

*(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).*

## **REGULAR MEETING – CITY COUNCIL**

**-OCTOBER 24, 2016-**

Regular meeting of the City Council was held on Monday, October 24, 2016 in the Council Chambers, City Hall, Cranston, Rhode Island.

The meeting was called to order at 7:00 P.M. by the Council President.

Roll call showed the following members present: Councilmen Farina, Stycos, Botts, Council Majority Leader Archetto, Councilmen Aceto, Paplauskas, Council Minority Leader Favicchio, Council Vice-President Santamaria and Council President Lanni -9.

Also Present: Robert Coupe, Director of Administration/Acting Personnel Director; Jeffrey Barone, Director of Constituent Affairs; Mark Schieldrop, Special Assistant to the Mayor; J. Patrick O’Neill, Assistant City Solicitor; Robert Strom, Director of Finance; Anthony Moretti, City Council Internal Auditor; Patrick Quinlan, City Council Legal Counsel.

On motion by Councilman Farina, seconded by Councilman Aceto, it was voted to dispense with the reading of the minutes of the last meeting and they stand approved as recorded. Motion passed on a vote of 9-0. The following being recorded as voting “aye”: Councilmen Farina, Stycos, Botts, Council Majority Leader Archetto, Councilmen Aceto, Paplauskas, Council Minority Leader Favicchio, Council Vice-President Santamaria and Council President Lanni -9.

### **I. PUBLIC ACKNOWLEDGEMENTS AND COMMENDATION**

None.

### **II. PUBLIC HEARINGS** (limited to docketed matters)

**Julie Holden**, Assistant Library Director, appeared to speak in favor of proposed Ordinance 9-16-07.

### **III. RESOLUTIONS**

None.

**-OCTOBER 24, 2016-**

**IV. REPORT OF COMMITTEE**

**SAFETY SERVICES & LICENSES COMMITTEE  
(Council Vice-President Richard D. Santamaria, Jr., Chair)**

**9-16-01      ORDINANCE IN AMENDMENT OF TITLE 5 OF THE CODE OF THE CITY OF CRANSTON, 2005, ENTITLED ‘BUSINESS LICENSES AND REGULATIONS’ (Massage Bodyworks Definition Amended)**

On motion by Councilman Farina, seconded by Councilman Paplauskas, the above Ordinance was adopted on a vote of 9-0. The following being recorded as voting “aye”: Councilmen Farina, Stycos, Botts, Council Majority Leader Archetto, Councilmen Aceto, Paplauskas, Council Minority Leader Favicchio, Council Vice-President Santamaria and Council President Lanni -9.

**ORDINANCE COMMITTEE  
(Council Majority Leader Paul H. Archetto, Chair)**

**9-16-04      ORDINANCE IN AMENDMENT OF TITLE 10, CHAPTER 32 OF THE CODE OF THE CITY OF CRANSTON, 2005, ENTITLED ‘MOTOR VEHICLES AND TRAFFIC’ (Fales Street – One Way Traffic Between 2:00 – 3:00 pm Mon-Fri)**

On motion by Councilman Farina, seconded by Councilman Paplauskas, the above Ordinance was adopted on a vote of 9-0. The following being recorded as voting “aye”: Councilmen Farina, Stycos, Botts, Council Majority Leader Archetto, Councilmen Aceto, Paplauskas, Council Minority Leader Favicchio, Council Vice-President Santamaria and Council President Lanni -9.

**9-16-05      ORDINANCE IN AMENDMENT OF CHAPTER 10.32.300 OF THE CODE OF THE CITY OF CRANSTON, 2005, ENTITLED ‘MOTOR VEHICLES AND TRAFFIC’, ‘NO PARKING BETWEEN 7:00 A.M. AND 9:00 A.M. AND 3:00 P.M. AND 6:00 P.M.’ (Miles Ave., northerly side)**

On motion by Council Vice-President Santamaria, seconded by Councilman Paplauskas, the above Ordinance was adopted on a vote of 9-0. The following being recorded as voting “aye”: Councilmen Farina, Stycos, Botts, Council Majority Leader Archetto, Councilmen Aceto, Paplauskas, Council Minority Leader Favicchio, Council Vice-President Santamaria and Council President Lanni -9.

**9-16-07      ORDINANCE IN AMENDMENT OF TITLE 10, CHAPTER 28 OF THE CODE OF THE CITY OF CRANSTON, 2005, ENTITLED ‘MOTOR VEHICLES AND TRAFFIC’ (Public Library Parking Lots)**

On motion by Councilman Farina, seconded by Councilman Paplauskas, the above Ordinance was adopted on a vote of 9-0. The following being recorded as voting “aye”: Councilmen Farina, Stycos, Botts, Council Majority Leader Archetto, Councilmen Aceto, Paplauskas, Council Minority Leader Favicchio, Council Vice-President Santamaria and Council President Lanni -9.

**9-16-08      ORDINANCE IN AMENDMENT OF TITLE 10, CHAPTER 32 OF THE CODE OF THE CITY OF CRANSTON, 2005, ENTITLED ‘MOTOR VEHICLES AND TRAFFIC’ (Ivanhoe St. at Auburn St. – Stop Sign)**

On motion by Councilman Farina, seconded by Councilman Botts, the above Ordinance was adopted on a vote of 9-0. The following being recorded as voting “aye”: Councilmen Farina, Stycos, Botts, Council Majority Leader Archetto, Councilmen Aceto, Paplauskas, Council Minority Leader Favicchio, Council Vice-President Santamaria and Council President Lanni -9.

**-OCTOBER 24, 2016-****9-16-09      ORDINANCE IN AMENDMENT OF TITLE 10, CHAPTER 32 OF THE CODE OF THE CITY OF CRANSTON, 2005, ENTITLED 'MOTOR VEHICLES AND TRAFFIC', 'NO PARKING ON CERTAIN STREETS-GENERALLY' (Permit Parking)**

On motion by Councilman Farina, seconded by Councilman Botts, the above Ordinance was adopted on a vote of 9-0. The following being recorded as voting "aye": Councilmen Farina, Stycos, Botts, Council Majority Leader Archetto, Councilmen Aceto, Paplauskas, Council Minority Leader Favicchio, Council Vice-President Santamaria and Council President Lanni -9.

**FINANCE COMMITTEE**  
**(Councilman Steven A. Stycos, Chair)**

**RESOLUTION AUTHORIZING REAL ESTATE TAX ABATEMENTS**

On motion by Councilman Farina, seconded by Councilman Paplauskas, the above Resolution was adopted on a vote of 9-0. The following being recorded as voting "aye": Councilmen Farina, Stycos, Botts, Council Majority Leader Archetto, Councilmen Aceto, Paplauskas, Council Minority Leader Favicchio, Council Vice-President Santamaria and Council President Lanni -9.

**RESOLUTION AUTHORIZING MOTOR VEHICLE TAX ABATEMENTS**

On motion by Councilman Farina, seconded by Councilman Botts, the above Resolution was adopted on a vote of 9-0. The following being recorded as voting "aye": Councilmen Farina, Stycos, Botts, Council Majority Leader Archetto, Councilmen Aceto, Paplauskas, Council Minority Leader Favicchio, Council Vice-President Santamaria and Council President Lanni -9.

**TAX INTEREST WAIVER APPROVALS**

On motion by Councilman Farina, seconded by Councilman Paplauskas, it was voted to approve the above Tax Interest Waiver Approvals. Motion passed on a vote of 9-0. The following being recorded as voting "aye": Councilmen Farina, Stycos, Botts, Council Majority Leader Archetto, Councilmen Aceto, Paplauskas, Council Minority Leader Favicchio, Council Vice-President Santamaria, and Council President Lanni -9.

**CLAIMS COMMITTEE**  
**(Councilman Michael W. Favicchio, Chair)**

**REPORT OF SETTLED CLAIMS (Informational purposes): Henry & Donna Giorgio \$575.00 property damage; Michael Almonte \$104.50 vehicle damage; David & Cheryl Perrotti \$73.74 vehicle**

No action needed.

**V.    PUBLIC HEARINGS**

None.

**VI.   ELECTION OF CITY OFFICIALS**

None.

**-OCTOBER 24, 2016-**

**VII. REPORT OF CITY OFFICERS**

**LEGAL FEES – REPORT REGARDING JOSEFSON CASE LEGAL FEES** (Chairman Stycos)

No discussion.

**VIII. EXECUTIVE COMMUNICATIONS**

**REPORT ON HIRING OF SPECIAL COUNSEL, CONSULTANTS, ETC., PURSUANT TO CHARTER SECTION 15.05**

No discussion.

**REQUEST TO BE CONTINUED IN SERVICE FOR ONE YEAR, CAPTAIN RICHARD BEDARD, CRANSTON FIRE DEPARTMENT**

**Mr. Coupe** appeared to speak.

On motion by Councilman Farina, seconded by Councilman Paplauskas, it was voted to approve the above request. Motion passed on a vote of 9-0. The following being recorded as voting “aye”: Councilmen Farina, Stycos, Botts, Council Majority Leader Archetto, Councilmen Aceto, Paplauskas, Council Minority Leader Favicchio, Council Vice-President Santamaria, and Council President Lanni -9.

**IX. COUNCIL PRESIDENT COMMUNICATIONS**

**CRANSTON STADIUM – STATUS UPDATE REPORT FROM ADMINISTRATION**

**Mr. Coupe** appeared to speak and stated that the City has received \$400,000 Grant, which is a matching grant. The grant was from the Department of Environmental Management. Mr. Filarski was responsible for obtaining this grant. We are working on a redesign right now.

**Kenneth Filarski**, City Council Grant Writer, appeared to speak and stated that there have been a number of statements going around that are not true in regards to this project. He stated that he met with the City on October 13<sup>th</sup>. He also stated that the last time he billed the City for standard architectural services was May 21, 2015. From June 20, 2015 to October 20, 2015, he was out soliciting proposals. The City currently owes him over \$87,000 for various services.

**Council President Lanni** asked Mr. Filarski if he is owed any compensation from the City to date and if so, how much. Mr. Filarski stated that there is \$87,620.99 past due. Council President Lanni stated that this project has been ongoing for over two years without a shovel in the ground. Mr. Filarski stated that the City did not do what they should have done at the beginning of the project. This is astonishing and he is flabbergasted. The City mentioned in a meeting with him that they would be looking for another firm and that astounds him. He has every intention of seeing this project through.

**Councilman Aceto** stated that when this project was decided on, there were a number of City Council members from both sides of the aisle, who questioned if this was a good idea. He questioned the Administration, do we want to move forward with this project and why are we treating Mr. Filarski different than other vendors in the City? Mr. Coupe stated that the project is going forward. It has moved forward since he has gotten involved in it. For Mr. Filarski stating that this project is not moving forward and the Administration is to blame, is completely disingenuous.

## -OCTOBER 24, 2016-

**Councilman Aceto** asked what Mr. Filarski's role would be going forward. Mr. Coupe stated that the Administration will review his billing and then determine whether Mr. Filarski will be involved in it. He also stated that the RFP should be going out in the next four to six weeks.

**Council Vice-President Santamaria** asked who from the Administration decided to use Mr. Filarski rather than our in-house Engineers. Mr. Coupe stated that our in-house Engineers are not registered architects.

**Council Vice-President Santamaria** asked if we will lose the Grant if we do make it a geothermal theme. Mr. Coupe stated that he has been advised that we will not.

**Council Vice-President Santamaria** asked how much the tentative project is going to cost the City right now. Mr. Coupe stated approximately \$800,000 - \$850,000.

**Council Vice-President Santamaria** stated that whatever happened in the past is in the past. He questioned if we can get this project done because he would hate to lose this Grant. Mr. Coupe stated that this project can be done and he is shocked with the demeanor of Mr. Filarski's conversation. He honestly does not know where the breakdown was. Council Vice-President Santamaria asked what needs to be done to get this going.

**Councilman Aceto** asked Councilman Stycos, Chairman of Finance Committee, if this issue can be placed on the next Finance Committee agenda. Councilman Stycos stated this is a good idea.

**Council Minority Leader Favicchio** asked how much Mr. Filarski has been paid. Mr. Strom stated, just over \$59,000, in addition to his salary as City Council Grant Writer. Council Minority Leader Favicchio stated to Mr. Filarski that he is disappointed about the tenor of his comments as a vendor. This seems really out of place and this is not the forum for this discussion.

### X. COUNCIL MEMBER COMMUNICATIONS

#### ***COUNCILMAN STYCOS:***

- ***Repair of Sidewalks***

**Councilman Stycos** stated that when Public Works Director, Mr. Mason, was confirmed by the City Council, he and Councilman Aceto questioned him regarding sidewalks and Mr. Mason, at the time, indicated that Newport had a grinding machine. Councilman Stycos requested that Councilman Aceto ask for a report on whether that program would be feasible for the City of Cranston.

#### ***COUNCIL MAJORITY LEADER ARCHETTO:***

- ***Queen St. Street Lights***

**Council Majority Leader Archetto** stated that residents of Queen St. are upset that three street lights were removed and were told that they will not be installed until February. He asked if the City can expedite this matter.

**Mr. Barone** stated that National Grid took those lights down because they were defective. They will be re-installed within the next few weeks. He also stated that it will take until February to change the bulbs to LED lights.

- ***Audio for Council Meetings***

**Council Majority Leader Archetto** stated that residents who tune in to our meetings have an issue with the audio. He asked if the Administration can address this.

**-OCTOBER 24, 2016-**

- ***Paving Street List***

**Council Majority Leader Archetto** asked if there is a street paving list available. Mr. Barone stated that he will address this with the Public Works Director tomorrow.

**COUNCIL VICE-PRESIDENT SANTAMARIA:**

- ***Mill St. Railroad Tracks***

**Council Vice-President Santamaria** stated that residents have been asking what is going on at the railroad tracks on Mill St. Mr. Coupe stated that there is a meeting scheduled for later this week to see what the plans are.

**COUNCIL VICE-PRESIDENT SANTAMARIA:**

- ***Budlong/Woodridge/Park Ave. – status of roads***

**Council Vice-President Santamaria** questioned paving in front of Catanzaro's Pizza on Park Ave., as well as Budlong and Woodridge. Mr. Barone stated that he thinks that the utility work is done. A temporary patch will be placed and then they have 90 days to place a permanent patch down. As for Woodridge, he thinks this has been paved and he will check on the status of Budlong.

**Council President Lanni** announced that Captain Guilbeault has filed another claim against the City today.

**XI. OLD BUSINESS**

None.

**XII. INTRODUCTION OF NEW BUSINESS\***

\*(for informational purposes. All new business is referred to Committee for public hearing)

- 10-16-01**      **ORDINANCE IN AMENDMENT OF TITLE 2 OF THE CODE OF THE CITY OF CRANSTON, 2005, ENTITLED 'ADMINISTRATION AND PERSONNEL' (Promotion Rules & Regulations).** Sponsored by Councilman Stycos.
- 10-16-02**      **ORDINANCE IN AMENDMENT OF CHAPTER 15.04.020(A) OF THE CODE OF THE CITY OF CRANSTON, 2005, ENTITLED 'BUILDING CODE' (Amendments, Additions and Deletions) (Impact Fees Revised).** Sponsored by Councilman Stycos.
- 10-16-03**      **Ordinance in amendment of Title 10, Chapter 32 of the Code of the City of Cranston, 2005, entitled "Motor Vehicles and Traffic" (Knight St. – Two Hour Parking).** Sponsored by Council President Lanni.
- 10-16-04**      **ORDINANCE IN AMENDMENT OF CHAPTER 17 OF THE CODE OF THE CITY OF CRANSTON, 2005, ENTITLED 'ZONING' (950 Phenix Avenue – Signage).** Petition field by Bluedog Capital Partners, LLC and BCPStor Development, LLC.

**RESOLUTION IN OPPOSITION TO CLEAR RIVER ENERGY CENTER POWER PLANT IN BURRILLVILLE.** Sponsored by Councilman Stycos.

**-OCTOBER 24, 2016-**

**Claims:**

- **Property Damage:**
  - **Claim of Anthony Lucca from alleged incident on October 12, 2016.**
  - **Claim of David Perrotti from alleged incident on September 17, 2016.**
  - **Claim of Kevin Antonucci from alleged incident on September 2, 2016.**
  - **Claim of Kimberly Wheeden from alleged incident on August 19, 2016.**
  - **Claim of Adrienne Wynn from alleged incident on April 29, 2009.**
  - **Claim of Riverwood Mental Health Services from alleged incident on September 13, 2016.**

On motion by Councilman Farina, seconded by Council Majority Leader Archetto, it was voted to refer the above new business to the respective Committees. Motion passed on a vote of 9-0. The following being recorded as voting "aye": Councilmen Farina, Stycos, Botts, Council Majority Leader Archetto, Councilmen Aceto, Paplauskas, Council Minority Leader Favicchio, Council Vice-President Santamaria and Council President Lanni -9.

**XIII. MISCELLANEOUS BUSINESS ON CLERK'S DESK**

**Edgewood Home Builders** – land donation Plat 18/lots 1519, 1540 and 1541. [\[click to view\]](#)

Referred to Ordinance Committee 11/17/2016.

**Resolution 2016-45 asking the Administration for a feasibility study for the purpose of rehabilitating the Oak Hill Terrace play area creating a children's playground.** [\[click to view\]](#) Mayor's Response. [\[click to view Mayor's Response\]](#)

No discussion.

The meeting adjourned at 8:40 P.M. P.M.

Maria Medeiros Wall, JD  
City Clerk

Rosalba Zanni  
Assistant City Clerk/Clerk of Committee

(See Stenographic Notes of Ron Ronzio, Stenotypist)

09-16-01

THE CITY OF CRANSTON

**ORDINANCE OF THE CITY COUNCIL**  
IN AMENDMENT OF TITLE 5 OF THE CODE OF THE CITY OF CRANSTON, 2005,  
ENTITLED "BUSINESS LICENSES AND REGULATIONS"  
(Massage Bodyworks Definition Amended)

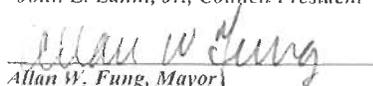
No. 2016-32



John E. Lanni, Jr., Council President

Passed:  
October 24, 2016

Approved:  
November 3, 2016

  
Allan W. Fung, Mayor

It is ordained by the City Council of the City of Cranston as follows:

Section 1. Title 5.26.050 entitled Business Licenses and Regulations is hereby amended by deleting the following:

Chapter 5.26 - Licensing for Body Works Establishments

5.26.50 - Definitions

e) *[Body Rubs and Body Stimulations shall mean the manipulation or conditioning of part or parts of the body by any means not regulated by Chapter 23-20.8 of the Rhode Island General Laws.]*

f) *[Body Works and Body Works Services shall encompass Body Rubs, Body Stimulations, Spa Services and Spa Treatments.]*

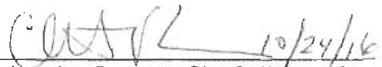
And adding:

c) Body works and "body-works services" means body rubs, body stiulation, manipulation, or conditioning of any part or parts of the body, spa services, and performed by a person not licensed under tit RIGL Title 23.

Section 2. This Ordinance shall take effect on its final adoption.

Positive Endorsement

Negative Endorsement (attach reasons)

  
Christopher Rawson, City Solicitor / Date

\_\_\_\_\_  
Christopher Rawson, City Solicitor Date

Sponsored by: Councilman Botts and Council Vice-President Santamaria  
Referred to Safety Services & Licenses October 3, 2016

09-16-04

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THE CITY OF CRANSTON

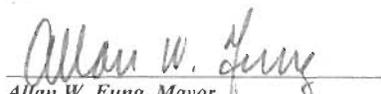
**ORDINANCE OF THE CITY COUNCIL**  
IN AMENDMENT OF TITLE 10, CHAPTER 32 OF THE CODE OF THE CITY  
OF CRANSTON, 2005, ENTITLED "MOTOR VEHICLES AND TRAFFIC"  
(Fales Street – One way traffic between 2:00 – 3:00 pm Mon - Fri)

No. 2016-33

*Passed:*  
October 24, 2016

  
John E. Lanni, Jr. Council President

*Approved:*  
November 3, 2016

  
Allan W. Fung, Mayor

*It is ordained by the City Council of the City of Cranston as follows:*

**Section 1.** Chapter 10.12, Section .270 entitled "One-way traffic on certain streets between certain hours" is hereby amended by adding the following:

**10.12.270 One-way traffic on certain streets between certain hours**

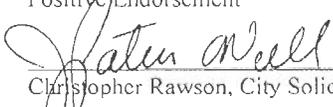
E. On days when Cranston High School West is in session, traffic shall move in the following specified directions upon the following streets:

1. Between the hours of 8:00 a.m. and 9:30 a.m.: Lake View Road, easterly
2. Between the hours of 2:00 p.m. and 3:30 p.m.: Lake View Road, westerly
3. Between the hours of 8:00 a.m. and 9:30 a.m.: Lake View Road, northerly
4. Between the hours of 2:00 p.m. and 3:30 p.m.: Lake View Road, northerly
5. Between the hours of 2:00 p.m. and 3:00 p.m.: Wine Street, northerly
6. Between the hours of 2:00 p.m. and 3:00 p.m. Fales Street, northerly

**Section 2.** This Ordinance shall take effect upon its final adoption.

Positive Endorsement

Negative Endorsement (attach reasons)

 24 OCT 16  
Christopher Rawson, City Solicitor Date

\_\_\_\_\_  
Christopher Rawson, City Solicitor Date

Co-Sponsored by: Councilman Farina and Paplauskas

Referred to Ordinance Committee October 13, 2016

09-16-05

CITY OF CRANSTON

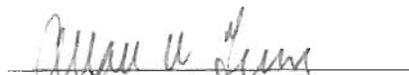
**ORDINANCE OF THE CITY COUNCIL**  
IN AMENDMENT OF CHAPTER 10.32.300 OF THE CODE OF THE CITY OF  
CRANSTON ENTITLED "MOTOR VEHICLES AND TRAFFIC", "NO PARKING  
BETWEEN 7:00 A.M. AND 9:00 A.M. AND 3 P.M. AND 6:00 P.M."  
(Miles Avenue, northerly side)

No. 2016-34

*Passed:*  
October 24, 2016

  
John E. Lanni, Jr., Council President

*Approved:*  
November 3, 2016

  
Allan W. Fung, Mayor

*It is ordained by the City Council of the City of Cranston as follows:*

**Section 1.** Title 10.32.300 of the Code of the City of Cranston, entitled "No parking between 7:00 a.m. and 9:00 a.m. and 3:00 p.m. and 6:00 p.m." is hereby amended by deleting the following:

[Miles Avenue, northerly side]

**Section 2.** This Ordinance shall take effect upon its final adoption.

Positive Endorsement

Negative Endorsement (attach reasons)

 24 Oct 16  
Christopher M. Rawson, Solicitor Date

\_\_\_\_\_  
Christopher M. Rawson, Solicitor Date

Sponsored by: Michael W. Faviechio, Councilman

Referred to Ordinance Committee October 13, 2016

09-16-07

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CITY OF CRANSTON

**ORDINANCE OF THE CITY COUNCIL**  
IN AMENDMENT OF TITLE 10, CHAPTER 28 OF THE CODE OF THE CITY OF  
CRANSTON, 2005, ENTITLED "MOTOR VEHICLES AND TRAFFIC"  
(Public Library Parking Lots)

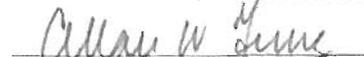
No. 2016-35

*\*As amended in Committee 10/13/2016*

**Passed:**  
October 24, 2016

  
John E. Lanni, Jr., Council President

**Approved:**  
November 3, 2016

  
Allan W. Fung, Mayor

*It is ordained by the City Council of the City of Cranston as follows:*

**Section 1.** Title 10, Chapter 28 entitled "Vehicles and Traffic, Stopping, Standing and Parking Generally" is hereby amended by adding thereto the following new section:

10.28.210 Cranston Public Library Parking Lots

It shall be unlawful to park any vehicle overnight in any of the parking areas associated with all Cranston Public Library locations.

It shall be unlawful to use any of the parking areas associated with all Cranston Public Library location for residential parking at any time.

Any vehicle violating this section will be subject to towing.

\*Temporary parking at a library may be granted by the Library Director.

**Section 2.** This Ordinance shall take effect upon its final adoption.

Positive Endorsement

Negative Endorsement (attach reasons)

 24 OCT 16  
Christopher M. Rawson, Solicitor Date

\_\_\_\_\_  
Christopher M. Rawson, Solicitor Date

Sponsored by: Michael J. Farina, Councilman  
Christopher G. Paplauskas, Councilman  
Referred to Ordinance Committee October 13, 2016

U/Ordinance/Traffic/Library lots no parking

09-16-08

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THE CITY OF CRANSTON

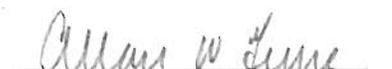
**ORDINANCE OF THE CITY COUNCIL**  
IN AMENDMENT OF TITLE 10, CHAPTER 32 OF THE CODE OF THE CITY OF  
CRANSTON, 2005, ENTITLED "MOTOR VEHICLES AND TRAFFIC"  
(Ivanhoe Street at Auburn Street)

No. 2016-36

*Passed:*  
October 24, 2016

  
John E. Lanni, Jr., Council President

*Approved:*  
November 3, 2016

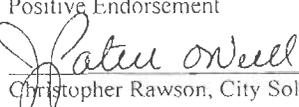
  
Allan W. Fung, Mayor

*It is ordained by the City Council of the City of Cranston as follows:*

**Section 1.** Chapter 10.32, Section .020 entitled " Stop Intersections-Enumerated" is hereby amended by adding the following:

Ivanhoe Street at its intersection with Auburn Street

**Section 2.** This Ordinance shall take effect upon its final adoption.

Positive Endorsement	Negative Endorsement (attach reasons)
 <u>24 OCT 16</u>	_____
Christopher Rawson, City Solicitor Date	Christopher Rawson, City Solicitor Date

Sponsored by: Councilman Botts  
Referred to Ordinance Committee October 13, 2016

09-16-09

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THE CITY OF CRANSTON

**ORDINANCE OF THE CITY COUNCIL**  
IN AMENDMENT OF TITLE 10, CHAPTER 32 OF THE CODE OF THE CITY  
OF CRANSTON, 2005, ENTITLED "MOTOR VEHICLES AND TRAFFIC" "NO  
PARKING ON CERTAIN STREETS -GENERALLY  
(Permit Parking)

No. 2016-37

*Passed:*  
October 24, 2016

  
John E. Lanni, Jr., Council President

*Approved:*  
November 3, 2016

  
Allan W. Fung, Mayor

*It is ordained by the City Council of the City of Cranston as follows:*

**Section 1.** Chapter 10.32.040 entitled "No parking on certain streets – Generally" is hereby amended by deleting the following:

[Park Avenue, northeast side, from Julia Street to Elsie Street]

**Section 2.** Title 10.32 entitled "VEHICLES AND TRAFFIC" is hereby amended by adding the following new section entitled "Parking Authorized by Required Permit on Certain Streets and at Certain Hours"

**10.32.690 - Parking authorized by required permit on certain streets and at certain hours.**

Park Avenue, northeast side adjacent to traffic island at front entrance to Cranston High School East, Cranston School Department Staff, school days, Monday through Friday, 7:00AM to 5:00PM.

**Section 3.** This ordinance shall take effect upon its final adoption.

Positive Endorsement Negative Endorsement (attach reasons)

 24 OCT 16 \_\_\_\_\_  
Christopher Rawson, City Solicitor Date Christopher Rawson, City Solicitor Date

Referred to Ordinance Committee October 13, 2016

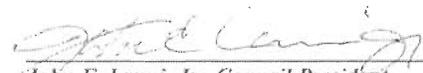
Sponsored by: Mayor Fung  
U:\Ordinance\Traffic\Permit\_Parking\_ParkAve\_FacultvParking

THE CITY OF CRANSTON

**RESOLUTION OF THE CITY COUNCIL**  
AUTHORIZING REAL ESTATE/TANGIBLE TAX ABATEMENTS AS  
RECOMMENDED BY CITY ASSESSOR

No. 2016-49

*Passed:*  
October 24, 2016

  
John E. Lanni, Jr., Council President

Resolved, That

The request of the City Assessor for the following abatements for manifest errors and reasons therein stated be granted and that a certified copy of this Resolution be for the respective amounts a sufficient voucher for the City Treasurer.

(See attached list of Abatements)

URFS RE ABATE



CITY OF SAN FRANCISCO  
OFFICE OF ASSESSMENT  
455 CALIFORNIA STREET  
SAN FRANCISCO, CALIFORNIA 94104

SALVATORE SACCOCCHIO JR.  
CITY ASSESSOR  
DAVID COLE  
DEPUTY ASSESSOR

## MEMO

DATE: October 4, 2016  
TO: His Honor the Mayor and the Honorable City Council  
FROM: City Assessor  
RE: Real Estate and Tangible Abatements

The following assessments are recommended for abatement in the amounts and for the reasons hereinafter set forth.

<u>Assessment Date</u>	<u>Value</u>	<u>Tax</u>
December 31, 2012	65,568	2,246.36
December 31, 2013	64,498	2,209.70
December 31, 2015	<u>97,660</u>	<u>2,338.70</u>
Totals:	227,726	6,794.76

  
Salvatore Saccoccio, Jr.  
City Assessor

RECRIAB REP \*\*\* PHILLO 10/24/86 \*\*\* 61 68 50.40 by KAPUR

City of Everett  
2013 Abatement List

2108501001 990-1000-970  
Location 86 CALDER ST  
TYLER TRUCK & AUTO REPR CO  
DANIEL BILLOREAU  
86 CALDER ST  
CHARLOTTE RI 02820

0000000000  
CASH

	Value	Tax	Original	Value	Tax	Original
Original	81862	2777.18				
LISTING ERROR	85588	2744.38				
Adjusted	15494	500.80	Adjusted			

	Value	Tax	Original
Original	81862	2777.18	
Adjustments	85588	2744.38	Accounts
Adjusted	15494	500.82	

\*\*\* RECEIPT A/R \*\*\* Printed 10/4/2016 AT 08:57:58 by KANBUB

Page 1

218007101 992 1780 070  
 Location EB CALDER ST  
 TYLER TRUCK & AUTO REPR CO  
 DANIEL BILLOREAU  
 86 CALDER ST  
 TRANSTON RI 02875

City of Transton  
 2014 Abatement List

2308015012  
 Location

4205000000  
 Location

	Value	Tax		Value	Tax	Original	Value	Tax
Original	15494	2740.52	(0.18%)			Original		
Listing (A/R)	64498	1164.10				Adjusted		
Adjusted	15494	135.82	Adjusted					

	Value	Tax	
Original	79035	2740.52	
Abatement's Included	64498	1700.71	Abatement's
	15494	539.82	

\*\*\* RECAPITULATORY \*\*\* Printed 10/24/2016 at 09:59:36 by NARDUN

Page 1

City of Cranston  
2016 Abatement List

1 0220021501 010 0076  
LOCATION 38 WILBUR AV  
BELLINI JAMES P  
BELLINI BARBARA L IVE  
38 WILBUR AVE  
CRANSTON RI 02902 1020

	Value	Tax
Original	75810	1024.73
Exemption Credit	27024	356.76
Adjusted	48786	647.97

2 1813543331 001 0135 420  
LOCATION 48 ROCKAWAY CROSS  
CORLIARD TOMAZZO COMPANY  
C/O RAYCO  
PO BOX 1059  
WINSTON SALEM NC 27102

	Value	Tax
Original	13027	438.64
Out of Jurisdiction	13027	438.65
Adjusted		0

3 1916120007 007 1094  
LOCATION 150 HARBOR AV  
ROCK ISLAND HOLDING AND MORTG  
44 WASHINGTON ST  
PROVIDENCE RI 02903 7129

	Value	Tax
Original	181458	2442.41
Exemption Credit	65796	1303.08
Adjusted	115662	2269.02

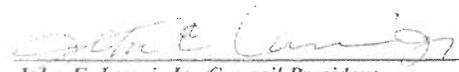
	Value	Tax
Original	416327	5386.65
Adjusted	395763	5197.76
Adjusted	312563	7019.98

THE CITY OF CRANSTON

**RESOLUTION OF THE CITY COUNCIL**  
AUTHORIZING MOTOR VEHICLE TAX ABATEMENTS AS RECOMMENDED  
BY CITY ASSESSOR

No. 2016-50

*Passed:*  
October 24, 2016

  
*John E. Lanni, Jr., Council President*

Resolved, That

The request of the City Assessor for the following abatements for manifest errors and reasons therein stated be granted and that a certified copy of this Resolution be for the respective amounts a sufficient voucher for the City Treasurer.

(See attached list of Abatements)

U-R-S-A-I-V A-B-A-T-I

\*\*\* MEDIANI, CR REP \*\*\* Printed 11/20/14 at 09:31:17 by KAMON Page 1

City of Cranston  
2014 Motor Vehicle  
Assessment List

00004256	000010074	SA	00002438	000150100	00000010	0000001000	
Vehicle 2519	SA	11	Vehicle 2862	SA	Vehicle 0000		
10 283FB49Y38181997			10 J1B31C9T402233	475842	10		
PASADENA LINDA J			21901 1001470 -				
225 SUMMIT DRIVE			07 RANDALL ST UNIT 1				
CRANSTON RI 02910			CRANSTON RI 02910				
Original Value	11,020	Tax 1,052.50	Original Value	1000	Tax 36.94	Original Value	
Adjusted Tax		1,321.49	Adjusted Tax		21.45	Adjusted Tax	

For Tax Year 2014

Original Value	Tax
11,020	1,052.50
Adjusted Tax	1,321.49







Oct-16 Waiver of Interest Applications

Page 1

Recommend To Approve:

<u>NAME</u>	<u>ADDRESS</u>	<u>TAX AMT</u>	<u>INTEREST</u>	<u>REASON</u>
Anderson, Lorinna	951 Dyer Ave #98	\$1,372.86	\$611.25	illness
Benintende, Jack	200 Cannon ST #11B	\$651.22	\$121.28	illness
Kazianis, Katherine	12 Woodstock Lane	2,533.71	\$304.04	illness
Morelli, Josephine	57 Woodlawn Dr	114.73	\$13.76	death
Nani, Verma	305 Dean Ridge Ct	1,694.03	\$203.28	illness
Whitman, William	49 Weaver St	1,276.09	\$141.27	lostcheck

10-16-01

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THE CITY OF CRANSTON

**ORDINANCE OF THE CITY COUNCIL  
IN AMENDMENT OF TITLE 2 OF THE CODE OF THE CITY OF  
CRANSTON, 2005, ENTITLED "ADMINISTRATION AND  
PERSONNEL"  
(Promotion Rules & Regulations)**

No.

*Passed:*

\_\_\_\_\_  
John E. Lanni, Jr., Council President

*Approved:*

\_\_\_\_\_  
Allan W. Fung, Mayor

*It is ordained by the City Council of the City of Cranston as follows:*

Section 1. Section 2.80.130 in Chapter 2.80, entitled PERSONNEL, is hereby amended to read as follows:

2.80.130 - Promotion rules and regulations.

The director of personnel shall prepare and submit to the city council amended rules and regulations setting forth the conditions on which not more than ten (10) points on a scale of one hundred (100) of additional credit will be allowed to any person who is a resident or currently an employee of the city of Cranston at the time of application or promotion for employment to the city. Furthermore, the director of Personnel shall include in the amended rules and regulations setting forth the conditions on which (5) points on a scale of one hundred (100) of additional credit will be allowed to any person who is a veteran at the time of application or promotion for employment. Additionally, the Director of Personnel shall include in the amended rules and regulations setting forth the conditions on which five (5) points on a scale of one hundred (100) of additional credit will be allowed to any person has the ability to speak a language in addition to English that is spoken in the city by non-English speakers (Spanish, Cambodian)."

Section 2. This Ordinance shall take effect upon its final adoption.

Positive Endorsement	Negative Endorsement (attach reasons)
_____	_____
Christopher Rawson, City Solicitor Date	Christopher Rawson, City Solicitor Date

Sponsored by: Councilman Stycos

Referred to Ordinance Committee November 17, 2016

10-16-02

THE CITY OF CRANSTON

**ORDINANCE OF THE CITY COUNCIL**

IN AMENDMENT OF CHAPTER 15.04.020(A) OF THE CODE OF THE CITY OF CRANSTON, 2005, ENTITLED ‘BUILDING CODE’ (Amendments, Additions and Deletions” (Impact Fees Revised)

No.

Passed:

*John E. Lanni, Jr. Council President*

Approved:

*Allan W. Fung, Mayor*

It is ordained by the City Council of the City of Cranston as follows:

SECTION 1. Section 15.04.020(A) of the Code of the City of Cranston, 2005, entitled “Building Code – Amendments, Additions and Deletions” is hereby amended as follows:

**ARTICLE 17. A. Schedule of Capital Facilities Development Impact Fees.**

1. Application. For all new residential, commercial and industrial construction, not requiring subdivision approval, after the effective date of this section, the owner is required to pay a capital facilities development impact fee, (hereafter called “the fee”) in accordance with the following schedule:

Service Areas	Fee
Eastern Cranston	[\$593.46] <u>\$682.00</u> per residential dwelling unit
Western Cranston	[\$1,389.50] <u>\$1,598.00</u> per residential dwelling unit

2. Service Areas. Service area boundaries are defined as follows:

- a. Eastern Cranston. The entire city excluding land area located within census tracts 145 and 146.
- b. Western Cranston. That land area of the city located within census tracts 145 and 146.

3. Assessment. The fee shall be assessed by the building inspector and paid in full as part of the permit application process. In special cases, the building inspector may at his or her discretion allow an applicant to pay fifty (50) percent of the fee at the building permit application stage, requiring the remainder to be paid at any time prior to issuance of a certificate of occupancy. In such cases the dollar amount of the impact fee yet to be paid shall constitute a lien on the property should the owner choose to sell said property prior to receiving an occupancy permit. In no case shall a certificate of occupancy be issued until the impact fee for the property is paid in full.

10-16-02

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2  
3 4. Distribution of Proceeds. Revenue from the impact fee assessments shall be placed in the accounts  
4 designated below:

- 5  
6 a. Recreation trust fund;  
7 b. Police trust fund;  
8 c. Library trust fund;  
9 d. Roadway trust fund.

10  
11 5. Apportionment of Proceeds. The formula for apportioning the impact fee proceeds to the four funds  
12 shall be dependent upon the service area in which the property being built upon is located. The fee  
13 collected and its apportionment shall conform to one of the two following subparagraphs:  
14

a. For developments in eastern Cranston:	
Recreation	\$422.34 \$485.00 per residential dwelling unit
Police	\$171.12 \$197.00 per residential dwelling unit
Total	\$593.46 \$682.00 per residential dwelling unit
b. For developments in western Cranston:	
Recreation	\$422.34 \$485.00 per residential dwelling unit
Police	\$171.12 \$197.00 per residential dwelling unit
Library	\$181.21 \$208.00 per residential dwelling unit
Roadways	\$614.83 \$708.00 per residential dwelling unit
Total	\$1,389.50 \$1,598.00 per residential dwelling unit

15  
16 6. Expenditures. Expenditures from funds identified in subsection (A)(4)(a) through (d) of this section  
17 shall be made by the City Council through the capital improvement program to provide expansion of  
18 major capital facilities necessitated by residential growth.

19  
20 7. Annual Review. The building inspector shall annually review the fee schedule established herein and  
21 shall report to the city council, at its first meeting of each fiscal year, the results of such review including  
22 any recommended revisions of said schedule based on changes in construction or other capital cost  
23 indexes, and/or changes in zoning. The building inspector shall also consider changes and or  
24 amendments in the fee formulation and assessments, including the establishment of new trust funds for  
25 the purpose of collecting capital development impact fees for major capital facilities not currently  
26 anticipated. (Ord. 03-50 § 1; Ord. 02-1 § 1; prior code § 5-2)

27  
28 B. Schedule of Water Connection Fees

29  
30 1. Application. For all new residential, commercial and industrial construction and for existing  
31 development serviced by wells located in the Western Cranston Water District, except for parcels that  
32 have already paid a water impact fee, after the effective date of this section, the owner is required to pay  
33 a City of Cranston Water Connection Fee, (hereafter called "the water fee") in accordance with the  
34 following schedule:  
35

c. Water fees for developments in western Cranston Water district:	
For Residential developments	\$3,071 \$3,532.00 per residential dwelling unit

10-16-02

For commercial and/or industrial developments	[\$6,003] \$6,903.00 per commercial or industrial acre that is developed
---	--

1  
2 2. Service Areas. Service area boundaries for the Western Cranston Water District are as shown on a  
3 map entitled "West Cranston Water District Map" dated October, 2008, which is attached hereto as  
4 Exhibit "A". Generally, the area includes land bordered on the east by Interstate Route 295, to the north  
5 by the Town of Johnston, to the west by the Town of Scituate and to the south by the Towns of West  
6 Warwick and Coventry, also including an area to the east of Interstate Route 295 as delineated on the  
7 referenced Western Cranston Water District Map.. The West Cranston Water District Map shall be  
8 incorporated into this ordinance by reference and made part thereof.  
9

10 Excepting therefrom that portion of the hereinabove described premises serviced by the Kent County  
11 Water Authority.  
12

13 3. Assessment. For new development, the water fee shall be assessed by the building inspector and paid  
14 in full as part of the permit application process. For existing development serviced by wells, the water fee  
15 shall be assessed by the building inspector and paid in full as part of the permits application process  
16 when the dwelling is connected to the public water system. In special cases, the building inspector may  
17 at his or her discretion allow an applicant to pay fifty (50) percent of the water fee at the building permit  
18 application stage, requiring the remainder to be paid at any time prior to issuance of a certificate of  
19 occupancy. In such cases the dollar amount of the water fee yet to be paid shall constitute a lien on the  
20 property should the owner choose to sell said property prior to receiving an occupancy permit. In no case  
21 shall a certificate of occupancy be issued until the impact fee for the property is paid in full.  
22

23 4. Distribution of Proceeds. Revenue from the water fee assessments shall be placed in the Water Trust  
24 Fund Account.  
25

26 5. Expenditures. Expenditures from funds identified in subsection (B)(4) of this section will be paid to the  
27 Providence Water Supply Board in accordance with the terms and conditions of that certain agreement  
28 attached to and incorporated into Ordinance No. 96-53 passed by the Cranston city council on October  
29 28, 1996 as amended, to be used by the Providence Water Supply Board for the purpose of expansion of  
30 the water system necessitated by residential, commercial and industrial growth in the western Cranston  
31 water district.  
32

33 6. Refunds: There shall be no refund of fees paid by developments located in the Western Cranston  
34 Water District as it existed prior to the adoption of this amendment.  
35

36 7. Periodic Review. The City of Cranston in conjunction with the Water Supply Board shall periodically  
37 review, as needed, the water fee schedule established herein and shall report to the  
38 City Council the results of such review including any recommended revisions of said schedule based on  
39 changes in construction or other capital cost indexes, and/or changes in zoning.

40 SECTION 2. This ordinance shall take effect upon its final adoption.

41 Positive Endorsement		Negative Endorsement (attach reasons)	
42			
43			
44	_____ Christopher Rawson, Solicitor	Date	_____ Christopher Rawson, Solicitor
			Date

45 Sponsored by: Councilman Stycos  
46 Referred to Finance Committee November 17, 2016



10-16-04

1 THE CITY OF CRANSTON

2  
3 **ORDINANCE OF THE CITY COUNCIL**

4 IN AMENDMENT OF CHAPTER 17 OF THE CODE OF THE CITY OF CRANSTON,  
5 2005, ENTITLED "ZONING"  
6 (950 Phenix Avenue - Signage)  
7

8 No.

9 *Passed:*

10 \_\_\_\_\_  
11 *John E. Lanni, Jr., Council President*

12 *Approved:*

13 \_\_\_\_\_  
14 *Allan W. Fung, Mayor*

15 *It is ordained by the City Council of the City of Cranston as follows:*

16 **Section 1.** That Ordinance No. 2015-11, entitled "Ordinance of the City Council in  
17 Amendment of Chapter 17 of the Code of the City of Cranston, 2005, Entitled Zoning (950  
18 Phenix Avenue)", as adopted on May 6, 2015, is hereby amended as follows:

19 By adding thereto a one hundred and twenty-five foot pole (125') with a twenty-five (25)  
20 foot design/sign in the form of a cube, which is 15' x 15'; as depicted on Exhibit A, attached  
21 hereto on the Property as set forth on the proposed site plan.

22 **Section 2.** This ordinance shall take effect upon its final adoption.

23 Positive Endorsement:

Negative Endorsement: (Attach reasons)

24 \_\_\_\_\_  
25 Christopher M. Rawson, City Solicitor Date

\_\_\_\_\_  
Christopher M. Rawson, City Solicitor Date

26  
27 Petition filed by: Bluedog Capital Partners, LLC

28 and BCPStor Development, LLC

29 Referred to: Ordinance Committee November 17, 2016



EXHIBIT B

**Pandora Storage  
Mixed Use Development**

**AMENDED & SUPPLEMENTAL  
NARRATIVE OUTLINE**

**Ordinance 1-15-01**

**To Accompany Application for Change of Zone  
From A-12—Residential to MPD—Mixed Use Planned District  
Assessor's Plat 19/1, Lot 3  
Easterly Side of Phenix Avenue Opposite the Intersection of  
Phenix Avenue and Natick Avenue**

Applicant

**BCP Properties, LLC  
One Custom House Street, Suite 4  
Providence, Rhode Island 02903**

Submission Date

**~~March 23, 2015~~ October 19, 2016**

Pandora Storage  
Mixed Use Development  
Supplemental Narrative  
October 19, 2016

**Table of Contents**

---

1. Development Team
2. Project Summary
3. Project Uses
4. Architectural Design and Building Materials
5. Additional Required Approvals from the City Council

Pandora Storage  
Mixed Use Development  
Supplemental Narrative  
October 19, 2016

**Development Team**

---

Owner  
Del Bonis Sand and Gravel Company

Applicant & Developer  
BCP Properties, LLC  
*Sean Marchionte*

Legal Counsel  
Kelly & Mancini, PC  
*John O. Mancini, Esq.*

Engineering  
Vanasse Hangen Brustlin, Inc.  
*David Taglianetti, P.E. (Project Manager)*

Architecture  
Lacuna Design  
*Kristopher Lawson*  
*Melissa Lawson*

Landscape Architecture  
Vanasse Hangen Brustlin, Inc.  
*Stephen Derdarian, R.L.A.*

Pandora Storage  
Mixed Use Development  
Supplemental Narrative  
October 19, 2016

## 1. Project Summary

---

The applicant and developer, Bluedog Capital Properties (“Applicant”), proposes the Pandora Storage Mixed Use Development (“Pandora Storage” or the “Project”) as a Mixed Use Planned District (“MPD”) development consisting of one (1) commercial retail building, three (3) separate storage buildings and one (1) commercial storage /industrial building . The proposed project site (“Site”) is located at 950 Phenix Avenue; more specifically identified as Plat 19, Section 1, Lot 3, in Cranston, Rhode Island. Encompassing approximately 16.67+/- acres, the Site is bounded by vacant land to the south, Phenix Avenue and Natick Avenue to the west, a municipal skating rink and animal shelter to the north, and I-295/Route 37 ramps to the east. Zoning for the Site is defined as “Residential A-12.” In addition to the A-12 Zoning, portions of the site are within a Special Flood Hazard Area and are subject to Chapter.17.16.010 of the City Code .

The storage component shall consist of one (1) two-level self-storage building, two (2) one-level automobile storage buildings, and one (1) one-level commercial storage/industrial building, with associated parking, landscaping, and stormwater management areas.

Additionally, a retail/commercial building that will front Phenix Avenue may comprise of a number of small-scale uses such as dry-cleaning, coffee shop, legal and/or realty offices, salon, bank, and a convenience store as. A inclusive listing of target tenant types is included within this Narrative

The proposed MPD includes the following land use allocations:

- a) Retail/Commercial: One (1) retail/commercial building may be located along the Site’s border with Phenix Avenue. The building is proposed as a two-level building with an architectural style consistent with the balance of the development. The building, as proposed, shall not exceed twelve thousand (12,000) square feet gross floor area. Applicant intends for a mix of commercial uses as specified in Section 3 of this Narrative.
- b) Storage: Pandora Storage may consist of three (3) separate storage buildings, including one (1) building for self-storage and two (2) for automobile storage.

Commercial Storage/Industrial Building: The Project may also consist of one (1) commercial/industrial building divided into several garage bays used for commercial storage and associated activities as defined in Section 3 of this Narrative.

This instant proposal is to revise the plans to include a one hundred and twenty-five foot (125’) lattice pole with a twenty-five (25’) foot design/sign in the form of a “cube”, which is 15’ x 15’, as further depicted herein.

Pandora Storage  
Mixed Use Development  
Supplemental Narrative  
October 19, 2016

### Square Footage

The proposed Project, at its build out, shall be allowed the following maximum square footage:

Building	Use	Area (sf)
1	Commercial / Retail	12,000
2	Self-Storage	81,000
3	Commercial Industrial Storage	16,500
4	Automobile Storage	14,500
5	Automobile Storage	6,000
	Total	130,000

### Access

Access and egress to the Site is provided at two separate points.

The main entrance is directly opposite of the intersection of Phenix and Natick Avenues, which shall be a controlled entrance, maintained by a signal modified in accordance, a Physical Alteration Permit to be issued by the Rhode Island Department of Transportation. Traffic approaching the main entrance from the north will have a left-turn-only-lane for controlled access to the site.

A secondary point of access and egress is directly opposite of the Department of Public Works building and provides access to the commercial/retail building.

### Visibility

The approaches to the Site from Phenix and Natick Avenues are generally flat. The current high level of visibility will not be impacted by the Project.

Pandora Storage  
Mixed Use Development  
Supplemental Narrative  
October 19, 2016

## 2. Project Uses

---

By function, Pandora Storage is segregated into four (4) uses: Commercial/Retail, Self-Storage, Automobile Storage, and Commercial Storage/Industrial.

### Commercial/Retail

The Commercial/Retail element is a free-standing, two-level building that shall not exceed twelve thousand (12,000) square feet of gross floor area. Applicant envisions "neighborhood retail" with boutique office and service tenants as applicable tenant types. In the event of a bank or other user needing a drive-thru, Applicant plans for such allowances with the exception of a drive-thru restaurant. An inclusive listing of target tenant types is included within this section of the Narrative.

### Self-Storage

The self-storage element is a free-standing, two-level building that shall not exceed eighty one thousand (81,000) square feet.

### Automobile Storage

The automobile storage element is comprised of two free-standing, one-level buildings that shall not exceed fourteen thousand, five hundred (14,500) square feet and six thousand (6,000) square feet.

### Commercial/Industrial Building

The commercial storage/ Industrial Building is a free-standing, one-level building that shall not exceed sixteen thousand, five hundred (16,500) square feet.

### Definition of Commercial/Retail Uses

Applicant envisions light types of retail, commercial, and/or service uses at the site. Applicant will specifically target uses with minimal parking requirements to minimize the overall traffic impact.

The following uses shall be permitted for the Commercial / Retail Building:

- Antiques, Second Hand Shop, Consignment Shop
- Artisan's Workshop (Studio)
- Bakery, Retail
- Bank, Financial Institution
- Barber Shop, Beauty Salon
- Book, Stationary, Gift Shop
- Business, Professional Office

Pandora Storage  
Mixed Use Development  
Supplemental Narrative  
October 19, 2016

Commercial Day Care

Convenience Store

Day Spa

Educational Institution—Preschool, Primary, Secondary, Charter. The use authorized as an Educational Institution shall be restricted to preschool as defined in RI DCYF regulations for childcare licensing Sec 3 (c) as limited to children six (6) weeks to five (5) years of age.

Florist Shop

Funeral Home

Garden Center (*not big box*)

Hardware Store (*not big box*)

Health, Fitness Club (not to exceed 6,000 square feet)

Data Processing

Medical or Dental Clinic

Medical / Diagnostic Laboratory

Music & Dance Studio

Personal Services Establishment

Print Shop

Restaurant without Drive-In Facility

Retail Sales, Small-Scale

Retail Laundromat & Dry-cleaning Facility

Urgent Care Facility

Veterinarian Hospital or Clinic

Uses not listed above shall be deemed prohibited for the commercial/retail building.

The following uses shall be permitted for the Commercial Storage/Industrial building:

For purposes of this Narrative, "Commercial Storage/Industrial" shall include the storage of any uses authorized by right as the business category of the use table set forth under the Zoning Ordinance along with the ability to operate an accessory office use and a contractor's storage yard and manufacturing light and light industrial, as defined by the Chapter 17.04.030 of the Zoning Ordinance.

Pandora Storage  
Mixed Use Development  
Supplemental Narrative  
October 19, 2016

### 3. Architectural Design and Building Materials

---

The applicant envisions multiple architectural solutions to address each building's particular use and location on the site.

Building 1 will be commercial use and is situated on Phenix Ave. A visible location such as this demands contextual language materials and styles. Sloped roofs, clapboards, trim boards, columns, stone accents, and mulled windows will all contribute to a building that demonstrates this language. The use of grays, whites, and muted accent colors will complete the palate. Even with the use of composite and non-traditional building materials, the design and style will be appropriate to this site. The other element situated directly on Phenix Ave is the proposed signage. This element would also be constructed in a style that fits contextually and makes use of materials that evoke a visual connection to the commercial building, using trim, clapboard, stone, and gooseneck lighting.

Buildings 2 and 3 are larger storage buildings. Their size precludes the use of certain design elements, but through a color palette style that corresponds to the other buildings, a cohesive feel will be achieved. Their site location on the site makes use of existing and planned vegetative screening to mask their substantial size. The facades of the Buildings 2 and 3 interact directly with the public parking lot and will incorporate design elements and language helping to break down the scale of the buildings.

Buildings 4 and 4a are the automotive storage facilities. Simple lines using materials and colors carried from the other buildings on the site will make these smaller, simpler buildings blend into the fabric of the development. Their location towards the least public portion of the site will allow a more pragmatic aesthetic screened from the public way both by vegetative and built environment elements.

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Mixed Use Development  
Supplemental Narrative  
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#### 4. Additional Required Approvals from the City Council

Existing Zoning District(s): Residential A-12  
Existing overlay District(s): Special Flood Hazard Area  
Proposed Zoning District(s): Mixed Use Plan District ("MPD")

The follow dimension and density regulations and landscape requirements shall apply to MPD:

Zoning Regulation Requirements	Required A-12	Proposed MPD Standards	Provided
Min. Lot Area	12,000 SF	N/A	647,370 SF
Frontage	100 FT	N/A	1,112 FT
Front Yard Setback	60 FT*	50 FT*	51+/- FT
Side Yard Setback	10 FT	N/A	88+/- FT
Rear Yard Setback	20 FT	N/A	192+/- FT
Min. Lot Width	100 FT	N/A	940+/- FT
Max. Building Height	35 FT**	45 FT**	<45 FT
Max. Building Lot Coverage	30%	N/A	31.4%+/- (imp. Cover) 12.5+/-% (bld. Cover)
Parking Lot Shading Percentage	20%	N/A	20%
Interior Parking Lot Landscape Area	10 SF per parking space	N/A	10 SF per Parking space
Min. Site Landscape Percentage	15%	N/A	15%
Min. Landscape Buffer at Street	10 FT	5 FT	5 FT***
*Per City Zoning Code Section 17.20.090(L), front yard setback is not established per zone, but per specific requirement for properties fronting Phenix Avenue, west of Route 295 and fronting Phenix Avenue.			
**The height of proposed structures is not to exceed two levels. The 45 building height shall not apply to the Commercial/Retail Building.			
***A modification of Section 17.84.140C.6.b.i of the City Zoning Code is requested.			

As reflected on the above chart, Applicant seeks modification of §17.20.090.1, §17.20.120 and

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§17.84.140C.6.b.i. of the City's Zoning Ordinance.

Where indicated "N/A", Applicant is not seeking additional relief from the City Council.

Parking

<b>Parking Summary Chart</b>				
Description	Size		Spaces Proposed for Approval	
	Required	Proposed	Phase 1 Commercial/Retail Building	Phase 2 Remaining Buildings
Standard Spaces	9'W x 18'L	9'W x 18'L	39	48
Accessible Spaces*	13'W x 18'L	13'W x 18'L	2	2
Total Spaces			41	50
Loading Bays**	450SF	-	1	-
*ADA/State/Local Requirements				
**Loading Bays: One (1) bay per nonresidential use > 1,000 SF				

<b>Parking Requirements</b>	
Storage	1 space for every 50 storage units (Proposed number of units is 388 = 8 spaces)
Retail	6,000 SF x 1 Space / 300 SF = 20 spaces
Office	6,000 SF x 4 Spaces / 1,000 SF = 24 spaces
	Total Parking Required = 52 spaces
Total Parking Provided	92 spaces

**Pandora Storage meets or exceeds the parking requirements as set forth above.**

Drive-Thru Uses

Applicant seeks to populate the commercial/retail building with a mix of neighborhood-type services. Among these may be a banking institution or similar business which requires a drive-thru to be

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competitive. A restaurant with drive thru shall not be permitted.

Signage

~~The Applicant will seek signage consist with the C-3 Zoning Designation and seeks t a sign at the entrance, which will be a monument sign. The monument sign is 12 x 8 feet construction with actual signage of 8 x 6 feet totaling 96 square feet.~~

~~In addition, thereto, the Applicant seeks a pylon sign to be located to the rear of the Site [eastern side]. Said sign shall not have a height greater than twenty (20) feet above the existing tree line conditioned on the tree line blocking the view of the sign. The construction of which will be 7 x 24 feet, total signage to be 340 sq. ft. The purpose is for the sign to solely be seen from Route 37 and 295, and because of the topography the sign will not be seen from Phenix Avenue. The sign shall advertise only the commercial retail uses, the self storage and the automotive storage uses on the site. The sign shall not advertise any occupant of the commercial storage/industrial building. A telecommunication antenna not exceeding fifteen (15) feet above the sign may be incorporated into the pylon sign.~~

Signage

The Applicant proposes the installation of a one hundred twenty-five (125') lattice pole with a design of a "cube" on top of the lattice pole, which will extend an additional twenty-five feet (25'), making the total signage height one hundred-fifty (150). Moreover, the Applicant proposes to illuminate the sign with LED lights; there will be no panels or words on the cube. A complete depiction of the sign is attached hereto as Exhibit A.

This signage is in addition to that which is already approved at the site, which is signage that is consistent with the C-3 zoning designation and a monument sign at the entrance. The monument sign is 12 x 18 feet construction with actual signage of 8 x 6 feet totaling 96 square feet.

Development Plan Review.

The proposed Project will be subject to Chapter 17.84 "Development Plan Review" of the City's Zoning Ordinance.

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THE CITY OF CRANSTON

**RESOLUTION OF THE CITY COUNCIL  
IN OPPOSITION TO THE CLEAR ENERGY CENTER POWER  
PLANT IN BURRILLVILLE, RHODE ISLAND**

No.

*Passed:*

*John E. Lanni, Jr., City Council President*

*Resolved that,*

WHEREAS, on October 29, 2015 Invenergy Thermal Development LLC filed an application to construct the Clear River Energy Center Power Plant in Burrillville, RI with the Rhode Island Energy Facility Siting Board (EFSB); and

WHEREAS, the town of Burrillville filed 18 requests to Invenergy to identify a water source needed for cooling the plant (which could use up to one million gallons per day) and Invenergy has not yet named one; and

WHEREAS, John Marsland, President of the Blackstone River Watershed Council (BRWC) wrote that the “plant would threaten 25 years of restoration efforts and millions of dollars of investment by the state and nonprofits like the BRWC and Friends of the Blackstone;” and

WHEREAS, according to the Blackstone River Watershed Council “emissions from the power plant, in particular methane and carbon dioxide, would affect a 30-mile area in the northwest corner of Rhode Island;” and

WHEREAS, particulate matter would “diminish air quality, local rivers and watersheds would be stressed, additional deliveries of chemicals by large commercial vehicles would put residents at risk, noise pollution would increase and the biodiversity impacts and loss of wildlife habitats within the shared watershed would harm the regional environment” according to Burrillville Conservation Chairman Kevin Cleary; and

WHEREAS, the Burrillville power plant would prevent Rhode Island from meeting a reduction in greenhouse gas emissions set by the 2014 Resilient Rhode Island Act; and

46 WHEREAS, engineering firm Fuss & O'Neill advised that potential negative air  
47 quality and groundwater impacts are not worth any possible benefits from the power  
48 plant; and  
49

50 WHEREAS, numerous nonpartisan environmental groups, including the  
51 Environmental Council of RI, the Conservation Law Foundation, the Audubon Society of  
52 RI, the Nature Conservancy, the Burrillville Land Trust, and the Blackstone River  
53 Watershed Council, along with the Blackstone Valley Tourism Council, the Town  
54 Council of Glocester, the Middletown Town Council, the North Smithfield Town  
55 Council, and most recently the Lincoln Town Council have opposed the proposed  
56 Burrillville Power Plant; and  
57

58 WHEREAS, the Cranston City Council has major concerns about the potentially  
59 catastrophic environmental, economic, and health impacts the Clear River Energy Center  
60 would have on Burrillville and the entire State of Rhode Island.  
61

62 NOW, THEREFORE, BE IT RESOLVED that we, the City Council of the City of  
63 Cranston, do hereby oppose the siting of the Clear River Energy Center in Burrillville,  
64 Rhode Island.  
65

66  
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69 Sponsored by Councilman Stycos

70

71 Referred to Public Works Committee November 14, 2016

EDGEWOOD HOME BUILDERS, INC.  
15 MEADOW LARK DRIVE  
CRANSTON, RI 02921  
(401)323-1967

RECEIVED  
OCT 03 2016  
BY:

RECEIVED  
OCT 14 AM 9:41  
CRANSTON  
CITY CLERK

September 29, 2016

Mayor Allan W. Fung  
City of Cranston  
869 Park Avenue  
Cranston, RI 02910

Dear Mayor Fung,

I am writing this letter in regards to property we own that we would like to donate to the City of Cranston. The property is Plat 18 Lots 1519 and 1520 and Plat 18, Lots 1540 and 1541.

I have had several conversations with Mr. Peter Lapolla who has informed me that a Phase 1 Environmental Site Assessment must be performed in order to donate this property to the City of Cranston.

I would request a letter of assurance as soon as possible before undertaking the Phase 1 Environmental Assessments that you will take ownership of this property contingent upon the assessments are satisfactory. Please let me know if you have any concerns or questions.

Sincerely,

*Wendy Catalfamo*

Edgewood Home Builders, Inc.  
Wendy Catalfamo  
[wcatalfamo@gmail.com](mailto:wcatalfamo@gmail.com)  
(401)323-1967

cc: Mr. Peter Lapolla