



CITY OF PROVIDENCE
BRETT P. SMILEY, MAYOR

PUBLIC NOTICE
CITY OF PROVIDENCE
CITY PLAN COMMISSION

MINUTES OF REGULAR MEETING

November 18, 2025 4:45 pm

(Unofficial – to be voted on at the December 16, 2025 meeting)

MEMBERS:

Michael Gazdacko, Chair P
Charlotte Lipschitz, Vice Chair P
Miguel Quezada P (5:00 pm)
Noel Sanchez P
Rachael Dotson P
Cyd McKenna P
Dave Caldwell A

ALSO PRESENT:

Robert Azar, Deputy Director, Planning
and Development P
Choyon Manjrekar, Principal Planner P
Megan DiSanto, Assistant City Solicitor P

Called to order: 4:55 pm

Approval of minutes from the October 21, 2025 meeting: CL; MS - all

Director's Report:

2 zoning changes to implement comp. plan changes, amend subdivision & der review regulation,
public hearing in week or two, not to coming

Breaks: 6:04 - 6:10

Adjourned: CL, RD; 7:43 pm,

MINOR LAND DEVELOPMENT PROJECT
REQUEST FOR EXTENSION

1. Case no 22-063MI – 322 Washington Street
Petitioner: LAC Northeast Developer LLC

RESULT

APPEARANCES: Robert Stolzmann

ACTION:

Exhibits introduced at hearing:

Motion to Approve by:

RS

Seconded By:

CL

Members Voting in Favor:

AM

Members Voting Against:

Recuse:

Conditions, if any:

MAJOR LAND DEVELOPMENT PROJECT
 PUBLIC HEARING
 2. Case no. 25-075MA- 195 Nelson Street (RFK School)
 Applicant: City of Providence

RESULT

APPEARANCES: Chris Menihan, Joe Perzanti, Justin Hopkins, John Sparrow, Bret N. Eiler

ACTION:

Exhibits introduced at hearing:	Waiver	Dimodj	Combination	M+Pre
Motion to Approve by:	RS	MQ	CL	CL
Seconded By:	RD	RS	RD	RS
Members Voting in Favor:	All	All	All	All
Members Voting Against:				
Recuse:				
Conditions, if any:	Condition for waiver			Add traffic revenue Condition -

Hopkins - PK-8 school - number of classrooms per guideline.
 Eaton st to north, J. Istom - W, Nelson st. East -
 Parents J. Istom, Buses Nelson - SE corner for PK. Property + hldg setbacks
 Hardscape + landscape - Eaton Street grade 7 grade differential J. Istom, level on
 Nelson. Hldg. footprints etc. 2-5 - moe specifics etc. separation of classes.
 Isometric view missing.
 Mr - Treatment for outside finish? Solid metal punch, no glazing etc.
 Traffic consultant - Sparrow - No changes to patterns,
 alternate congestion - challenging, child safety. Northbound
 traffic blocked off - additional buses. increase ridership
 opportunity to get more students to ride bus. 125' drop off area

Walk in - increase parking capacity on street, improvement.
opportunities for cutouts, get vehicles out of there
keep what's happening, without sell time, higher turnover rate, improve efficiency,
different selling - chose, shared ridership etc.

3:20 me-K, 3:25 for other, . Discussion to be - two bell seems to work.

Pre-K on 5 system - staff meeting for etc.? Joe Desanti - Annual basis check in
improved more efficient process, getting in a offsite.

Ridership parent traffic etc;

MQ - walking to school, increasing parking for staff. Annelle - co-ordinator
Working on bus schedules. Early programming?

Winer - preliminary - OEM, NBC & Signoffs from City - water of highway +
stormwater management plan.

Dimensions adjustment - alignment with district master plan - appropriate play areas,
like parking etc - Efficient with footprint - Playscapes - 4th story - footprints

RFC recreation program, after school + summer program. Public community, gymnasium,
Lupine public + community use. Reputed from public use.

Rec program - Western entrance play amenities. Community engagement,
traffic etc. Joe De Santi 2023 - month school bldg - committee

16 meetings. Growth input + traffic been addressing. Improvements.

CC - Rec center built without date? No.

RA + Forester involved in review -

(3) Susan Aaron - 663 Academy - 5 minute running track + drop off,
Concerned about height - difference - more detailed rendering?

Susan Miller - 455 Eaton St. Addition recreation facilities - Change in facility,
height is of concern, - Frontal - Traffic - 5 no lines concept.
Enforcement, limit parents, etc. order lines -

Staged Lines - look at changing for more than 5 minutes - closer within bear reach,
Reading, available to public - counselor in area, principal of school + parents too.

Height - Air conditioning - floors, ceiling height -

Progressive height - Per center landscape - City schools - Contact people,
inspection + sturdy - monitor demo + construction

20 speed bumps or cameras part of traffic plan. Planning + 20.

C1 - Big building with big floorplate - emphasize to bring natural light
help the environment.

MAJOR LAND DEVELOPMENT PROJECT
PUBLIC HEARING

3. Case no. 25-081MA- 188 Princeton Ave (Stuart Lima School)
Applicant: City of Providence

RESULT

APPEARANCES: Chris Monahan - Luis Torrado, Joe Pisani, Diane Boule, David D'Amico

ACTION:

Exhibits introduced at hearing:

Wainier Combo Plan approval

Motion to Approve by:

CL NS CL

Seconded By:

NS CL RD

Members Voting in Favor:

AM AM ALL

Members Voting Against:

Recuse:

Conditions, if any:

BF overex + pedestrian connections + staff report

monahan introduction. David D'Amico - Traffic engineer -
Presenting of plan. Paddock, Elmwood Ave, outline of bldg. Traffic
Reorient bldg onto bucklin st. other elements. Bus parking between
school & bldg, Major improvement for bus on Princeton + Paddock - only for school
bus driving - connects to library, etc. Street power off Princeton Buckling
mechanical room,

Landscaping - Diane Boule - Torrado - Architecture - Aerial perspective

Main entrance to community center. Masonry, pedestrian scale -

Energy efficient bldg. Wainier - monahan - submission of state approval,

permitting stage - CL - Stuart shown on plan - rendering - rendering index

mq - separate school - Demo looks of moved - adjacent etc.

Alternatives done. mq - outreach -

14 meetings with community, wood planting etc. Community. Plans watercut etc.
Kind of trees etc. Street tree list guidelines - variety
M. Q. Gardens - Community Gardens part of plan. Make it better + work with it.

Playgrounds placed adjacent to classrooms, no ed lights classrooms.
orientation south? Shade to playground area? Playground equipment within
courtyard. Improvement standpoint. Trees etc within playground? Not cordoned.
Observation on streets etc. 1 ~~to~~ introduction.