

**CITY OF EAST PROVIDENCE
PLANNING BOARD
MINUTES**

Date: November 15, 2021

Time: 7:00 PM

Place: City Hall, Room 306

Present: Alan D'Aiello, Burton Batty (Vice-Chair), Michael Robinson (Chair), Octavio Cunha, Eric Crook, William Fazioli (Planning Director), Patrick Hanner (Staff)

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 Dr. D'Aiello, seconded by Mr. Cunha, the board voted 4-0 to approve the May 10, 2021 and June 14, 2021 minutes. Mr. Batty has recused himself.

On a motion by Mr. Crook, seconded by Dr. D'Aiello, the board voted 5-0 to approve the June 29, 2021, July 12, 2021, and August 18, 2021 minutes.

On a motion by Dr. D'Aiello, seconded by Mr. Cunha, the board voted 4-0 to approve the September 13, 2021 minutes. Mr. Robinson has recused himself.

4. APPROVAL OF PLANNING BOARD CORRESPONDENCE

None

5. NEW BUSINESS

On a motion by Mr. Cunha, seconded by Mr. Crook, the board voted to move agenda item A to the end of the meeting.

**B. Advisory recommendation from a portion of Sabin Street to be abandonment.
Petitioner: Charles J. Miller and Mary Miller (Enclosure)**

Mr. Hanner gave a summary of staff's memo. The planning department is recommending to the Planning Board to provide a positive recommendation to the City Council to abandon the 1,748 sq. ft. of Sabin Street as shown on the site plan, subject to the two conditions listed in staff's memo.

On a motion by Dr. D'Aiello, seconded by Mr. Batty, the board voted 5-0 to accept the staff's recommendation and occupying documents into the record.

On a motion by Mr. Batty, seconded by Mr. Crook, the board voted 5-0 to provide a positive recommendation to City Council for abandonment of the 1,748 sq. ft. of Sabin Street as shown on the site plan subject to the conditions set forth in the staff memorandum.

**C. Minor subdivision #2021-06-Minor, Applicant/owner: Rachel Rose-Taylor,
Street address: 430 North Broadway, Map 305, block 7, parcel 25. (Enclosure)**

Kurt Nunes was sworn in. He provided an overview of the property and the proposed changes the applicant would like to make.

Patrick Hanner went over the staff memo. The 7,946 sq. ft. subject parcel is a corner parcel with frontage on North Broadway and Rosemere Drive. Currently, two structures are located on the parcel. A 2.5 story building with 2 residential units (first and second floor) and a hair salon on the first floor with the address of 430 North Broadway and a 1.5 story single-family dwelling with the address of 1 Rosemere Drive. The applicant is proposing to subdivide the existing 7,946 sq. ft. parcel into two parcels as shown on the site plan. The intent of the subdivision is to allow two structures to be located on separate parcels. The use of the property is not being intensified and there are no proposed expansions or alterations to the building footprint of 430 North Broadway and 1 Rosemere Drive.

The Zoning Officer reviewed the site plan and has determined that the two parcels require relief from the minimum lot area, lot depth and maximum building coverage as shown in the table in staff's memo. Additional zoning relief is required as described on pg. 2 of staff's memo.

The Applicant went before the Zoning Board and received all requested zoning relief/variances described above. This memo was prepared before the applicant went in front of the Zoning Board.

It is the opinion of the Planning Department that the existing mixed use structure located at 430 North Broadway and 1 Rosemere Drive which is a single-family dwelling appear to be compatible to the adjacent land uses and this section of North Broadway. There is no impact to privacy and character of the neighborhood.

The proposed subdivision is consistent with Section 1-2, and positive findings were stated to all of the standard of Section 5-4. In addition, it is the opinion of staff that the subdivision, as proposed, is fully consistent with the East Providence Comprehensive Plan and East Providence Zoning Ordinance.

Staff recommends tonight's documents be entered into the record, that the final approval be made by the Administrative Officer and that the Planning Board grant conditional approval of the subdivision, as proposed, subject to the conditions listed in staffs memo.

Various members of the board discussed the proposal with the applicant.

On a motion by Mr. Crook, seconded by Mr. Cunha, the board voted 5-0 to accept the staff's recommendation and supporting documents into the record.

On a motion by Dr. D'Aiello, seconded by Mr. Batty, the board voted 5-0 to grant conditional approval of the subdivision, as proposed, subject to the conditions set forth in staffs' memo.

On a motion by Mr. Crook, seconded by Mr. Cunha, the board voted 5-0 to delegate final approval to the Administrative Officer.

**D. Release of improvement guarantee for minor subdivision (2017-14-minor),
Applicant: Jorge Moitoso, Owners: Robert Nascimento and Carol Kogut, Street
address: 444 Bullocks Point Avenue, Map 312, block 70, parcels 1. (Enclosure)**

Mr. Fazioli provided details on the conditions set forth by the Planning Board on September 12, 2018. The city has been holding in escrow \$2,533 for installation of concrete sidewalks along the frontage of Bullocks Point Avenue. The concrete sidewalks have been installed and inspected by the Engineering Division that determined they meet City standards.

The Planning Department and Engineering Division is requesting that the Planning Board release the full amount of the improvement guarantee in the amount of \$2,533.

On a motion by Dr. D'Aiello, seconded by Mr. Cunha, the board voted 5-0 to accept staffs memo into the record and to approve the release of the full amount of the improvement guarantee in the amount of \$2,533.

A. Comprehensive Plan update with Horsley Witten Group

Krista Moravec from Horsley Witten Group provided updates on the Comprehensive Plan. She went over in detail the various workshops they have done for community participation on the Comprehensive Plan. She provided timelines for the work still to be done and answered various questions by members of the board.

6. STAFF REPORT

Mr. Fazioli provided the staff report. He provided updates on various projects and new developments within the city.

7. ADJOURNMENT

On a motion by Dr. D'Aiello, seconded by Mr. Crooke, the board voted 5-0 to adjourn the meeting at 8:00 PM.

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