

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, **3 December 2025**, in the City Council Chambers, East Providence City Hall.

The following members were present:

Eugene Saveory – Chairman

Michael Beauparlant – Vice Chairman - **ABSENT**

Gary Pascoa

John Braga

Matthew Gunnip

Jonathan Jacobs – 1ST Alternate

Ashley Rozes – 2ND Alternate

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 **Vice Chairman Beauparlant** is absent so, **Mr. Jacobs** will be acting and participating member.

III. APPROVAL OF ZONING BOARD MINUTES

Chairman Saveory asks for approval of the **5 November 2025** Zoning Board of Review Minutes **Motion** by **Mr. Braga** to approve the **5 November 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 remain as is.

VIII. CONTINUED BUSINESS

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

IX. NEW BUSINESS

1. ROSAURA VASQUEZ, seeks permission to introduce fencing that exceeds the maximum four-foot height limit within the requisite front-yard setback, in addition to exceeding the overall six-foot height limit outside the requisite front-yard setback, for property located at **105 HOBSON AVENUE, being MAP 305, BLOCK 10, PARCEL 001.30, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 7027)**

Chairman Saveory explains to the public he will be recusing himself for this petition, **Mr. Braga** will be acting chairman and **Ms. Rozes** will be voting and participating.

Miguel Sagastume of 105 Hobson Avenue is properly sworn in.

Mr. Sagastume tells the board that he wants to build to a 6-8ft fence in the backyard for privacy reasons.

Zoning Officer Pimentel explains that this property was part of a five-part subdivision and wanted to clean things up.

Acting Chairman Braga confirms that they'll be taking a six foot fence and making it eight feet.

Mr. Sagastume answers yes.

Acting Chairman Braga notes that the Planning Board doesn't believe this will be an issue in regards to traffic, which was a concern of his.

Mr. Gunnip inquires more about the privacy concerns.

Mr. Sagastume explains that the neighbor next door has installed cameras and they are facing his backyard. He wants to keep his family safe and is looking for more privacy.

Mr. Pascoa has no concerns.

Mr. Jacobs has no questions.

Ms. Rozes has no questions.

Acting Chairman Braga inquires if there is anyone present who would like to speak in favor of the subject petition.

Joshua Cruz of 204 Hobson Avenue is properly sworn in.

Mr. Cruz explains he lives across the street from the petitioner and has seen the privacy issues firsthand. They attempted to install a privacy screen but witnessed the neighbor just move the camera up higher, so he is in support of the fence.

Acting Chairman Braga inquires if there is anyone present who would like to speak against the subject petition. Hearing and seeing none, **Acting Chairman Braga** queries the Board for a motion.

Zoning Officer Pimentel inquires if the board is giving a motion for 8ft. or 10ft for the record.

Acting Chairman Braga notes he is inclined to give the 10ft.

Motion by Mr. Jacobs,

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 dimensional variance, the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

2. After the 15ft. front yard setback, the fence shall not exceed 10ft.

Acting Chairman Braga asks **Mr. Sagastume** 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. **Mr. Sagastume** responds that he fully understands and accepts the conditions just stipulated.

Motion is Seconded by Mr. Gunnip,

Roll Call Vote

The board believes there is a hardship.

Ms. Rozes–Aye

Mr. Jacobs– Aye

Mr. Gunnip– Aye

Mr. Pascoa- Aye

ActingChairman Braga – Aye

Dimensional variance(s) is granted 5-0,subject to the aforementioned condition(s).

2. CLIFFORD M. and SANDRA M. GRANT, seek permission to retain front decking that fails to comply withboth the minimum requisite front and side-yard setbacks, for property locatedat **121 TURNER AVENUE, being MAP 412, BLOCK 5, PARCEL 10, in a RESIDENTIAL3DISTRICT. (Dimensional Variance(s) - Petition No. 7028)**

Chairman Saveory explainsto the public that he is back as chairman, **Mr. Braga** is leaving for theevening, and **Ms. Rozes** will be a voting and participating member for theremaining petitions.

Sandra and Clifford Grant of 121 TurnerAvenue are properly sworn in.

Ms. Rozes has no questions.

Mr. Jacobs has no questions andnotes the property pre-dates zoning.

Mr. Pascoa has no questions.

Mr. Gunnip has no questions.

Chairman Saveory notes thatthis petition is for a deck on the front lawn and had originally came in torefurbish the front porch.

Mrs. Grant explains that yes,they have a wrap around porch and wanted to put on the outer-deck then butthere was a misunderstanding on the application.

Chairman Saveory explainsthat he has no concerns about expanding the porch but believes adding a deck onthe front lawn is changing the character of the neighborhood and has concernswith that. Inquires about the square footage of the proposed deck.

Mrs. Grant answers 10x10.

Mr. Grant explains that the deck isn't forentertainment, its just meant to move the staircase over.

ChairmanSaveory inquiresif there is anyone present who would like to speak in favor of the subjectpetition.

Zoning Officer Pimentel reads two letters intothe record:

Cynthia and Robert Wedekind of 113Turner Avenueexplain that they are in favor of the front deck.

Patricia Arel of 102 Turner Avenue explains that she isin favor of the deck.

ChairmanSaveory inquiresif there is anyone present who would like to speak against the subjectpetition. Hearing and seeing none,

ChairmanSaveory queriesthe Board for a motion.

Motion by Ms.Rozes,

Basedon all evidence presented to the Zoning Board of Review and personal knowledgeof the members of the Board of the land and area of the City of EastProvidence, the Zoning Board of Review hereby finds pursuant to Section19-45(a) of the City of East Providence Zoning Ordinance:

1.The hardship from which the applicant seeks relief is due to the uniquecharacteristics of the subject land or structure and not to the generalcharacteristics of the surrounding area, and not due to a physical or economicdisability of the applicant excepting those physical disabilities addressed inRIGL 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 ofthe surrounding area or impair the intent or purpose of this chapter or thecity comprehensive plan upon which this chapter is based.

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

1. In granting adimensional variance, the hardship that will be suffered by the owner of thesubject property if the dimensional variance is not granted shall amount tomore than a

mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

Chairman Saveory asks **Mr. and Mrs. Grant** if they accept 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. **Mr. and Mrs. Grant** respond that they fully understand and accept the conditions just stipulated.

Motion is Seconded by Mr. Gunnip,

Roll Call Vote

Ms. Rozes—Aye

Mr. Jacobs—Aye

Mr. Gunnip—Aye

Mr. Pascoa—Aye

Chairman Saveory—Nay

Dimensional variance(s) is granted 4-1, subject to the aforementioned condition(s).

3. SANDRA B. PERRY, seeks permission to introduce a front farmers porch, which will fail to comply with the minimum requisite front-yard setback, in addition to exceeding the maximum impervious lot coverage, for property located at **132 ROMA STREET, being MAP 306, BLOCK 25, PARCEL 13, in a RESIDENTIAL 4 DISTRICT.**

(Dimensional Variance(s) - Petition No. 7029)

William Henderson of 139 Wood Street Warwick, RI is properly sworn in.

Mr. Henderson explains he is a friend of **Ms. Perry** and is representing her, but she is present this evening. **Ms. Perry** is looking for permission to build a farmer's porch.

Mr. Gunnip has no questions.

Ms. Rozes has no questions.

Mr. Jacobs has no questions.

Mr. Pascoa has no questions.

Chairman Saveory believes this will improve the property.

Sandra Perry of 132 Roma Street is properly sworn in.

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. Hearing and seeing none, **Chairman Saveory** queries the Board for a motion.

Motion by Mr. Gunnip,

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 dimensional variance, the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, meaning that relief sought is

minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

Chairman Saveory asks **Ms. Perry** if she 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. **Ms. Perry** responds that she fully understands and accepts the conditions just stipulated.

Motion is Seconded by Mr. Jacobs,

Roll Call Vote

Ms. Rozes – Aye

Mr. Jacobs – Aye

Mr. Gunnip – Aye

Mr. Pascoa – Aye

Chairman Saveory – Aye

Dimensional variance(s) is granted 5-0, subject to the aforementioned condition(s).

4. GLENROSE-DAMBRA INC., seeks permission to retain an addition onto a commercial business that fails to comply with both the minimum requisite front and rear-yard setbacks, in addition to proposed free-standing signage that fails to comply with the minimum requisite front-yard setback, for property located at **447 WILLETT AVENUE, being MAP 412, BLOCK 3, PARCEL 4, in a COMMERCIAL 2 DISTRICT. (Dimensional Variance(s) - Petition No. 7030)**

Decided not to be heard.

5A. ANDERSON MOTORS, seeks permission to install digital signage, otherwise prohibited within the Industrial 2 District, for property located at **190 AMARAL STREET, being MAP 508, BLOCK 1, PARCEL 3, in an INDUSTRIAL 2 DISTRICT. (Use Variance - Petition No. 7031)**

Attorney Anthony Desisto with offices in East Providence is representing the petitioner.

Attorney Desisto explains that Anderson Motors has been in the area for over forty years. They've been able to expand the business and this will allow them to expand even more. They are here this evening for digital signage. This is a large lot and the size of the building warrants this sign. The sign will be facing Boyd Avenue and the East Shore Expressway to help people find the property. The applicant is in agreement with the planning department and restrictions listed by the Planning Department.

Mr. Gunnip has no questions.

Ms. Rozes has no questions.

Mr. Jacobs inquires about the electronic signs. What type of signs will these be? Will there be images constantly moving or just LED changes.

Attorney Desisto explains that they will just be static images and at most being changed once every hour if that.

Mr. Pascoa has no concerns.

Chairman Saveory has no concerns.

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. Hearing and seeing none,

Chairman Saveory queries the Board for a motion.

Motion by Mr. Jacobs,

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.

Chairman Saveory asks **Attorney Desisto** 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 Desisto** responds that he fully understands and accepts the conditions just stipulated.

Motion is Seconded by Mr. Gunnip,

Roll Call Vote

Ms. Rozes—Aye

Mr. Jacobs—Aye

Mr. Gunnip—Aye

Mr. Pascoa—Aye

Chairman Saveory —Aye

Use variance(s) is granted 5-0, subject to the aforementioned condition(s).

5B. ANDERSON MOTORS, seeks permission to introduce a new signage program that necessitates dimensional relief, to include excessive wall-mounted signage, excessive free-standing signage, and exceeding the maximum free-standing signage height as well as being located within the requisite front-yard setback, for property located at **190 AMARAL STREET, being MAP 508, BLOCK 1, PARCEL 3, in an INDUSTRIAL 2 DISTRICT. (Dimensional Variance(s) -Petition No. 7032)**

Motion by Mr. Jacobs,

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 dimensional variance, the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

Chairman Saveory asks **Attorney Desisto** 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 Desisto** responds that

hefully understands and accept the conditions just stipulated.

Motionis Seconded by Mr. Gunnip,

Roll Call Vote

Ms. Rozes–Aye

Mr. Jacobs– Aye

Mr. Gunnip– Aye

Mr. Pascoa- Aye

Chairman Saveory – Aye

Dimensional variance(s) is granted 5-0, subject to the aforementioned condition(s).

Chairman Saveory calls for a brief recess at 7:14pm and the board reconvenes at 7:26pm.

6A. BREZ ASSOCIATES LLC, C/O Tim Chaput, seeks permission to construct an addition onto a warehousing operation, otherwise identified as an expansion of a dimensionally nonconforming structure and parcel, for property located at **40 PATTON ROAD, being MAP 501, BLOCK 1, PARCEL 17, in an INDUSTRIAL 2 DISTRICT. (Special Use Permit - Petition No. 7033)**

Attorney Anthony Desisto with offices in East Providence is representing the petitioner.

Attorney Desisto explains to the board that the petitioners would like to construct a warehouse addition. The property already has an existing non-conforming warehouse and would be expanding upon that. The petitioner is also expanding in other ways that do not have to do with the application this evening. The property is in an industrial zone and fits in with the area. The addition will be for storage. **Attorney Desisto** explains they are aware there are issues with storm drainage on the property and met with city officials about the concerns. The petitioner is willing to agree to install dry wells and to any other conditions that the board would request in that nature.

Mr. Jacobs notes that he will have questions regarding the water run-off.

Samuel Hemingway, engineer for the project, is properly sworn in.

Mr. Hemingway explains to the board that he has been a registered engineer in the state of Rhode Island for nearly thirty years.

Mr. Jacobs inquires for elaboration on the meeting with city officials.

Mr. Hemingway explains issue with draining was brought up by city engineer and wants to make improvements and meet state standards. They will be installing a dry-well system that would exceed the state's standards.

Mr. Pascoa has no questions.

Mr. Gunnip has no questions.

Ms. Rozes has no questions.

Chairman Saveory explains that his questions regarding the drainage issue have been answered and confirms that the addition will be for storage and warehouse expansion.

Attorney Desisto answers yes that is correct and if there is snow, they'll store the trucks in the addition.

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. Hearing and seeing none, **Chairman Saveory** queries the Board for a motion.

Motion by Mr. Jacobs,

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 19-39 of the City of East Providence Zoning Ordinance, that the special use permit shall conform to the specific criteria established in this ordinance for each type of use category, which criteria shall be in conformance with the purposes and intent of the comprehensive plan and this ordinance.

This motion also includes Section 19-4-14.

Stipulation being the petitioner must install dry-well recharge system.

Chairman Saveory asks **Attorney Desisto** 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 Desisto** responds that he fully understands and accept the conditions just stipulated.

Motion is Seconded by Mr. Pascoa,

Roll Call Vote

Ms. Rozes—Aye

Mr. Jacobs— Aye

Mr. Gunnip— Aye

Mr. Pascoa- Aye

Chairman Saveory – Aye

Special Use Permit is granted 5-0, subject to the aforementioned condition(s).

6B. BREZ ASSOCIATES LLC, C/O Tim Chaput, seeks permission to construct an addition onto a warehousing operation, which will fail to comply with the minimum front and rear-yard setbacks, in addition to exceeding the maximum impervious lot coverage requirement, for property located at **40 PATTON ROAD, being MAP 501, BLOCK 1, PARCEL 17, in an INDUSTRIAL 2 DISTRICT. (Dimensional Variance(s) - Petition No. 7034)**

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. Hearing and seeing none, **Chairman Saveory** queries the Board for a motion.

Motion by Mr. Jacobs,

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 dimensional variance, the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

Chairman Saveory asks **Attorney Desisto** 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 Desisto** responds that he fully understands and accept the conditions just stipulated.

Motion is Seconded by Ms. Rozes,

Roll Call Vote

Ms. Rozes—Aye

Mr. Jacobs— Aye

Mr. Gunnip— Aye

Mr. Pascoa- Aye

Chairman Saveory – Aye

Dimensional variance(s) is granted 5-0, subject to the aforementioned condition(s).

7A. WAMPANOAG PROPERTIES LLP, and JC IOS ACQUISITIONS, LLC, seek permission to engage in the open storage of trucks and other vehicles, materials, equipment, and other ancillary items, necessitating a Special Use Permit to allow 'Open Storage', for property located at 370 WAMPANOAG TRAIL, being MAP 509, BLOCK 3, PARCEL 3, in an INDUSTRIAL 2 DISTRICT. (Special Use Permit - Petition No. 7035)

Attorney Robert Stolzman with offices in Providence is representing JC IOS Acquisitions

Attorney Stolzman explains to the board that the property is about 145,000 sq. ft., 3 acres. With a 15,000 sq. ft. warehouse with offices. They are here tonight asking for a few things. One being, vehicle, tractor trailer storage and storage for palletized items. There will not be sand or salt piles or other intense open storage items. **Attorney Stolzman** adds that the parking in the front has about sixteen non-conforming parking spots and will be reducing that number down to six parking spots and has a separate dimensional variance for those spaces to become permitted. **Attorney Stolzman** adds he has packets to give out to the board of the slides they have today.

Motion by Mr. Pascoa to accept the packets of the slides as Exhibit 1, the motion is Seconded by Mr. Gunnip.

John Grib, representative of JC IOS Acquisitions, is properly sworn in.

Mr. Grib explains to the board that they specialize in open storage. They acquire properties, manage them and improve them. The historical use of the property has been expanded from trucking to lumber storage. Some improvements they will be making are moving the fence line, increasing the fence height, adding landscaping and will be managing the property.

Timothy Behan, engineer for the project, is properly sworn in.

Mr. Behan explains that there are currently two entrances to the property on the east and west sides. There are loading bays and storage containers, and the property has an existing non-conforming building from the 1950's. The proposed improvements would have areas provided for fire lanes for the fire department; however, the chief has not reviewed the plans yet.

Attorney Stolzman adds that they would install screening from the street and adjacent properties and that no storage would occur in the setback lines.

Peter Scotti, licensed appraiser for the project, is properly sworn in.

Motion by Mr. Pascoa to accept Mr. Scotti as an expert in appraising, the motion is Seconded by Mr. Gunnip.

Mr. Scotti notes that the neighborhood has a mix of uses, commercial, industrial, warehouses, offices but no residential. Abutting the subject property to the west-north is the MAGA. Also nearby is 375 Wampanoag Trail which is a medical building. Then on the east side on Amaral Street is a multi-tenant commercial building. **Mr. Scotti** believes that the historic uses will have no impact on the surrounding area.

Attorney Stolzman reminds the board that they are asking for only three historic uses. They will also have fencing with a 5ft. vegetative buffer and lighting on the building for security purposes as well as security cameras.

Mr. Pascoa has no concerns.

Mr. Gunnip notes that the Planning Department memo was mentioned earlier and inquires what **Attorney Stolzman** believes the miscommunication was.

Attorney Stolzman replies that there may be lack of understanding or that the petitioners and himself did not get their point across clearly.

Ms. Rozes expresses concerns about the height of the open storage; there was no documentation provided of what the height will be.

Attorney Stolzman answers that the maximum allowed listed in the ordinance for a I2 zone is 60ft. so no more than that.

Mr. Jacobs inquires why there won't be curbing installed.

Attorney Stolzman replies that there are no sidewalks and no pedestrian traffic. If they were to install curbing they would have to work with the state Department of Transportation. **Attorney Stolzman** adds that they believed that curbing wouldn't provide value to the area.

Mr. Grib explainsthat the interior use will be a mixture of warehouse and office space.

ChairmanSaveory notes that his questions about buffering have already beenanswered and what is being proposed is low-key. Inquires if there will be anycontainer storage.

AttorneyStolzman answers there will be tractor trailer storage, which hashistorically been there.

ChairmanSaveory inquires if there will be storage of any chemicals.

AttorneyStolzman answers no hazardous materials and whatever’s on site will be incompliance with city and state standards.

ZoningOfficer Pimentel inquires about accommodations for trash storage.

Mr. Behanindicates where the dumpster is currently located on the map and indicates itwill be staying there.

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 Mr.Pascoa

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.

Petitioners have complied with Section19-175 regarding Open Storage.

Chairman Saveory asks **Attorney Stolzman** if heaccepts the conditions of approval just stipulated, understanding that strictcompliance means that any deviation will necessitate revisiting the ZoningBoard of Review; said revisit may be requested by either the Zoning Officer orany member of the Zoning Board of Review. **Attorney Stolzman** responds that he fullyunderstands and accept the conditions just stipulated.

Motionis Seconded byMr. Jacobs,

Roll Call Vote

The board feels that this will be animprovement

Ms. Rozes–Aye

to what is currently on the site.

Mr. Jacobs– Aye

Mr. Gunnip– Aye

Mr. Pascoa- Aye

ChairmanSaveory – Aye

Special Use Permit is granted 5-0,subject to the aforementioned condition(s).

7B. WAMPANOAG PROPERTIES LLP, and JC IOS ACQUISITIONS, LLC, seek dimensional relief to engage in open storage, yet failing tocomply with off-street parking design requirements, to include aisle widthdimensions and lighting, installation of curbing, and landscaping requirements,for property located at **370 WAMPANOAG TRAIL, being MAP 509, BLOCK 3, PARCEL3, in an INDUSTRIAL 2 DISTRICT. (Dimensional Variance(s) - Petition No. 7036)**

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 Mr.Pascoa,

Basedon all evidence presented to the Zoning Board of Review and personal knowledgeof the members of the Board of the land and area of the City of EastProvidence, the Zoning Board of Review hereby finds pursuant to Section19-45(a) of the City of East Providence Zoning Ordinance:

1.The hardship from which the applicant seeks relief is due to the uniquecharacteristics of the subject land or structure and not to the generalcharacteristics of the surrounding area, and not due to a physical or economicdisability of the applicant excepting those physical disabilities addressed inRIGL 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 dimensional variance, the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

Submission of an approved fire plan.

Security lighting and security cameras must be installed.

Existing fencing must be relocated off public right of way.

Fencing installed from the approved site plan. Must be oblique fencing with a 5ft landscaped vegetative buffer.

Parking spots diminished as provided on plans.

Maintenance program be submitted.

Chairman Saveory asks **Attorney Stolzman** 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 Stolzman** responds that he fully understands and accepts the conditions just stipulated.

Motion is Seconded by Mr. Jacobs,

Roll Call Vote

Ms. Rozes—Aye

Mr. Jacobs—Aye

Mr. Gunnip—Aye

Mr. Pascoa—Aye

Chairman Saveory —Aye

Dimensional variance(s) is granted 5-0, subject to the aforementioned condition(s).

8. ARLINDO ESCOBAR, seeks permission to construct a separate and distinct residence for Accessory Dwelling Unit purposes, stated residence failing to comply with the minimum front-yard setback, exceeding the maximum height limit, exceeding the maximum allotted living area, and being situated between the principal residence and public right-of-way, in addition to exceeding the maximum building and impervious lot coverage requirements, for property located at **45 HAZELWOOD AVENUE, being MAP 307, BLOCK 17, PARCEL 13, in a RESIDENTIAL 4 DISTRICT.** **(Dimensional Variance(s) - Petition No. 7037)**

Zoning Officer Pimentel explains to the board that recently the regulations have been revised to lower the threshold for ADUs. So, the introduction of the ADU itself is not the issue, the scale of the ADU is the topic of discussion. There are also issues with the basement and the owner has agreed to remove the basement bathroom. Two conditions of approval to be asked for is one, that the appropriate permits must be pulled and second being, a notarized affidavit from an attorney stating that basement will be for storage only due to building regulation concerns.

Samuel Suorsa, owner of Coventry Survey Design Group, is properly sworn in.

Mr. Suorsa explains that the proposal is to develop a detached ADU. The proposed paved driveway will be off an existing gravel access way. The ADU will have a footprint of 864 sq. ft. and the utilities to come from existing utilities from the existing structure. Total living area won't exceed 1,200 sq. ft. They are here tonight for dimensional relief for 5 variances,

The ADU will technically be on the front of the property.

Building coverage relief needed is over 13%.

Total impervious will be 47.8% so they need 2.8% relief since only 45% is allowed.

Asking for height being 24ft. when only 20ft is allowed

Asking for the size of the dwelling unit, only 679 sq ft. allowed but are requesting for 1,200 sq. ft.

Mr. Gunnip inquires if they are open to amending the proposal.

Mr. Suorsa answers yes, they are willing to talk about it tonight.

Ms. Rozes has no questions.

Mr. Jacobs inquires if there is an intended resident for the ADU and if it is a family member.

Mr. Suorsa answers to his knowledge it is for the petitioner, his girlfriend and mother. All three will be living in the two bedroom ADU.

Assistant City Solicitor Votolato notes that the footprint will be 864 sq. ft, and inquires where the 1,200 sq. ft. coming from.

Mr. Suorsa explains that the ADU will be two stories with mostly the first story taking up most of the living area.

Chairman Saveory inquires the purpose of the ADU.

Arlindo Escobar of 45 Hazelwood Avenue is properly sworn in.

Mr. Escobar explains to the board that his mother is elderly and wants to take advantage of the new law to bring his mother in with him.

Chairman Saveory confirms that the property is already a two-family with a third unit in the basement.

Mr. Escobar explains that the basement unit has been there since he purchased the property but will remove it.

Chairman Saveory notes that now there will be four units on a 6,000 sq. ft. lot and believes this is for personal gain. This will not be conducive to the area and doesn't see the hardship. **Chairman Saveory** adds he's concerned over setting a precedence.

Mr. Escobar explains this is strictly to make his mother happy.

Mr. Suorsa adds that the existing driveway is at a 20% slope and the plan is to alter that.

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. Hearing and seeing none, **Chairman Saveory** queries the Board for a motion.

Motion by Mr. Gunnip

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 dimensional variance, the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.
2. The appropriate permits must be pulled.
3. A notarized affidavit from an attorney stating that basement will be for storage only due to building regulation concerns be submitted.

Chairman Saveory asks **Mr. Escobar** 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. **Mr. Escobar** responds that he fully understands and accept the conditions just stipulated.

Motion is Seconded by Mr. Jacobs,

Roll Call Vote

Ms. Rozes–Nay

Mr. Jacobs– Aye

Mr. Gunnip– Aye

Mr. Pascoa- Aye

Chairman Saveory – Nay

Dimensional variance(s) is granted 3-2, subject to the aforementioned condition(s).

X. PROCEDURES

Zoning Officer Pimentel explains that there is none.

XI. ANNOUNCEMENTS

Zoning Officer Pimentel explains that it is required by law to post annual meeting calendar to the Secretary of State’s website prior to January. The calendar is every Wednesday of every month with exception of the month of July. **Zoning Officer Pimentel** adds that the deadline for January’s meeting is Friday, however, there isn’t any petitions submitted. So, he inquires if the board wants to remove January’s meeting date. He also needs a motion for annual calendar to be able post to state’s website

Motion by Mr. Jacobs to accept the annual calendar, the motion is Seconded by Ms. Rozes.

B. The next regular meeting of the Zoning Board of Review is scheduled for Wednesday, 4 February 2026 at 6:00 PM, in the City of East Providence Council Chambers, City Hall, and East Providence, RI.

XII. ADJOURNMENT

Motion to adjourn by Mr. Jacobs. The motion is **Seconded** by **Mr. Gunnip** and **Unanimously** voted to adjourn.

Meeting is adjourned.

Edward Pimentel, AICP
Zoning Officer / Clerk
