

**CITY OF EAST PROVIDENCE  
PLANNING BOARD  
MINUTES**

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**Date: May 11, 2020**

**Time: 7:00 pm**

**Place: City Hall, Room 306**

As a result of Covid-19 and the closure of City Hall, this meeting was conducted virtually through an application called “Zoom”.

Present: Christopher Grant, Burton Batty (Vice-Chair), Octavio Cunha, Alan D’Aiello, Eric Crook, Michelle Rockwell (7:05), Michael Robinson (Chair), William Fazioli (Planning Director), and Patrick Hanner (staff)

This is an open meeting of the East Providence Planning Board and is being conducted remotely consistent with Governor Raimondo’s executive order 20-25 issued on April 15, 2020 due to the current state of emergency in R.I. due to the outbreak of the Covid-19 virus. In order to mitigate the transmission of the Covid-19 virus, we have advised and directed by the state to suspend public gatherings and as such the Governor’s order suspends the requirements of the open meeting law to have all meetings in a publicly physical location. Furthermore all members of public bodies are allowed and encouraged to participate remotely. The order allows public bodies to meet remotely as long as adequate means of public access are afforded so the public can follow along.

**1. CALL TO ORDER**

The Meeting was called to order at 7:00 pm

**2. PLEDGE OF ALLEGIANCE**

The pledge of Allegiance was cited.

**3. APPROVAL OF PLANING BOARD MINUTES**

On a motion from Mr. Robinson, the board on a roll call voted 4-0 (Mr. Crook: Yea, Mr. Grant: Yea, Mr. Cunha: Yea, Mr. D’Aiello: Yea) to approve the minutes of February 3, 2020 and minutes for March 9, 2020. Mr. Burt Batty abstained from the motion.

**4. APPROVAL OF PLANNING BOARD CORRESPONDENCE**

None

## **5. NEW BUSINESS**

### **1. Options for adopting architectural design standard for large-scale developments.**

Mr. Fazioli gave a brief description of the 2 proposed options. Mr. Hanner gave more details of both options. Option 1 would be a peer-review by a registered architect. The registered architect would provide guidance to the city on designs. Option 2 would be to amend Chapter 19, Article 5 of Zoning.

Mr. Robinson asked if this scope of work would apply to every project, or just this particular project. Mr. Hanner stated the scope of work would be project specific.

Mr. Crook asked if the use of architecture design would be used as an as need basis, not a sweeping requirement. Mr. Hanner suggested language to be used as project specific.

Mr. Batty asked if the applicant hired an outside architect, whom would be granted approval if they did not agree. Mr. Fazioli stated this process is collaborative and both architects would work together. If an outside architect had a plan everyone agreed on, there would no need to hire an outside firm. Mr. Batty stated that sounds reasonable.

Mr. Crook reiterate the language in Option 1 should be a collaborative process as to not scare the developer away from East Providence. Mr. D'Aiello agreed Option 1 should be a balance of power and transparency.

The proposal (Option 1) to send to an outside architect firm would be for large scale developments only, proposals that exceed 75 or more units.

Option 2 as explained by Mr. Hanner would be to amend Chapter 19, Article 5 of Zoning. This is a more heavy handed option that would not allow for much flexibility. The Planning Board would hire a design firm to draft up an ordinance. This requires recommendation by the Zoning Board and approval from the City Council. A Peer-Review architect would also be involved.

Mr. D'Aiello stated option 2 is more for master guidelines for the whole city. He stated option 1 would allow for more flexibility.

Mr. Grant asked what the costs to the developer would be. Mr. Fazioli stated the cost is usually less than \$5000.00 as the cost is for suggestions, not a firm plan.

Mr. Batty prefers option 1 as it allows more flexibility. Mr. Grant agreed with Mr. Batty.

Mr. Crook suggested amending the language in Section 4-6. Mr. Hanner agreed the language can be amended. Both Ms. Rockwell and Mr. Cunha prefer option 1.

Mr. Fazioli stated Option 1 will be more defined and presented to the council.

**6. OTHER BUSINESS**

None

**7. STAFF REPORT**

Mr. Fazioli gave a status of all pending developments and projects currently under review

**8. ANNOUNCEMENTS**

The next Planning Board meeting is scheduled for Monday June 8<sup>th</sup>, 2020

**9. ADJOURNMENT**

The meeting was adjourned at 7:49 pm.