

ORDINANCE COMMITTEE

Regular meeting of the Ordinance Committee was held on Thursday, March 13, 2008 in the Council Chambers, City Hall, Cranston, Rhode Island.

The meeting was called to order at 8:20 P.M. by the Chair.

Present: Council Vice-President Paula McFarland, Chair
Councilman John E. Lanni, Jr., Vice-Chair
Councilman Jeffrey P. Barone

Absent: Council Member Maria A. Bucci
Councilman Richard D. Santamaria, Jr.

Also Present: Councilman Emilio L. Navarro
Frank Migliorelli, Deputy Director of Administration
Aubrey Lombardo, Assistant City Solicitor
Corsino Delgado, Director of Finance
Rosalba Zanni, Assistant City Clerk/Clerk of Committees
Meredith Mahoney, Stenographer

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

CORRESPONDENCE:

Chair read a letter from the Planning Commission regarding Ordinances 1-08-1 and 1-08-2 recommending continuance of two Ordinances.

OLD BUSINESS:

12-07-1 Ordinance in amendment of Title 8 of Chapter 28 of the Code of the City of Cranston, 2005, entitled "Property Maintenance Standards" (Foreclosed Residential Property Registration). (Cont. 1/17/2008).

No one appeared to speak in favor or to oppose.

On motion by Councilman Barone, seconded by Councilman Lanni, it was voted to continue this Ordinance. Motion passed unanimously.

1-08-1 Ordinance in amendment of Title 2 of the Code of the City of Cranston, 2005, entitled “Administration and Personnel” (Redevelopment Agency). (Cont. 2/14/2008).

No one appeared to speak in favor or to oppose.

On motion by Councilman Lanni, seconded by Councilman Barone, it was voted to continue this Ordinance. Motion passed unanimously.

1-08-2 Ordinance in amendment of Title 2.76 of the Code of the City of Cranston, 2005, entitled “Redevelopment Areas” (Marine Drive Redevelopment Area). (Cont. 2/14/2008).

No one appeared to speak in favor or to oppose.

On motion by Councilman Lanni, seconded by Councilman Barone, it was voted to continue this Ordinance. Motion passed unanimously.

NEW BUSINESS:

2-08-1 Ordinance authorizing the Purchasing Agent to convey an easement for use of City property along Garden City Dr.

Councilman Barone asked to be added as a co-sponsor of this Ordinance, since this is his area.

Kevin McAllister, Esq., appeared to represent Randolph Savings Bank, who is proposing to build a branch on the corner of Pontiac Ave. and Garden City Dr. The reason this is before this Committee, there is a strip of land belonging to the City along Garden City Dr. that is 21’ wide and 96’ long that has been used by the previous business for the last fifty years with no agreement with the City. Proposal is installing a sidewalk along by Garden City Dr. so traffic can be controlled and there will also be some landscaping. This will help with vehicular traffic and pedestrian safety. This property is zoned properly for this use. There was a neighborhood meeting held last week at the Central Library and no one has opposed to this project. If this Ordinance is approved, it will not change anything from the City’s perspective. It is an upgrade to the area. The bank is proposing to build approximately \$1 million building. From a revenue perspective as far as taxes, that is a big upgrade for the City’s coffers as well. In Section 2 of the Ordinance, the City is protected, if the bank closes, the City can take back the easement. His client will provide indemnity or insurance in case something happens in the use of the property while the bank is there.

Councilman Barone stated that he has a good feeling about this for the following reasons: it is a good location, Randolph Bank has a sentimental meaning to him and a lot of other people on the Council and he does not think Randolph Bank is going to go anywhere, since it has been around for a long time.

Councilman Lanni echoed the statements made by Councilman Barone.

Councilman Navarro stated that this proposal fits well with the neighborhood. The neighborhood is very very happy with this development going in this location.

Chair echoed the statements made by Councilman Barone and added that this is a great legacy for the last former Council President Peter Pastore, who was Vice-President of Randolph Savings Bank and he would be very proud to have this bank in the City of Cranston.

No one appeared to oppose.

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

2-08-5 Ordinance in amendment of Chapter 15.04 of the Code of the City of Cranston, 2005, entitled “Building Code” (Historic Certificate of Occupancy).

Councilman Navarro, sponsor of this Ordinance appeared to explain this Ordinance.

Councilman Lanni stated that he is in favor of the concept, but if a multi-million dollar project receives occupancy certificate and then the Historic Commission has issued, this would be giving the Historic Commission way too much power.

Councilman Navarro stated that the Building Officials are do not look at the design, they are just approve the plumbing and electrical.

Council Vice-President McFarland questioned whether both the Building Official and the Historic Commission should go out together to do a final inspection and also whether this Ordinance should reflect that.

Councilman Lanni stated that the Historic Commission should periodically check on projects and should also periodically meet with the Architect to make sure that the plans meet the historic aspect.

Councilman Barone asked that this Ordinance be continued to the next Ordinance Committee meeting in order to have the Historic Commission appear before this Committee to explain exactly what their role is and address this Ordinance and give their recommendations.

Councilman Lanni asked that *for next month’s meeting, the Solicitor address this Ordinance and give Committee a legal opinion on its merits.*

On motion by Councilman Lanni, seconded by Councilman Barone, it was voted to continue this Ordinance.

Under Discussion:

Councilman Barone asked that the Building Official provide this Committee what constitutes a criteria to obtain a Certificate of Occupancy, is it the outside of the building or the inside also.

Motion to continue passed unanimously.

The meeting adjourned at 9:00 P.M.

Respectfully submitted,

Rosalba Zanni
Assistant City Clerk/Clerk of Committees