

**CITY OF EAST PROVIDENCE
PLANNING BOARD
MINUTES**

Date: May 9, 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, Alan D'Aiello, Michael Marcello, William Fazioli (Planning Director), Patrick Hanner (Staff), 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 7-0 to approve the April 11, 2022 minutes.

4. NEW BUSINESS

1. Minor Subdivision Preliminary Plan Submission. Application # 2022-01-minor. Applicant/owner: David M. Sisson and Itohan I. Osayimwese. Street Address: 56 Oxford Street. Map 306, block 11, parcel 4 (Enclosure)

The applicant Mr. David Sisson was sworn in. Mr. Sisson provided an overview of his proposal. He is proposing a two lot subdivision. The proposed subdivision fits within the character of the neighborhood.

Mr. Leonardo gave the staff report. A waiver is being requested from installing concrete sidewalks along the frontage of the two parcels. Sidewalks do not exist on Oxford Street. Granite curbing exists on the parcel's frontage on Oxford Street and is proposed to be retained.

The Planning Department has found the proposed subdivision is consistent with Section 1-2, and positive findings were stated to all of the standard of Section 5-4 of the East Providence Land Development and Subdivision Review Regulations. It is the opinion of the staff that the subdivision as proposed, is fully consistent with the East Providence Comprehensive Plan and East Providence Zoning Ordinance.

The Planning Department recommends the following be entered into the record:

Planning Department Staff recommendation w/attachments dated 5/4/22

Memorandum from E. Skadberg dated April 27, 2022

Memorandum from E. Pimentel dated April 19, 2022

The Planning Department is recommending that the Planning Board approve the applicant's request for a waiver from the requirement of installing sidewalks along the frontage of the two proposed parcels.

The Planning Department is recommending that the Planning Board grant conditional approval, as proposed, subject to the following conditions:

1. All of the comments in the memo from the City Engineer, E. Skadberg, dated April 27, 2022 are addressed.
2. All of 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 the existing lot and proposed lot A 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 Plan 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 City, State, and/or Federal regulations and requirements.

The Planning Department recommends the Planning Board delegate final plan approval to the Administrative Officer.

Various members of the board spoke on the proposed subdivision.

On a motion by Mr. Grant, seconded by Dr. D'Aiello, the board voted 7-0 to accept staff's recommendation and supporting documents into tonight's record.

On a motion by Mr. Crook, seconded by Ms. Rockwell, the board voted 7-0 to approve the request for waiver from the requirement of installing sidewalks along the frontage of the two proposed parcels.

On a motion by Dr. D'Aiello, seconded by Mr. Cunha, the board voted 7-0 to grant conditional approval, as proposed, subject to the conditions listed in staff's memo.

On a motion by Mr. Crook, seconded by Ms. Rockwell, the board voted 7-0 to delegate final plan approval to the administrative officer.

2. Minor Subdivision Preliminary Plan Submission. Application # 2022-06-minor. Applicant/owner: Metacommet Property LLC. Street Address: 500 Veteran's Memorial Parkway. Map 107, block 15, parcel 1(Enclosure)

Mr. Conley presented on behalf of the applicant. Mr. Conley discussed the proposed two lot subdivision. Mr. Conley, Mr. Robinson and Mr. Marcello clarified language within staff's memo.

Mr. Marcello clarified 9.6 acres must be donated to the city, per the approval from City Council. The applicant is in agreeance. This meeting is strictly for the 2 lot subdivision being proposed.

Mr. Fazioli gave an overview of the proposed lot being donated to the city. Mr. Hanner gave the staff report. The applicant is requesting a waiver from the requirement of installing concrete sidewalks and granite curbing. Considering the intent of this subdivision is to create a parcel to be donated to the City and that no structures or alterations of the property is being proposed, the Planning Department does not object to the Planning Board granting a waiver.

Provided the applicant remove all references to height restrictions and deed boundaries from the site plan, it is the opinion of the Planning Department that the subdivision is consistent with the East Providence Comprehensive Plan "Land Use 2010 Plan"

The proposed subdivision is consistent with Section 1-2 and positive findings were stated to all of the standards of Section 5-4 of the East Providence Land Development and Subdivision Review Regulations.

Staff recommends the following documents be entered into tonight's record:

Site Plan

Planning Department memorandum dated May 3, 2022

Application form

Project narrative, dated April 12, 2022

Certificate of completeness issued May 3, 2022

List of abutters

Title insurance policy

Memorandum from E. Skadberg, dated April 27, 2022

The Planning Department is recommending that the Planning Board approve the applicant's request for a waiver from the requirement of installing concrete sidewalks and granite curbing along the frontage of the two proposed parcels.

The Planning Department is recommending the Planning Board grant conditional approval, as proposed, subject to the conditions listed in staff's memo as well as the removal of language discussed on page 3 of staff's memo. The Planning department is also recommending final plan approval be delegated back to the Planning Board.

Members of the board internally discussed the proposed subdivision and waiver of sidewalks. Mr. Marcello along with staff clarified comments and questions presented.

Mr. Robinson opened the floor to public comment. A few residents spoke about the proposed subdivision.

On a motion by Mr. Grant, seconded by Mr. Cunha, the board voted 6-1 to accept staffs memo and supporting documents as amended into the record.

On a motion by Dr. D'Aiello, seconded by Mr. Grant, the board voted 7-0 to grant the requested waiver for curbing and sidewalks on the 2 parcels.

On a motion by Mr. Grant, seconded by Mr. Cunha, the board voted 6-1 to grant conditional approval, as proposed, subject to the 9 conditions listed in staff's memo along with the removal of the discussed language on page 3 of staff's memo.

5. OTHER BUSINESS

None

6. STAFF REPORT

Mr. Fazioli provided the staff report. He discussed various projects going on within the city.

7. ANNOUNCEMENTS

The next Planning Board meeting is scheduled for Monday June 13, 2022

8. ADJOURNMENT

On a motion by Mr. Batty the meeting was adjourned at 8:10

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