

STATE OF RHODE ISLAND CITY OF EAST PROVIDENCE

COUNTY OF PROVIDENCE

ZONING BOARD OF REVIEW

MINUTES

A meeting of the East Providence Zoning Board of Review was held at 6:00 P.M., on Wednesday, **5 November 2025**, in the City Council Chambers, East Providence City Hall.

The following members were present:

Eugene Saveory – Chairman

Michael Beauparlant – Vice Chairman

Gary Pascoa - **ABSENT**

John Braga – **ABSENT**

Matthew Gunnip

Jonathan Jacobs – 1ST Alternate

Ashley Rozes – 2ND Alternate – **ABSENT**

Edward Pimentel – Zoning Officer / Clerk

Michael Marcello – City Solicitor – **ABSENT**

Joel Votolato – Assistant City Solicitor

I. OPENING STATEMENT BY CHAIRMAN

A. Swearing in of the Zoning Officer

II. SEATING OF ALTERNATE MEMBERS

Chairman Saveory explains to the public that **Mr. Braga** and **Mr. Pascoa** are both absent so, **Mr. Jacobs** will be a voting and participating member this evening.

III. APPROVAL OF ZONING BOARD MINUTES

Chairman Saveory asks for approval of the **1 October 2025** Zoning Board of Review Minutes **Motion** by **Vice**

Chairman Beauparlant to approve the **1 October 2025** Zoning Board of Review Minutes. The motion is **Seconded** by **Mr. Jacobs** and **Unanimously** approved.

IV. ZONING OFFICER'S REPORT

Zoning Officer Pimentel explains that there is nothing to report.

V. CORRESPONDENCE/ DISCUSSION

Zoning Officer Pimentel explains that there is nothing to report.

VI. STAFF REPORTS

1. Planning Department Staff Report - Previously Submitted

VII. DOCKET ITEM ORGANIZATION

Zoning Officer Pimentel explains that the docket can proceed as it is.

VIII. CONTINUED BUSINESS

Chairman Saveory explains to the public that there is no continued business.

IX. NEW BUSINESS

1. STEPHEN P. and NORMA J. ANTHONY, seek permission to construct an attached screened porch onto a two-unit residence (stated two-unit residence being a pre-existing legal nonconforming land use), otherwise identified as an expansion of a pre-existing legal non-conforming land use, for property located at **66 – 68 NORTH BROADWAY**, being **MAP 404, BLOCK 03, PARCEL 001.00**, in a **COMMERCIAL 1 DISTRICT**. (Special Use Permit - Petition No. **7025**)

Stephen P. Anthony of 66-68 N. Broadway is properly sworn in.

Mr. Anthony explains he would like to addscreen porch to back of the house. The property abuts the woods so there are alot of mosquitoes. Mr. Anthony explains the house was built in the 1800s and isin commercial zone.

Vice Chairman Beauparlant doesn'tsee an issue since the property is abutting the woods in a commercial zone.

Mr. Gunnip has noconcerns.

Mr. Jacobs has noconcerns.

Chairman Saveory sees otherscreened in porches in the area and has no concerns.

Zoning Officer Pimentel adds intothe record, correspondence via the mail that Patricia Henry of 78-80 N.Broadway explains she has no issues with the screened porch.

ChairmanSaveory inquiresif there is anyone present who would like to speak in favor of the subjectpetition. Hearing and seeing none, **Chairman Saveory** inquires if there isanyone present who would like to speak against the subject petition. Hearingand seeing none, **Chairman Saveory** queries the Board for amotion.

Motion by ViceChairman Beauparlant,

Based on all evidence presented to the ZoningBoard of Review and personal knowledge of the members of the Board of the landand area of the City of East Providence, the Zoning Board of Review herebyfinds pursuant to Section 19-39 of the City of East Providence ZoningOrdinance, that the special use permit shall conform to the specific criteriaestablished in this ordinance for each type of use category, which criteriashall be in conformance with the purposes and intent of the comprehensive planand this ordinance.

Chairman Saveory asks **Mr. Anthony** if he accepts theconditions of approval just stipulated, understanding that strict compliancemeans that any deviation will necessitate revisiting the Zoning Board ofReview; said revisit may be requested by either the Zoning Officer or anymember of the Zoning Board of Review. **Mr. Anthony** responds that he fullyunderstands and accept the conditions just stipulated.

Motionis Seconded byMr. Jacobs,

Roll Call Vote	Theimpervious coverage will still be less
Mr. Jacobs– Aye	than 25% and the porch will not be visible
Mr. Gunnip– Aye	from the street. The property abuts
ViceChairman Beauparlant – Aye	commercialproperties so they do not expect
ChairmanSaveory – Aye	it to alter the character of the surrounding area.

Special Use Permit is granted 4-0,subject to the aforementioned condition(s).

2. ENGLISH GARDENSREALTY,LLC, seeks permission to modify a zoningdecision issued 27 August 2008 (Petition No. 6294), in which the approvedsubdivision plan detailed introduction of either a six-foot solid hedge and/orsix-foot solid opaque fencing (fencing have been introduced, and sinceremoved), the petitioner now seeking to replace with a hedge and ten-foot widegate (as detailed on the submitted Class I Surveyed Site Plan, for propertylocated at **210 TAUNTONAVENUE, being MAP 206, BLOCK 02, PARCEL 014.00, in asplit-zoned TAUNTON AVENUEOVERLAY and RESIDENTIAL 6 DISTRICT. (Use VarianceModification - Petition No. 7023)**

Attorney Robert Craven with offices in North Kingstown, RI isrepresenting the petitioner.

Attorney Craven explainsto the board that they are seeking a slight amendment from the August 27, 2008Zoning Board of Review decision. The back side of the property has a legaltwo-family on Mary Street. There was required fence up to separate theproperties. The proposal tonight is to allow a modification to the variance tohave a hedge as a decorative blocking opportunity. With a 10ft. opening in thehedge that would not be paved and a gate so things can be transported ifneeded, such as a lawnmower or a snowblower. There won't be any cars goingthrough and the gate will be locked at all times.

Mr. Gunnip has no questions attthe moment.

Mr. Jacobs inquires if there areplans of using the parking for the residential property as overflow for thecommercial property.

Attorney Craven answers no.

Vice Chairman Beauparlant notes hewas on the board back in 2008 and there was a major concern from the

neighbors back then.

Andrew Correia, owner of the property, is properly sworn in.

Mr. Correia explains that prior to the decision the wasn't a fence and both properties were just one lot. They were separated and believes the fence then became required. He didn't realize this when he removed the fence. **Mr. Correia** owns both the two family and the funeral home and wants to have access to both properties. He doesn't want cars going through the properties and has received a violation for removing the fence.

Attorney Craven requests to replace the fence with the hedges and having the 10ft. opening.

Mr. Correia explains he wants to keep an opening since his embalmer lives at the two-family property and comes back and forth with his family and is looking for some leniency.

Chairman Saveory notes that the fence had a opening or gate before and that one would need an opening of maybe 3-4 feet for a lawnmower and a person to walk through.

Mr. Correia answers yes, but the previous opening was too small.

Chairman Saveory inquires if both properties are merged onto one lot or are two separate lots.

Nabil Rashid, engineer for the project, is properly sworn in.

Mr. Rashid explains that it was one lot then subdivided into two.

Chairman Saveory expresses concerns about the future and if the properties are eventually owned by separate owners.

Mr. Rashid points out that the gate would remain locked.

Chairman Saveory inquires the need for a 10ft. opening.

Mr. Correia explains he wants to be able to pull his car through since he owns both properties.

Vice Chairman Beauparlant notes that's why the decision was written the way it was back in 2008. To keep properties separated and to not bring traffic onto Mary Street.

Mr. Gunnip refers to the Planning Board's memo to improve neighborhood conditions and believes that this will impair the previous zoning decision. And that the business will not be affected since there isn't a need for the proposal.

Mr. Correia explains that it is his house and he wants to be able to get his car through. He doesn't see how the gate, whether 6ft or 10ft would affect Mary Street since there will be a locked gate.

Vice Chairman Beauparlant clarifies that for a use variance, if not approved, that the owner would lose all beneficial use of the property. What would be the lack of benefit if this petition were not approved.

Mr. Correia answers that he wouldn't have access to his house.

Attorney Craven proposes that the hedges be six-feet in height and a four-foot gate in the same location instead.

Zoning Officer Pimentel explains that they would need a revised plan so he is aware of what to enforce if this petition is approved.

Chairman Saveory inquires if there is anyone present who would like to speak in favor of the subject petition. Hearing and seeing none, **Chairman Saveory** inquires if there is anyone present who would like to speak against the subject petition.

Michele Silva of 67 Mary Avenue is properly sworn in.

Ms. Silva explains she's not exactly against it but has questions. She's been at her home for 25 years and remembers the fence being put up with the little gated area. Now wants to confirm that hedges are going to be put up and inquires where is the opening going because there is still a gate at 67 Mary Avenue. Notes that people are cutting through either by walking through the properties or on bicycle.

Mr. Gunnip inquires why this location for the opening.

Mr. Correia answers notes the setback enough to where people couldn't see it from Taunton Avenue and not too close to the neighbors.

Chairman Saveory queries the Board for a motion.

Motion by Vice Chairman Beauparlant,

Based on all evidence presented to the Zoning Board of Review and personal knowledge of the members of the Board of the land and area of the City of East Providence, the Zoning Board of Review hereby finds pursuant to Section 19-45(a) of the City of East Providence Zoning Ordinance:

- 1. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to a physical or economic disability of the applicant excepting those physical disabilities addressed in RIGL 45-24-30(16).
- 2. Such hardship is not the result of any prior action of the applicant.
- 3. The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the city comprehensive plan upon which this chapter is based.

The Zoning Board of Review hereby further finds pursuant to Section 19-45(b) of the City of East Providence Zoning Ordinance:

- 1. In granting a use variance the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of this chapter. Nonconforming use of neighboring land or structures in the same district and permitted use of lands or structures in an adjacent district shall not be considered in granting a use variance.
- 2. Revised plans to be submitted, including six-foot hedges with a four-foot gate that is locked. In addition to the insulation for vegetation and maintenance notations on the plans. Incumbent on the property owner to maintain them in perpetuity. Notations of planting schedule must be listed on plans.

Chairman Saveory asks **Attorney Craven** if he accepts the conditions of approval just stipulated, understanding that strict compliance means that any deviation will necessitate revisiting the Zoning Board of Review; said revisit may be requested by either the Zoning Officer or any member of the Zoning Board of Review. **Attorney Craven** responds that he fully understands and accepts the conditions just stipulated.

Motion is Seconded by Mr. Jacobs,

Roll Call Vote	The board notes the modification supports the
Mr. Gunnip – Aye	case and will not alter the character of the
Mr. Jacobs – Aye	surrounding area.
Vice Chairman Beauparlant – Aye	
Chairman Saveory - Aye	

Use variance(s) is granted 4-0, subject to the aforementioned condition(s).

X. PROCEDURES

Zoning Officer Pimentel explains that there is none.

XI. ANNOUNCEMENTS

The next regular meeting of the Zoning Board of Review is scheduled for **Wednesday, 3 December 2025 at 6:00 PM**, in the City of East Providence Council Chambers, City Hall, and East Providence, RI.

XII. ADJOURNMENT

Motion to adjourn by Vice Chairman Beauparlant. The motion is **Seconded by Mr. Gunnip** and **Unanimously** voted to adjourn. **Meeting is adjourned at 7:15pm.**

Edward Pimentel, AICP
Zoning Officer / Clerk
