

**CITY OF EAST PROVIDENCE
PLANNING BOARD
MINUTES**

Date: March 14, 2022

Time: 7:00 PM

Place: Zoom virtual meeting

Present: Eric Crook, Christopher Grant, Octavio Cunha, Michael Robinson (Chair), Michelle Rockwell, William Fazioli (Planning Director), Dominic Leonardo (Staff)

1. CALL TO ORDER

The meeting was called to order at 7:00 PM

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited

3. APPROVAL OF PLANING BOARD MINUTES

On a motion by Mr. Grant, seconded by Ms. Rockwell, the board voted 5-0 to approve the minutes of February 14, 2022.

4. NEW BUSINESS

Minor subdivision #2021-15-Minor. Owner/Applicant: Annette Roy. Street address: 138 Burgess Avenue. Map 17, Block 15, Parcel 1.

Mr. Leonardo provided an overview of the proposed subdivision, providing the Board with the opinion of the Planning Department that the proposed subdivision is consistent with Section 1-2 “General Purposes” of the East Providence Land Development and Subdivision Regulations, and that positive findings were stated to all of the standards of Section 5-4 “Required findings” of the East Providence Land Development and Subdivision Review Regulations, and that the proposal is fully consistent with the East Providence Comprehensive Plan and East Providence Zoning Ordinance.

On a motion by Mr. Grant, seconded by Mr. Crook, the board voted 5-0 to accept the staff memorandum with attachments dated 3/10/2022, the memorandum from E. Pimentel, dated March 2, 2022, and the memorandum from E. Skadberg, dated March 2, 2022.

On a motion by Mr. Grant seconded by Mr. Crook, the board voted 5-0 to grant conditional approval subject to the following conditions:

1. That all of the comments in the memorandum from the City Engineer, Erik Skadberg, dated March 2, 2022 are addressed;
2. That all zoning relief required as determined by the City Zoning Officer is obtained from the Zoning Board of Review;
3. That the residential use of the proposed single-family dwelling on proposed lots A and B are restricted to single-family use and accessory uses in perpetuity;
4. That any outstanding property taxes or municipal fees are paid to date before a final plan approval is granted;
5. That the title block of the Preliminary Plan be revised to indicate Final Plan status;
6. That the Final Plans be based upon the approved Preliminary Plans, and further that the Final Plan and supporting documentation meet the requirements of the East Providence Land Development and Subdivision Review Regulations;
7. That the proposal shall meet all applicable City, State, and/or Federal regulations and requirements

On a motion by Mr. Crook, seconded by Ms. Rockwell, the board voted 5-0 to grant a waiver from installing sidewalks and curbing on the frontage of the two proposed parcels.

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

5. CONTINUED BUSINESS

There was no business to continue.

6. STAFF REPORT

Mr. Fazioli provided the staff report. He provided an update on various projects in the city, including new residential and business developments as well as public art installations.

7. ANNOUNCEMENTS

The next Planning Board meeting is scheduled for Monday April 11, 2022

8. ADJOURNMENT

On a motion by Mr. Crook, seconded by Mr. Cunha, the board voted to adjourn the meeting at 7:25 PM

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