

**CITY OF EAST PROVIDENCE
PLANNING BOARD
MINUTES**

Date: January 11, 2021

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, 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 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.

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

None

4. APPROVAL OF PLANNING BOARD CORRESPONDENCE

None

5. NEW BUSINESS

**Request to amend the City's Zoning Map from R-3 to C-2, Applicant/Owner:
Bianco Realty Associates, LLC, Street location: 697-699 Willett Avenue, Map 512,
Block 22, Parcel 60**

Attorney Christine Engustian spoke about the City Zoning map and memorandum provided by the Planning Department to the Planning Board. The Planning Department is recommending the Planning Board to issue a positive recommendation to the City Council for the approval of the Zoning map amendment, changing the parcel from R-3 to C-2.

Mr. Hanner stated the applicant is seeking to maintain the current situation of the property with no proposed construction or an intensity of use.

On a motion by Mr. Grant, seconded by Mr. Crook, on a roll call vote, the board voted 6-0 to accept the staff memorandum, recommendation and the supporting exhibits into the record.

On a motion by Mr. D'Aiello, seconded by Mr. Crook, on a roll call vote, the board voted 6-0 to provide an advisory recommendation to the City Council as requested to rezone Parcel 60 of Map 512, block 22 to a commercial C-2. Based on a finding the request is consistent with the comprehensive plan and as it relates to the standards of Section 19-2 of zoning.

6. OLD BUSINESS

Amendments to the subdivision regulations to allow for design review guidelines.

Mr. Fazioli gave a brief overview of the design review guidelines. The recommendation of the planning department is to adopt the amendments to the subdivision regulation. Mr. Crook is asking for clarification on the language. An accompanying staff memo was provided to the board members. The pros and cons were discussed among the board members.

7. STAFF REPORT

Mr. Fazioli gave an update on various projects including recently purchased and currently under development commercial properties and residential development.

8. COMMUNICATION

None

9. ANNOUNCEMENTS

The next Planning Board meeting is scheduled for February 8, 2021

10. ADJOURNMENT

On a motion by Mr. Cunha, seconded by Mr. D'Aiello, on a roll call vote 6-0, the board adjourned at 8:50PM

CC: Mayor Roberto DaSilva
City Council
Director of Public Works
City Engineer
City Solicitor
Fire Chief
Zoning Officer