

CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

City Plan Commission

Minutes of the May 19, 2026 meeting

A meeting of the City Plan Commission (CPC) was held on Tuesday, May 19, 2026 at 4:45 pm in the Joseph Doorley Municipal Building, 444 Westminster Street, 1st floor Meeting Room, Providence RI 02903

A video recording of the meeting is available at:

<https://www.youtube.com/@pvdpc>

Opening Session

Call to order: Chair Michael Gazdacko called the meeting to order at 4:46 pm.

Members Present: Michael Gazdacko, David Caldwell, Charlotte Lipschitz, Noel Sanchez, Lindsay Pettinelli (arrived 4:50 pm), Rachael Dotson (arrived 4:57 pm)

Members Absent: Cyd McKenna

Staff Present: Choyon Manjrekar, Principal Planner, Lev Simon, Planner, Sharon Garner, Deputy City Solicitor

Approval of minutes from the April 28 and May 7, 2026 meetings: On a motion by Commissioner Caldwell, seconded by Commissioner Sanchez, the CPC voted to approve the minutes. All voted in favor.

Directors Report: Mr. Manjrekar announced that Planner Lev Simon would be leaving the City. Mr. Simon said he appreciated his tenure with the City.

MINOR LAND DEVELOPMENT PROJECT – REQUEST FOR EXTENSION

1. Case no 25-009MIL – 386 Ives Street

Owner: Providence Student Living Capital LLC

The petitioner is requesting a one year extension of the validity of the preliminary plan for the subject minor land development project – for vote (AP 14 Lot 598, Wayland)

Attorney Zachary Bourdony requested a one year extension to the validity of the preliminary plan which was being requested to develop conforming plans.

On a motion by Commissioner Caldwell, seconded by Commissioner Lipschitz, the CPC voted to extend the validity of the preliminary plan approval by one year.

The CPC voted as follows:

Aye: D.Caldwell, C. Lipschitz, L. Pettinelli, N. Sanchez, M. Gazdacko

CITY COUNCIL REFERRAL

2. Referral no 3615 – 163-167 North Main Street

Petitioner: 163-167 N Main Street LLC

The petitioner is requesting a rezoning of the subject lot from R-P to C-2 – for vote
(AP 10 Lot 41, College Hill)

Mr. Manjrekar introduced the change and said it was being requested to allow for construction of a multifamily dwelling. Attorney John Garrahy, Architect Christine West and Petitioner Abraham Berin presented the item. Mr. Berin presented a slideshow outlining the development and proposed changes. He said the neighborhood was suited for dense residential development due to its proximity to Downtown and businesses. Ms. West said the building's design would conform to the Historic District Overlay and C-2 design regulations. Mr. Manjrekar read out the DPD's report which recommended that the CPC make a positive recommendation to the City Council.

On a motion by Commissioner Lipschitz, seconded by Commissioner Sanchez, the CPC voted to make a positive recommendation to the City Council to approve the change.

The CPC voted as follows:

Aye: C. Lipschitz, N. Sanchez, R. Dotson, D. Caldwell, L. Pettinelli, M. Gazdacko

CITY COUNCIL REFERRAL

3. Referral no 3616 – Abandonment of a portion of Devine Street

Petitioner: 1145 Main Associates LP 888 Eddy LLC et al

The petitioner is requesting an abandonment of a portion of Devine Street – for vote (Lower South Providence)

Mr. Simon introduced the item. Attorney Kelley Morris Salvatore and Petitioner Jason Sisto presented on behalf of the applicant. Ms. Salvatore said the portions of the streets were overgrown and poorly maintained and spoke about how the land would be subdivided upon abandonment. A discussion on the abandonment area and future development ensued. Mr. Simon read out the DPD's staff report which recommended that the CPC make a positive recommendation to the City Council to approve the abandonment. Ms. Garner said the CPC should make findings on each criterion for abandonment. Mr. Caldwell said abandonment of the street would not go against the public interest. Mr. Sanchez said access would not be denied as the applicant was required to grant easements. Mr. Gazdacko said the applicant had provided a plan as required by the CPC's abandonment criteria.

Upon a motion by Commissioner Lipschitz, seconded by Commissioner Pettinelli, the CPC unanimously voted to advise the Committee on Public Works that the petition for abandonment be approved based on their findings and subject to the following conditions:

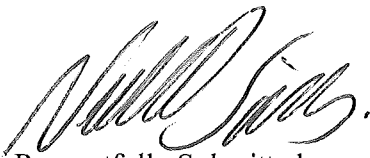
1. The petitioner shall apply for an administrative subdivision to merge the abandoned street with respective property prior to appearing before the City Council.
2. The petitioners shall grant any necessary easements for access to property, utility access and maintenance.

The CPC voted as follows:

Aye: C. Lipschitz, L. Pettinelli, R. Dotson, D. Caldwell, N. Sanchez, M. Gazdacko

Adjournment

On a motion by Commissioner Caldwell, seconded by Commissioner Lipschitz, the CPC voted to adjourn the meeting at 5:25 pm. All voted in favor.



Respectfully Submitted,

Noel Sanchez

Secretary, City Plan Commission

Prepared by Choyon Manjrekar, Recording Secretary