

*(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, November 16, 2017, in the Council Chambers, City Hall, Cranston, Rhode Island.

### **CALL MEETING TO ORDER:**

The meeting was called to order at 7:05 P.M. by the Chair.

Present: Councilman Christopher G. Paplauskas, Chair  
Councilman Kenneth J. Hopkins, Vice-Chair  
Council Vice-President Michael W. Favicchio  
Councilman Trent M. Colford, Sr.  
Councilman Paul H. Archetto  
Council President Michael J. Farina

Also Present: Councilman Steven A. Stycos  
Councilman Paul J. McAuley  
Carlos Lopez, Chief of Staff  
John Verdecchia, Assistant City Solicitor  
Evan Kirshenbaum, 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 Farina, seconded by Council Vice-President Favicchio, 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:**

### **PUBLIC HEARINGS/NEW BUSINESS:**

**9-17-03 Ord. in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone – Chapel View Blvd.). Petition filed by Chapel Associates, LLC and Chapel Associates II, LLC.**

**Gretchen Bingle**, 27 Perennial Dr., appeared to speak and stated that the residents of Garden City continue to have serious concerns about development at Chapel View. She also stated that there has yet to be a detail plan in place. There have been no community meetings other than the meeting in July. There simply is not enough information to make a decision on this Zone Change.

**Pauline Derosa**, 97 Cypress Dr., appeared to speak and questioned why the entrance to Hillside Rd. was not included in the traffic plan. She stated that there should be a median at the Hillside Rd. entrance. This is a very dangerous intersection. There are serious concerns of runoff from the development. A look/see approach is not acceptable. The residents strongly recommend a neighborhood meeting coordinated by Carpionato along with City and State officials in the very near future. She asked that serious consideration be given when voting on this Ordinance.

**Council Vice-President Farina** asked Mr. Lopez for update on the neighborhood meeting. Mr. Lopez stated that the Administration, Council Vice-President Favicchio and Councilman Hopkins have been working with Carpionato and a tentative date has been set for November 30<sup>th</sup> and the location is being worked out. Ms. Derosa stated that in speaking with Mr. Coates from Carpionato, November 30<sup>th</sup> is not convenient since one or more of their members will not be available. She also stated that when speaking of community meeting, it should be notified to the community and not just a few people. It should be in a large forum, such as the Central Library, since there will be a large number of people attending.

**Council Vice-President Favicchio** stated that the only reason the 30<sup>th</sup> came up was everyone is trying to get this meeting scheduled as quickly as possible to satisfy the residents.

**Kelly Coates**, Senior Vice-President of Carpionato Group, appeared to speak and stated that they are more than anxious to meet with the residents. They will coordinate a neighborhood meeting with a date convenient for the Council and the residents. There will be at least one and possibly several neighborhood meetings.

**Peter Lapolla**, Planning Director, appeared to speak and stated that there is a lot of activity in this development and people are getting confused of what is going on with this development. The current application is to take Chapel View MPD and rezone that C-5. With an MPD, every time the owner wants to do something, such as change a sign to add a store name, they have to go before the Historic District Commission and the Planning Commission for approval.

A copy of the red line version of the (the conditions attached were amended) Ordinance (not the Ordinance text) was provided to the Committee.

**Tom Moses, Esq.**, appeared to represent the applicant.

**Mr. Coates** presented a packet for the Committee and stated that this Zone Change has nothing to do with the Training School site or the Citizens Bank site. He also stated that they will meet with the neighbors and hear their concerns. What is being asked this evening is consistent zoning.

On motion by Council President Farina, seconded by Council Vice-President Favicchio, it was voted to recommend approval of this Ordinance as amended.

Under Discussion:

**Council Vice-President Favicchio** asked if the area being discussed is near the Shaw's Market. Attorney Moses stated, yes, that area was always Zone MPD. The area is behind Shaw's Market.

**Councilman Hopkins** expressed his concern, as a resident of Garden City and as a Council member for the area, that he will be keeping an eye on this site. He does have serious concerns of traffic flow, drainage, and some issues that are going to be developed there. He will listen to the developer to hear what their plans are.

**Council President Farina** commended Carpiato Group in agreeing to hold a community meeting.

**Richard Bourbonnaros** of Garofalo Associates, appeared to speak and stated that existing on the site are 1367 spaces, which amounts to 3.2 spaces per 1,000 sq. ft., which is consistent with the Ordinance.

**Councilman Stycos** asked what properties will remain historical. Mr. Coates stated - the historic wall along Sockanosset Crossroad, the historic dormitories, the Chapel and the cemetery. He also indicated that any changes to those, he would have to go before the Historic District Commission.

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

**Resolution that Pawtucket Red Sox Consider the City of Cranston For Their New Stadium.  
Sponsored by Councilman Archetto.**

No one appeared to speak in favor or to oppose.

On motion by Councilman Archetto, seconded by Council President Farina, it was voted to table this Resolution for further studies. Motion passed unanimously.

The meeting adjourned at 8:20 P.M.

Respectfully submitted,



Rosalba Zanni  
Assistant City Clerk/Clerk of Committees