

**CITY OF EAST PROVIDENCE
PLANNING BOARD
MINUTES**

Date: April 11, 2022

Time: 7:00 PM

Place: City Hall, Room 306

Present: Eric Crook, Christopher Grant, Octavio Cunha, Michael Robinson (Chair), Burton Batty (Vice- Chair), Michelle Rockwell, 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 recited

3. APPROVAL OF PLANING BOARD MINUTES

On a motion by Mr. Grant, seconded by Ms. Rockwell, the board voted 6-0 to approve the minutes of March 14, 2022 with one minor correction to the word “cited” to “recited”.

4. NEW BUSINESS

1. Minor Subdivision Preliminary Plan Submission, Application # 2022-04-Minor, Applicant/owner: Cosmo Properties LLC, Street Address: 15 Payette Street, Map 406, block 5, parcel 5 (enclosure).

The applicant was not present and would like to continue until the next Planning Board meeting.

On a motion by Mr. Crook, seconded by Mr. Cunha, this matter was continued until the May 9, 2022 Planning Board meeting.

2. Amendment to Chapter 19 of Zoning. Advisory opinion to the City Council to amend Section 19-322 “Main Street and Neighborhood Center Overlay Districts” and to extend the Riverside Square Overlay District. (Enclosure).

The May 2021 amendment to the Zoning Ordinance defined the Riverside Square Overlay District for parcels with frontage on Bullocks Point Avenue from Riverside Square to a southerly direction along Bullocks Point Avenue to the intersections of North Street on the westerly side and Luray Street on the easterly side. The Planning Department is recommending to the Planning Board and the City Council to amend the Riverside Square Overlay District to extend the district

for all parcels with frontage on Bullocks Point Avenue from Riverside Square to the intersection of Beach Road and Crescent View Avenue. The amendment also allows for professional offices to be an allowed use with a building footprint of less than 4,000 sq. ft. and must meet the minimum parking requirements of section 19-284 that would require one off-street parking space for each 200 sq. ft. of GFA. A reduction in the minimum off-street parking requirements is not being requested for professional offices since they are capable of generating high vehicle trips that may impact the abutting residential neighborhoods to the east and west of Bullocks Point Avenue.

The Planning Department is recommending that the Planning Board provide a positive recommendation to the City Council to amend section 19-322 of Zoning “Main Street and Neighborhood Center Overlay Districts” based upon the findings that the amendment is consistent with the Comprehensive Plan and that positive findings were found of the standards of section 19-2 of Zoning.

On a motion by Mr. Cunha, seconded by Mr. Crook, the board voted 6-0 to accept the Planning Departments memorandum dated April 7, 2022 with attachments into tonight’s record.

On a motion by Mr. Crook, seconded by Mr. Cunha, the board voted 6-0 to provide a positive recommendation to the City Council to amend section 19-322 of Zoning “Main Street and Neighborhood Center Overlay Districts.

5. OTHER BUSINESS

None

6. STAFF REPORT

Mr. Fazioli provided the staff report.

7. ANNOUNCEMENTS

The next Planning Board meeting is scheduled for Monday May 9, 2022

8. ADJOURNMENT

On a motion by Mr. Cunha, seconded by Mr. Crook, the board voted to adjourn the meeting at 7:30 PM

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