

**CITY OF EAST PROVIDENCE
PLANNING BOARD
MINUTES**

Date: June 20, 2022

Time: 7:00 PM

Place: City Hall, Room 306

Present: Eric Crook, Christopher Grant, Octavio Cunha, Michael Robinson (Chair), Michelle Rockwell, Greg Miller, Alan, D'Aiello, 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

June 13, 2022 (to be submitted)

June 20, 2022 (to be submitted)

4. NEW BUSINESS

**1. Request for advisory opinion to the City Council for a Zoning Map Amendment;
Address: 697-699 Willett Avenue; Applicant/Owner: Bianco Realty Associates,
LLC; Map 512, Block 22, Parcel 60. (Enclosure)**

Attorney Christine Engustian spoke on behalf of the applicant. She gave an overview of the proposed Zoning Map Amendment for the above referenced location. This proposed zoning map amendment is part of a submitted Minor Subdivision application (being reviewed under a separate Planning Department review memorandum). The referenced parcel has existed as a legally nonconforming parcel since the adoption of current zoning in 1967. The subdivision and accompanying zoning map amendment will rectify their long term non-compliance and allow the property to be in greater compliance with zoning without any appreciable changes to the existing conditions.

Mr. Hanner presented the staff's memo. The Planning Department finds that the proposed development is consistent with goals and objectives identified in the Comprehensive Plan. The Planning Department finds the proposed uses are consistent with the 2010-2015 Comprehensive Plan. It is the opinion of the Planning Department that positive findings can be made to standards of Section 19-2 as required under Section 19-70 (a) (2) of the City's Zoning Ordinance.

Based upon the above findings, the Planning Department recommends that the Planning Board make an advisory opinion to the City Council to approve the petition to amend the Zoning Map on the subject parcel from a Residential-3 to a Residential-3 and Commercial-2 (C-2) Zoning category, consistent with the property lines that are part of the Minor Subdivision application that is associated with this property.

On a motion by Mr. Grant, seconded by Mr. Crook, the board voted 7-0 to provide a positive recommendation to the City Council to amend the Zoning Map on the subject parcel (Map 512, Block 22, parcel 60) from a Residential -3 to a Residential-3 and Commercial -2 (C-2) Zoning category, consistent with the property lines that are part of the Minor Subdivision application that is associated with this property.

2. Request for master plan extension - Narragansett Park Plaza. Applicant/owner: Amalgamated Financial Group IV. Street address: 0 and 52 Narragansett Park Drive. Location: map 501, block 3, parcels 1 & 2. (Enclosure)

The applicant is requesting a one year extension of the vesting of the Master Plan. According to the applicant, materials are being prepared to be submitted to the Planning Board for further development. The Planning Department recommends that the Planning Board grant the extension request for a period extending one year that will extend the vesting to July 16, 2023.

On a motion by Mr. Grant, seconded by Mr. Cunha, the board voted 7-0 to grant the extension request for a period extending one year that will extend the vesting to July 16, 2023.

3. Preliminary Plan, Minor Subdivision # 2022-09-Minor, Applicant/owner: Robert and Meghan Haskell, Location: 833 Willett Avenue. Map 513, block 01, parcel 27. (Enclosure)

Attorney William Maaia presented on behalf of the applicant. The applicant is proposing to subdivide an existing 51,301 sq. ft. parcel into two parcels. Parcel A is proposed at 32,217 sq. ft. and parcel B at 19,084 sq. ft. The two proposed parcels have frontage on Willett Avenue. Currently located on the subject property is a one-story commercial building (833 Willett Avenue) and a two-family dwelling (836 Willett Avenue). The intent of the subdivision is to allow the existing commercial building and two-family dwelling to be located on separate parcels. The subdivision does not propose an intensity of use or modifications of the subject parcel.

Mr. Hanner presented the staff's report. The property is located in a Residential-3 District and will require Use and Dimensional relief. Considering that the intent of the subdivision is for the two structures to be located on separate parcels, and further that the intensity of use and that no alterations of the two structures are being proposed, the Planning Department does not object to the Zoning Board of Review granting the use and dimensional relief.

Based upon the analysis in staff's memo, the proposed subdivision is consistent with Section 1-2, General Purposes, and Positive Findings were stated to all of the standard of Section 5-4, Required Findings, of the East Providence Land Development and Subdivision Review

Regulations. It is the opinion of staff that the subdivision, as proposed, is fully consistent with the East Providence Comprehensive Plan and East Providence Zoning Ordinances. Staff recommends the following documents be entered into the record:

Planning Department Staff Recommendation w/attachments dated 6/15/22
Memorandum from Erik Skadberg, City Engineer, dated 5/27/22
Memorandum from Edward Pimentel, Zoning Officer, dated 6/2/22

The Planning Department recommends that the Planning Board delegate final plan approval to the Administrative Officer, and that the Planning Board grant conditional approval of the subdivision, as proposed, subject to the following 6 conditions:

1. That the applicant seek relief for all needed zoning relief from the Zoning Board of Review
2. That all of the comments in the memorandum from the City Engineer Erik Skadberg dated 5/27/22 are addressed
3. That any outstanding property taxes or municipal fees are paid to date before a final plan approval is granted
4. That the title block of the Preliminary Plan be revised to indicate Final Plan status
5. 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.
6. That the proposal shall meet all applicable City, State, and/or Federal regulations

On a motion by Dr. D'Aiello, seconded by Mr. Miller, the board voted 7-0 to enter the above referenced documents into the record.

On a motion by Mr. Crook, seconded by Dr. D'Aiello, the board voted 7-0 to grant conditional approval of the subdivision, as proposed, subject to the 6 conditions listed above.

On a motion by Mr. Crook, seconded by Mr. Cunha, the board voted 7-0 to delegate final plan approval to the Administrative Officer.

4. Preliminary Plan, Minor Subdivision # 2022-05-Minor. Applicant/owner: Michael Meech. Street Address: 38 Miles Avenue. Map 305, Block 8, Parcel 7. (Enclosure)

The applicant provided an overview of the proposed subdivision. The entire property was cleaned up due to being neglected for many years.

Mr. Leonardo gave the staff's report and provided further detail on the proposed development. Currently, a two-family dwelling is located on the parcel known as 38 Miles Ave. The purpose of this subdivision is to create two lots, convert the existing two-family dwelling into a single-family dwelling, and construct a single family dwelling on the newly created parcel.

The applicant is requesting a waiver from the requirement of installing concrete sidewalks and granite curbing along the frontage of the two parcels. 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, as sidewalks are inconsistent throughout the street. Also, Miles Ave is a dead end street, reducing the need for sidewalks to support pedestrian through traffic.

Based upon the staffs' analysis, the proposed subdivision is consistent with Section 1-2, General Findings, 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. It is also the opinion of staff that the subdivision, as proposed, is fully consistent with the East Providence Comprehensive Plan and East Providence Zoning Ordinance.

Staff is recommending the following documents be entered into the record:

Planning Department's Staff Recommendation w/attachments dated 6/16/22

Memorandum from E. Skadberg, dated June 15, 2022

Memorandum from E. Pimentel, dated May 3, 2022

The Planning Department is recommending the Planning Board grant Conditional Approval of the subdivision, as proposed, subject to the following 6 conditions:

1. That the residential use of the proposed single-family dwelling on the existing lot B and proposed lot A are restricted to single-family use and accessory uses in perpetuity
2. That any outstanding property taxes or municipal fees are paid to date before a final plan approval is granted
3. That the title block of the Preliminary Plan be revised to indicate Final Plan status
4. 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
5. That the proposal shall meet all applicable City, State, and/or Federal regulations and requirements
6. That upon project completion, final as-built plans be submitted on Mylar, and electronic format in AutoCAD version 14. The as-built drawings shall include all roadway and utility information, including final inverts, rims, sewer lateral depths, and locations (swing ties) to all permanent structures

The Planning Department is recommending that the Planning Board delegate final plan approval to the Administrative Officer.

On a motion by Mr. Grant, seconded by Ms. Rockwell, the board voted 7-0 to accept the above referenced documents into the record.

On a motion by Dr. D'Aiello, seconded by Mr. Crook, the board voted 7-0 to grant the request for waiver from the requirement of installing sidewalks along the frontage of the two proposed parcels.

On a motion by Mr. Crook, seconded by Ms. Rockwell, the board voted 7-0 to grant conditional approval subject to the 6 conditions listed above.

On a motion by Mr. Miller, seconded by Mr. Cunha, the board voted 7-0 to delegate final plan approval to the Administrative Officer.

5. OTHER BUSINESS

None

6. STAFF REPORT

Mr. Fazioli provided the staff report. The Planning Department has been meeting with the Comprehensive Plan consultant and is currently reviewing the Land Use map and reviewing the commercial and industrial uses. Also, a build out analysis based upon different zoning.

7. ANNOUNCEMENTS

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

8. ADJOURNMENT

The board voted to adjourn the meeting at 8:01 PM

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