APPROVED BY TOWN COUNCIL ON OCTOBER 6, 2026
AMENDED

NORTH PROVIDENCE TOWN COUNCIL
NORTH PROVIDENCE TOWN HALL
COUNCIL CHAMBERS
2000 SMITH STREET
NORTH PROVIDENCE, RI 02911

SPECIAL MEETING **September 16, 2026**
5:30 P.M.

MEMBERS PRESENT: Council President Autiello, Martone, DiLorenzo, Baccala, Pollock and Feola were present. Councilman Loporchio was absent. Also present were Charles Ruggierio, Legal Counsel, MaryAnn DeAngelus, Town Clerk, Amanda Ando, Deputy Town Clerk and Catherine Beauregard, Senior Clerk.

1) **STOP WORK ORDER:** Discussion and possible vote on stop work order for the storage facility located at 1204 Douglas Ave.

Council President Autiello opened the meeting and spoke about the situation. He stated that at the September 1, 2026 Regular Town Council Meeting, the council made a motion to issue a stop work order for the storage facility. He stated that the Zoning Department (who is responsible for issuing such order) did not do it and this meeting is to find out why. Kelly Morris Salvatore and Brent Wiegand were present and addressed the council. Kelly Morris Salvatore stated that she was here voluntarily to explain and defend herself against statements made about her at the September 1, 2026 Meeting by Shane Piche. Mrs. Salvatore went on to explain the rules of Planning Board and the 3 stages (Conceptual Master Plan, Preliminary Plan and Final Plan). She stated that Dave Westcott was the Planner when this originally came before planning and she provided legal advice as the Planning Attorney at the time. She also stated the current planner, Brent Wiegand approved an administrative change to this project, as was his right, with a minor modification, and did not need to come back to the council (that approved the zone change for this project based on the master Plan submitted to them at the time) with said change. The difference between a minor and major modification became the subject of the debate. It was stated by Mrs. Salvatore that there is no clear definition on what is minor and what is major changes in any of the town regulations. The council members stated that they passed the Zone Change under the impression that the project was supposed to be 9 one story buildings. Mrs. Salvatore went on to say that the Zone Change Ordinance did not have any specifications in it and it used templet language that had been used in many other zone change ordinances. This project was approved by Planning and the Zone Change and Comprehensive Plan Ordinances were passed in 2017. The

project stayed basically the same until 2024 and then in 2025 Brent approved, what he referred to as a minor modification and it changed to one tall building. There was then much more discussion on the difference of minor or major modifications. Planning Director Wiegand stated that he looked at it as a minor modification and gave an administrative approval for it without going back to the Planning Board or advising the council. Council members disagreed stating that they looked at this as a major modification and should not have been approved by Brent. Solicitor Anthony Gallone was present, but only spoke once to clarify something in the subdivision regulations for the council. There were many questions asked of Salvatore and Wiegand, as well as statements made by the council. Attorney representing the developer, Tenessa Azar spoke briefly stating that her client has relied on what was before them and there had been no specifics in the ordinance. She continued to say that a stop work order would have a big significant damage financially to her client because construction is well underway. After a very lengthy back and forth, hearing from neighbors of the storage facility and more questions to the planning director the following motion was made:

Upon a motion made by Councilman Baccala and seconded by Councilman DiLorenzo, it was voted to continue this item to the October 6, 2026 Regular Town Council Meeting for the Town Council to retain Legal Counsel for this matter.

FOR A FULL ACCOUNT OF THIS MEETING PLEASE REFER TO THE AUDIO DISK KEPT IN THE TOWN CLERKS OFFICE (A VIDEO OF THIS MEETING IS ON THE TOWN WEBSITE AS WELL

There being no further business, it was voted to adjourn.
ATTEST:

MaryAnn DeAngelus Town Clerk

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