

**CITY OF EAST
PROVIDENCE
PLANNING BOARD
(DRAFT) MINUTES**

Date: September 19, 2022
Time: 7:00 PM
Place: City Hall, Room 306

Present: Michael Robinson (Chair), Alan D'Aiello, Christopher Grant , Eric Crook, Gregory Miller, William Fazioli (Planning Director), Jim Moran (Staff), Michael Marcello, (Legal 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

August 15, 2022
August 22, 2022

On a motion by Mr. Grant, seconded by Mr. Miller, the Board voted 5-0 to approve the minutes of August 15, 2022 and August 22, 2022.

On a motion by Mr. Miller, seconded by Dr. D'Aiello, the Board unanimously voted to move Continued Business up on the Agenda and hear the Baker Street Minor Subdivision application prior to the item listed under New Business.

5. CONTINUED BUSINESS

1. Preliminary Plan, Minor Subdivision # 2022-11-Minor, Applicant/owner: Walter E. Snead and Bessie Mae Snead; Location: 0 Baker Street; Map 306, Block 29, Parcel 18.

After discussion, the applicant requested a further continuance on the subdivision application until the issue of existing fence encroachments on the property can be resolved. Mr. Moran noted that Attorney Engustian's prior request for continuance would remain valid.

On a motion by Mr. Miller, seconded by Dr. D'Aiello, the Board unanimously voted to continue the subdivision application to allow the applicant to work on resolving the fence encroachment issues associated with the subject property.

4. NEW BUSINESS

1. Land Development Project - Master Plan Submission. Application # 2022-14-LDP- Master Plan. Applicant/owner: Igus Bearings, Inc. Street Address: 275 Ferris Avenue. Map 502, Block 5, Parcel 3 and 3.1

The Master Plan application was presented by the Igus Bearings development team consisting of Igus Bearings Inc. staff, Attorney Louis Sousa, RGB Architects staff and DF Pray Construction staff.

The following members spoke at the public information meeting:

Steven Choquette – 55 Taylor Drive, commercial property abutter asked several questions but did not oppose the development proposal.

Alberto Pacheco – 29 Bellevue Boulevard – indicated that he had concerns regarding noise and dust impacts from the construction process. It was indicated by the applicant that they will be proposing a wide landscaped buffer and other improvements that will look to alleviate impacts to neighbors. Mr. Moran indicated and was reiterated by Chairman Robinson that all of these issues will be fully reviewed and addressed at the Preliminary Plan phase for the development.

After deliberation, the Planning Board voted on the following Master Plan development related items:

On a motion by Mr. Miller, seconded by Mr. Grant, the Board unanimously voted to enter the Planning Department memorandum and all attached exhibits into the record as provided in and as part of the Planning Department's review memorandum and that the applicant's submitted comprehensive plan consistency report also be entered into the record.

On a motion by Mr. Miller, seconded by Dr. D'Aiello, the Board unanimously voted to approve the submitted Master Plan submission subject to the following conditions being incorporated into the Preliminary Plan:

- (1) That all comments in the technical staff memoranda to the Planning Department (as attached) and all other requested modifications identified in this recommendation memoranda be incorporated into the Preliminary plans; and that any and all other conditions of the Planning Board approval be reflected in all future phases of the Preliminary Plan submission;

- (2) That the Preliminary Plans and supporting documentation be based upon this Master Plan approval, and that the Preliminary Plans meet all City regulations and ordinances, and all applicable State and or/Federal Regulations;

On a motion by Mr. Crook, seconded by Mr. Miller, the Board unanimously voted to authorize the Planning Department to conduct a peer review of the traffic report to be submitted at the Preliminary Plan review stage of the development. The cost of completing the peer review shall be borne by the applicant.

5. STAFF REPORT

Director Fazioli indicated that the Ivy Place Project had a groundbreaking and would be commencing to construction in the near future. There was also a groundbreaking at the South Quay and that project will be commencing with construction in the near future. The Paiva Insurance Agency will be conducting a ribbon cutting on September 30th. The East Point project will be moving forward later this year and commencing with the first stages of development in 2023.

6. ANNOUNCEMENTS

Chairman Robinson announced that the next Planning Board meeting is scheduled for Tuesday, October 11, 2022.

7. ADJOURNMENT

On a motion by Dr. D'Aiello, seconded by Mr. Miller, the Board unanimously voted to adjourn the meeting at 9:15 pm.

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