

**CITY OF EAST PROVIDENCE
PLANNING BOARD
MINUTES**

Date: November 9, 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, Burton Batty (Vice-Chair), Octavio Cunha, Michael Robinson (Chair), Michelle Rockwell, Michael Marcello (City Solicitor), William Fazioli (Planning Director), 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 and extended by multiple executive orders, most recently 20-93 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.

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. D’Aiello, seconded by Ms. Rockwell, on a roll call vote, the board voted 6-0 to approve the minutes of September 14, 2020 and October 13, 2020.

4. NEW BUSINESS

- A. Comprehensive plan consistency for Ivy Place, Location: Intersection of Ivy Street and Taunton Avenue, Assessor’s Map 106, Block 07, Parcel 12, Owner: Woonsocket Neighborhood Development Corporation, Applicant:**

**Neighborworks Blackstone River Valley, Zoning: Taunton Avenue sub-district.
(enclosure)**

Mr. Fazioli stated this project is part of the Waterfront District and the development will go before the Waterfront Commission for approval on November 19, 2020. As regulations require, the Planning Board has to make a finding that the development is consistent with the comprehensive plan.

Mr. Hanner presented the staff report on the project. He provided details on the units being proposed and the overall plan. It is the opinion of the staff that the proposal is consistent with the comprehensive plan and is consistent with the land use elements, specifically goal 1.0, and objective 2.10, and goal 1.0 of the housing element. It is the opinion of the staff this proposal is consistent with the comprehensive plan and the planning department is recommending to the Planning Board to provide a positive recommendation to the Waterfront Commission.

Mr. Batty asked for clarification of the density and number of units being proposed. Mr. Hanner provided details on required parking spaces, stated proposal is more than required.

Mr. Crook asked if the city with current and on-going projects is above the 10% requirement for affordable housing. Mr. Hanner stated the city is around 9.8%. Mr. Fazioli spoke of the current market rate units being proposed and the impact on the ratio.

Mr. D'Aiello asked what the zoning is for commercial properties for Taunton Avenue. Mr. Fazioli stated any general commercial business, but it does have specific zoning requirements under the Waterfront District.

On a motion by Mr. D'Aiello, seconded by Mr. Crook, on a roll call vote, the board voted 6-0 to approve the staff's recommendation and supporting materials into the record.

On a motion by Mr. Crook, seconded by Mr. Cunha, on a roll call vote, the board voted 6-0 to approve a positive recommendation to the Waterfront Commission that the development is consistent with the city's 2010-2015 comprehensive plan.

B. Request for traffic impact-peer review, Metacomet Property LLC-Master Plan Submission, Land Development Project # 2020-13-LDP, 500 Veterans Memorial Parkway, Map 107, block 15, parcels 1 (Enclosure)

Mr. Fazioli spoke of the proposal from Marshall Development. Marshall submitted the initial proposal to staff on Sept. 16th, 2020, staff sent back comments to them on their application deeming it incomplete. Marshall has since provided further comments to staff that is currently being reviewed.

Mr. Hanner gave the staff report. Mr. Hanner went over the documents submitted and provided details about the proposal. Staff feels the amount of proposed parking spaces is excessive. Planning staff is requesting the Planning Board to authorize the planning department to do conduct a peer-review of the traffic impact report, which we expect to be submitted within the

next few weeks. Planning staff wants to insure there are no negative impacts to surrounding areas. The planning department is recommending to adopt into tonight's record the planning staff memorandum dated Nov. 2, 2020 and also recommending that the Planning Board grant the planning department authorization to proceed with a peer-review of the traffic impact study once it's submitted by the applicant.

On a motion by Mr. Crook, seconded by Ms. Rockwell, on a roll call vote, the board voted 6-0 to accept the staff recommendation and accompanying materials into the record.

On a motion by Mr. D'Aiello, seconded by Ms. Rockwell, on a roll call vote, the board voted 6-0 to approve the authorization of staff to hire an outside professional to conduct a peer-review of the traffic impact study to be paid for by the applicant in regarding the scope of work set forth in the staff recommendation.

C. Status of Comprehensive Plan

Krista Moravec from Horsley Witten Group gave an update on the comp plan. She presented a slideshow which included various elements of the comp plan. A timeline was also presented, targeting end of October 2021.

5. OTHER BUSINESS

None

6. STAFF REPORT

Mr. Fazioli gave the staff report. On December 8, 2020, Grow Smart Training will host a free training session for the Planning Board. He also spoke of the partnership with Roger Williams University for city residents to receive a reduction in transferable college credits. Mr. Fazioli also spoke of ongoing projects within the city.

7. COMMUNICATION

None

8. ANNOUNCEMENTS

The next planning board meeting is scheduled for Monday December 14th, 2020.

9. ADJOURNMENT

On a motion by Mr. Crook, seconded by Mr. D'Aiello, on a roll call vote, the board voted 6-0 to adjourn at 8:09 PM.

CC: Mayor Roberto DaSilva
City Council

Director of Public Works
City Engineer
City Solicitor
Fire Chief
Zoning Officer