment of Ch. 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone – 950 Phenix Ave.). Petition filed by DelBonis Sand & Gravel Co and Bluedog Capital Partners. [\[click to view\]](#) (Continued 3/12/2015). [\[click to view Planning Commission Recommendation\]](#)

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

Under Discussion:

John Mancini, Esq., appeared to represent applicant and stated that his client has done due diligence with respect to financing, zoning and construction of this project. This project has received Master Plan approval and has received Zone Change approval. He also stated that there will be road and traffic improvements done, which were all recommended by the City. The proposed use for the building in the front is a bank and offices on top. In the back rear of the land, will be a climate control storage facility. One thing that was eliminated from the project by way of the Planning Board was a pile-on sign. The building would be used to store automobiles and will only be used for storing vehicles and there will be no repairs done on the property.

Councilman Aceto commended Attorney Mancini because there have been a number of meetings with the local residents. He thinks this is a good project for the area. It is commercial and there will be tax revenues on the tax roll. He questioned if there will be an exit sign since the pile-on sign has been eliminated. Attorney Mancini stated that they will look at signage. They will check with D.O.T. to see if a sign could be placed on Rt. 37 and 295. Councilman Aceto asked Attorney Mancini to address how the entrance and exit will be on the traffic. Attorney Mancini stated that there are two proposed entrances to the project, one fronts Phenix Ave. As to the traffic, traffic there is no issue of concern except for peak time.

Councilman Stycos asked if there is going to be connection between this property and the Ice Rink. Attorney Mancini stated, no. There is a dip in topography and the property between the two sites will remain as vegetation.

Councilman Botts asked if there will be future development of the land available that is developable. Attorney Mancini stated, no, there is more land there, but if the owner decides in the future to develop more, that would have to come back to the City and present a new plan, which economically would not be financially responsible.

Chair asked how much this property is assessed for. Attorney Mancini stated, approximately \$120,000. This property will not be affecting any tax on the sewer system and will not be exasperating water. The building, once built, will be valued at over \$500,000. There will be bathrooms in various parts of the building and offices. Councilman Botts asked if they will be tied into the sewer system. Attorney Mancini stated, no, it would be a septic system.

Fred Joslyn, 23 Gaglione Ct., appeared to speak and stated that when the area residents met with Attorney Mancini, they had agreed with the applicant that the two buildings would be committed to the deed and will be conveyed from the present owner to the applicant. He asked if this is correct. Attorney

Mancini stated that he does not have a problem recording the deed with the Ordinance as an Exhibit to that deed, and he will have to check to make sure that this is acceptable to the Title Company.

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

**1-15-02 Ordinance in amendment of Ch. 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone – 145 Warwick Ave. & 161 Park Ave.). Petition filed Park Ave. Associates & Cumberland Farms, Inc. [\[click to view\]](#)
No action – withdrawn by applicant. [\[click to view withdrawal notice\]](#)**

Councilman Stycos stated that this Ordinance was withdrawn, but it will be re-submitted this month.

PUBLIC HEARINGS/NEW BUSINESS:

3-15-02 Ordinance in amendment of Tittle 10, Ch. 32 of the Code of the City of Cranston, 2005, entitled "Motor Vehicles and Traffic" (Lakeview Rd. – One Way Traffic Between 2:00 – 3:00 P.M. Mon.-Fri.). Councilman Paplauskas. [\[click to view\]](#)

John Keith appeared to speak. No one appeared to oppose.

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

Under Discussion:

Chair asked if there is a traffic report. Mr. Coupe stated that the information was sent to the Traffic Engineer, but no report has been provided yet. He indicated that when Council President Lanni sponsored the Ordinance for Wine St. and it was passed, there was no traffic report at that time.

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

The meeting adjourned at 6:45 P.M.

Respectfully submitted,



Rosalba Zanni
Assistant City Clerk/Clerk of Committees