

**CITY OF EAST PROVIDENCE
PLANNING BOARD
MINUTES**

Date: October 13, 2020

Time: 7:00 PM

Place: Zoom virtual meeting

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

Present: Eric Crook, Alan D’Aiello, Christopher Grant, Burton Batty (Vice-Chair), Octavio Cunha, Michael Robinson (Chair), William Fazioli (Planning Director), Patrick Hanner (Staff), and Jim Moran (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 and extended by executive order 20-46 on June 12, 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 been 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. Further all members of public bodies are allowed and encouraged to participate remotely. The order allows public bodies to meet entirely remotely so long as adequate means of public access are afforded so the public can follow along. This meeting will feature public participation.

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 by Mr. Crook, seconded by Mr. D’Aiello, on a roll call vote, the board voted 6-0 to approve the minutes of June 23, 2020 with revisions, the minutes of July 21, 2020 and August 31, 2020

4. APPROVAL OF PLANNING BOARD CORRESPONDENCE

None

5. NEW BUSINESS

Master Plan extension request of Attorney Louis Sousa associated with the Igu Industrial Building Land Development Project Master Plan approval of November 2016 (file No. 2016-12-LDP-master) (Enclosure)

Mr. Moran provided details on the previous approval from November 2016. Mr. Sousa, the attorney for the applicant, provided a letter indicating what has been done on the site, analyzing the economic climate moving forward. The planning department is recommending an extension be approved for a period of 1-year to extend approval to November 2021. Mr. Sousa provided causes for the request of extension. Most are economical, company has just completed a large addition to the existing building and business has slowed due to Covid. The planning department feels good cause has been shown. Mr. Fazioli also provided additional information on the planned expansion.

On a motion by Mr. D'Aiello, seconded by Mr. Batty, on a roll call vote 6-0, the board voted to accept the staff memorandum and exhibit into the record.

On a motion by Mr. Crook, seconded by Mr. Grant, on a roll call vote 6-0, the board voted to approve the request for a 1-year extension of the Master Plan Approval.

6. CONTINUED BUSINESS

Minor Subdivision, Preliminary Plan Submission, Application # 2019-07-Minor, Owner/applicant: Alberto D. Dasilva, Street address: 50 Fenmoor Street, Location: Map 307, Block 12, Parcel 2. (Enclosure)

Mr. Fazioli discussed why this matter was continued. Mr. Conley provided a memorandum and case law on the issue. The planning department has provided an updated memorandum to the planning board.

Mr. Grant stated he has reviewed all the information provided and is ready to proceed.

Mr. Batty wants noted the petition mentions a 2 family dwelling, not 1 family as is being proposed by the applicant.

Mr. Crook is asking Mr. Cox to clarify the issues levied against the property. Were the issues from just one tenant and are they no longer residing at this location. Mr. Dasilva the applicant and owner was sworn in. He stated the problem tenant is gone. She was the main cause for numerous complaints and police presence at the residence.

Mr. Crook is capitulating on his previous position. Mr. D'Aiello also feels the same.

Mr. Grant is concerned with the sidewalk waiver. Being next to a middle school, he feels a sidewalk would be safer. Mr. D'Aiello is also concerned with safety of students walking. Mr.

Cunha feels the waiver for sidewalks is okay in this instance. Mr. Robinson provided additional information on the waiver request.

Mr. Dasilva withdrew from the waiver requirement of installing sidewalks and curbing.

On a motion by Mr. D'Aiello, seconded by Mr. Crook, on a roll call vote 6-0, the board voted to accept the updated staff's recommendation, the October 8th, 2020 memorandum, the supporting exhibits, and the August 4th, 2020 memorandum with all exhibits into tonight's record.

The request for waiver of sidewalks and curbing has been withdrawn by the applicant.

On a motion by Mr. Grant, seconded by Mr. Cunha, on a roll call vote 6-0, the board voted to grant conditional approval of the subdivision as proposed subject to the 8 conditions set forth on pages 2 and 3 of staff memorandum dated October 8th, 2020.

On a motion by Mr. Crook, seconded by Mr. D'Aiello, on a roll call vote 6-0, the board voted to approve final plan approval by the administrative officer.

7. STAFF REPORT

Mr. Fazioli provided information on the option of hybrid meetings going forward. He also provided details on the comp plan and the role of the planning board. Mr. Fazioli went over details of upcoming projects.

8. COMMUNICATION

None

9. ANNOUNCEMENTS

The next planning board meeting is scheduled for November 9th, 2020

10. ADJOURNMENT

On a motion by Mr. Cunha, seconded by Mr. D'Aiello, the board voted 6-0 to adjourn the meeting at 8:07 PM.