

*(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, July 14, 2016, 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 Vice-Chair.

Present: Council Majority Leader Archetto, Chair (appeared at 6:05 p.m.)  
Councilman Mario Aceto, Vice-Chair  
Councilman Michael J Farina  
Councilman Steven A. Stycos  
Councilman Donald Botts, Jr.  
Council President John E. Lanni, Jr.

Also Present: Councilman Christopher G. Paplauskas  
Robert Coupe, Director of Administration/Acting Personnel Director  
Michael Glucksman, Asst. City Solicitor  
Robert Strom, Director of Finance  
Anthony Moretti, City Council Internal Auditor  
Patrick Quinlan, City Council Legal Counsel  
Maria Medeiros Wall, City Clerk  
Rosalba Zanni, Assistant City Clerk/Clerk of Committees  
Heather Finger, Stenographer

### **MINUTES OF THE LAST MEETING:**

On motion by Council President Lanni, seconded by Councilman Farina, 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:**

**5-16-04 Ordinance in amendment of Title 10, Chapter 32 of the Code of the City of Cranston, 2005, entitled "Motor Vehicles and Traffic" (Comstock Parkway at Thomas Lane). Sponsored by Councilman Aceto. (Cont. 6/16/2016).**

**Councilman Aceto** withdrew this Ordinance.

**PUBLIC HEARINGS/NEW BUSINESS:**

- 6-16-01 Ordinance in amendment of Ch. 10.32 of Title 10 of the Code of the City of Cranston, 2005, entitled “Motor Vehicles & Traffic” (Cranston St., Turner Ave., Vinton St. 3 way stop).** Sponsored by Councilman Aceto.

No one appeared to speak in favor or to oppose.

On motion by Councilman Aceto, seconded by Council Majority Leader Archetto, it was voted to recommend approval of this Ordinance. Motion passed unanimously.

- 6-16-02 Ordinance in amendment of Chapter 10.32 of Title 10 of the Code of the City of Cranston, 2005, entitled “Motor Vehicles & Traffic” (Fordson Avenue and Greenway 2 way stop).** Sponsored by Councilman Botts.

No one appeared to speak in favor or to oppose.

On motion by Councilman Botts, seconded by Council President Lanni, it was voted to recommend approval of this Ordinance. Motion passed unanimously.

- 6-16-03 Ordinance in amendment of Chapter 10.32 of Title 10 of the Code of the City of Cranston, 2005, entitled “Motor Vehicles & Traffic” (Abbott St. and Highland St. - 3 way stop).** Sponsored by Councilman Paplauskas.

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

Under Discussion:

**Councilman Paplauskas** appeared to speak in favor. No one appeared to oppose.

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

- 6-16-04 Ordinance in amendment of Chapter 10.32 of Title 10 of the Code of the City of Cranston, 2005, entitled “Motor Vehicles & Traffic” (Case Ave.).** Sponsored by Council President Lanni.

No one appeared to speak in favor or to oppose.

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

**6-16-05 Ordinance in amendment of Title 6.08 of the Code of the City of Cranston, 2005, entitled “Animals Generally” (Leashed Dogs on Walking Trails). Sponsored by Councilman Stycos.**

No one appeared to speak in favor or to oppose.

On motion by Councilman Farina, seconded by Council Majority Leader Archetto, it was voted to recommend approval of this Ordinance.

Under Discussion:

**Council President Lanni** asked how this Ordinance will be Ordinance. Councilman Stycos stated that this would allow us to get some signs up advising people of this.

**Solicitor** stated that we have a Dog Officer and is very diligent and she is the one the complaints are made to.

**Council Majority Leader Archetto** asked to be added as co-sponsor.

**Councilman Aceto** asked Administration to find out the status of the dog park. Mr. Coupe stated that to the best of his knowledge, no funds have been appropriated for this. Council President Lanni stated that the Council did set aside property near Mulligan’s Island for a dog park. The problem we ran into was the State did not appropriate any funds and we were told that the people who wanted it would have to raise the funds.

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

**6-16-09 Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled “Zoning” (Change of Zone – 100 Sockanosset Crossroad).**

**Karen Browning, Esq.** of Moses & Brown, appeared to represent Petitioner. She stated that the Planning Commission has found that the Comprehensive Plan supports the Zone Change.

**Douglas Doe**, 178 Lippitt Ave., Conservation Commission Chair, appeared to speak and stated that this issue came to his attention through a Conservation Commission meeting when a member of the Commission mentioned trees being cut down on this property. He questioned if there has been a traffic study done. He stated that the problem with this is there is no plan for this project. There are issues here that need to be looked at more deeply. There are rumors that a COSCO is planned for this property, but the applicant will not confirm or deny that.

Gavel was handed to the Chair.

**Kelly Coates**, Vice-President of Carpionato, appeared to speak and addressed the removal of trees and stated that the trees will be re-located on the stone wall to comply with new ADA regulations because people in wheelchairs could not get by because the trees obstructed their access. Mr. Coates also provided copies of packets to the Committee. He stated that the plan is to build residential over retail and build up and not box. He indicated that Citizens Bank could be at this location for another five years while they are getting their Zoning permits from the Town of Johnston. This Zone Change is to have everything in place and ready to go once Citizens leaves so the property won't remain dormant for years. Citizens has a lease until November, 2018.

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

Under Discussion:

**Councilman Aceto** asked Mr. Coates, whatever the plans are, are you or are you not required to do an extensive traffic survey? Mr. Coates stated, yes, detailed. Councilman Aceto asked if there are any plans for access roads to be extended or exits off Route 37 to alleviate some of the traffic concerns. Mr. Coates stated, yes, there are. He stated that intersection of Pontiac and Route 37 are the most extensive traffic problem for RIDOT. There is an agreement that Carpionato do the plans for that intersection and DOT will pay for it.

**Council President Lanni** stated that he and Councilman Farina attended the Planning Commission meeting and the Commission reviewed this proposal and asked many questions and they came away satisfied with the concerns that were given and they unanimously supported the proposal. He is convinced that this is a good proposal for the City and the citizens of Cranston.

**Councilman Botts** asked if there is any plan on paper of what the traffic pattern will look like. Mr. Coates stated that there is a conceptual plan. Councilman Botts asked that this be forwarded to the Council.

**Councilman Stycos** indicated that he received an email from Planning Commission member Lynne Harrington, who stated that she voted against this proposal so the statement made earlier from Council President Lanni is not correct. Councilman Stycos stated that the problem he has with this proposal is once this Zone Change is approved, the City Council loses all control of it. Attorney Brown stated that her client would still have to go through the Land Development process through the Planning process. Councilman Stycos stated that the City Council would not have any control off what gets built there. Mr. Coates stated that all the restrictions are available this evening. Councilman Stycos stated that he thinks the City Council would be making a mistake to give up its oversight without knowing what is being proposed.

**Councilman Aceto** indicated that if you look at the Training School, the same thing was done. They were given the approval well before they started going in there. As to the traffic, traffic is manageable even at Christmastime. This developer is very reputable.

**Council President Lanni** stated that we need to leave it up to the business owner or the property owner to decide what businesses go there and not the nine Council members. The Council and the City is supposed to be pro-business.

**Councilman Stycos** motioned to amend this Ordinance to change Permitted Use List “home improvement center” from “y” to “n”. Council Majority Leader Archetto seconded the motion for discussion.

Under Discussion:

**Council President Lanni** asked for definition of “home improvement center”. Would an Ace Hardware or Durfee Hardware be considered a home improvement center? This is just a broad term. Councilman Stycos asked clerk for this clarification. City Clerk indicated that the list would be within the Definition section of the Zoning Code.

**Councilman Botts** gave definition of a home improvement center from the Definitions section of the Zoning Code.

**Council Majority Leader Archetto** stated that the amendment just adds a safeguard. It is not adding or restricting anything.

Roll call was taken on the above motion to amend and motion failed on a vote of 2-4. The following being recorded as voting “aye”: Council Majority Leader Archetto and Councilman Stycos -2. The following being recorded as voting “nay”: Councilman Aceto, Farina, Botts and Council President Lanni -4.

Council Majority Leader Archetto asked what some of the planned uses are. Mr. Coates stated that they anticipate having as much office as possible and they want to introduce some residential. It will be more of a streetscape development.

Roll call was taken on motion to recommend approval of this Ordinance and motion passed on a vote of 5-1. The following being recorded as voting “aye”: Council Majority Leader Archetto, Councilmen Aceto, Farina, Botts and Council President Lanni -5. The following being recorded as voting “nay”: Councilman Stycos -1.

The meeting adjourned at 7:35 P.M.

Respectfully submitted,



Rosalba Zanni  
Assistant City Clerk/Clerk of Committees