

ORDINANCE COMMITTEE

Regular meeting of the Ordinance Committee was held on Thursday, April 15, 2010 in the Council Chambers, City Hall, Cranston, Rhode Island.

The meeting was called to order at 9:25 P.M. by the Chair.

Present: Councilman Anthony J. Lupino, Chair
Councilman Robert J. Pelletier, Vice-Chair
Councilman Mario Aceto
Councilman Emilio L. Navarro
Council President John Lanni, Jr.

Absent: Council Member Michelle Bergin-Andrews

Also Present: Councilman Richard D. Santamaria, Jr.
Councilman Paul Archetto
Gerald Cordy, Deputy Director of Administration
Evan Kirshenbaum, Assistant City Solicitor
Peter LaPolla, City Planner
Maria Medeiros Wall, City Clerk
Rosalba Zanni, Assistant City Clerk/Clerk of Committees
Heather Finger, Stenographer

MINUTES OF THE LAST MEETING:

On motion by Councilman Pelletier, seconded by Councilman Navarro, 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 letter of recommendation from the Planning Commission.

PUBLIC HEARINGS/NEW BUSINESS:

2-10-4 Ordinance approving the 2010 Comprehensive Plan for the City of Cranston.

Mr. LaPolla appeared to speak and stated that what exists in the Land Use Plan is largely what exists on the ground today.

Councilman Navarro asked Mr. LaPolla, when putting together the Land Use Map, did he look at any statistical data, such as population increase, what areas and demographics. Mr. LaPolla stated that there are still vacant lots in Western Cranston and in Knightsville available for development.

Public Speakers:

Rachel McNally, 113 Hill Top Dr., member of “Save Cranston Open Space”, appeared to speak and thanked the Planning staff for their hard work in updating the 1992 Comprehensive Plan.

Thomas Pellegrino, owner of property at South Comstock Parkway and Plainfield Pike, appeared to speak. He stated that approximately 35-40% of the property was Zoned C-4. In this proposed Comprehensive Plan, it takes away the C-4 and makes it M-2. No one will come into the State of Rhode Island and build on an M-2, it costs too much. His property should remain what it is. He does not see why it has to all become M-2.

Councilman Santamaria stated that if this Comprehensive Plan were to change and a manufacturing company comes into the City, he asked if we would have to turn them away. Mr. LaPolla stated, yes. Councilman Santamaria stated that his concern is manufacturing jobs pay more than commercial.

Councilman Lupino stated that if Mr. Pellegrino wishes to keep his property as is, he asked how he would accomplish that. Mr. LaPolla stated that the Council would have to make an amendment to keep the commercial portion of Mr. Pellegrino’s property as C-2.

Mr. Pellegrino stated that the vision is to keep all the property as commercial. He purchased this property as C-2 and he paid it as C-2 and if this is changed to M-2, it is not worth anywhere near what he paid for it.

Lauren Marchetti of Capstone Properties and a resident of Western Cranston, appeared to speak and stated that she is also Mr. Pellegrino’s Realtor. She stated that as to the M-2 change being recommended for Mr. Pellegrino’s property, C-2 is going to be a more viable area for commercial rather than manufacturing.

Steven Carrera, 16 Mollie Dr., appeared to speak and asked if there are any proposals to change the Zone for the DelBonis property and the property at Natick and Wilbur. Mr. LaPolla stated that there are no proposals to change those properties. As to the DelBonis property, it is currently Zoned A-20. We designated that as special project area.

Council President Lanni addressed the M-2 proposal and asked what the Zoning is on the Johnston side of Plainfield Pike. Mr. LaPolla stated that he did not look into that, but there are some farms, some industrial and some commercial. It is mixed use.

Councilman Pelletier commended Mr. LaPolla and his staff for all their hard work done on this Plan. He stated that there is a piece of property on Main St. He asked Mr. LaPolla what he is proposing for that highway commercial property. Mr. LaPolla stated that if it is Zoned commercial, he just kept it commercial. It is not a highly active area.

Chair asked if anyone from public safety has ever been consulted regarding this Plan. Mr. LaPolla stated that he was not working for the City, but he assumes they were. Workshops were done and public safety officials were interviewed. There is a public facilities component so he assumes that was done.

Mr. LaPolla stated that once the Council approves the Plan, it is then sent to Statewide Planning, State Department of Administration.

Chair asked that for the next meeting, Mr. LaPolla should get the answer on how we ask the question about the pumping capacity at the Sewer Treatment Plant.

Councilman Navarro motioned to delineate the lot at Pippin Orchard Rd. to Hope Rd. on the Eastern side of Pippin Orchard Rd. and make that A-20 to make it consistent with the rest of the area. Council President Lanni seconded the motion.

Under Discussion:

Councilman Santamaria asked what this property is currently Zoned. Mr. LaPolla stated, A-80.

Roll call was taken and motion passed unanimously.

On motion by Councilman Pelletier, seconded by Councilman Navarro, it was voted to amend red light corner at Plainfield Pike and Comstock Parkway to C-4. Motion passed unanimously.

On motion by Councilman Aceto, seconded by Councilman Navarro, it was voted to continue this Ordinance to next month's meeting. Motion passed unanimously.

Chair stated that if any Council members have any further questions or amendments, they be sent to Mr. LaPolla and copied to the rest of the Council members.

Mr. LaPolla asked for re-consideration of Councilman Navarro's amendment and what land that entails. Councilman Aceto asked that Councilman Navarro show Mr. LaPolla on the map what land this entails.

The meeting adjourned at 11:00 P.M.

Respectfully submitted,

Rosalba Zanni
Assistant City Clerk/Clerk of Committees