

**CITY OF EAST PROVIDENCE
PLANNING BOARD
MINUTES**

Date: December 12, 2022

Time: 7:00 PM

Location: City Hall, room 306

Present: Michael Robinson (Chair), Octavio Cunha, Michelle Rockwell, Christopher Grant, Eric Crook, Gregory Miller, Patrick Hanner (staff), Dominic Leonardo (staff), James Moran (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 PLANNING BOARD MINUTES

None

4. NEW BUSINESS

A. Advisory opinion to the City Council for proposed amendments to Chapter 19 of Zoning to introduce a Unified Development Review ordinance by adding article XI, "Unified Development Review" and amend article V, "Land Development Projects".

Following a brief presentation by the Planning staff and discussion among the Planning Board, Planning staff and the City Solicitor, the Planning Board expressed concern that the requirement of the proposed ordinance that would allow the Planning Board to require an applicant of a subdivision or land development project to provide affordable housing units as public benefit as a condition of receiving dimensional relief from the Planning Board appeared to be an unnecessary burden placed upon the applicant that may have unattended consequences.

On a motion by Mr. Crook, seconded by Mr. Cunha, on a 6-0 vote the Planning Board entered the Planning Department's memorandum dated 12/6/22 with all attachments into the record.

On a motion by Mr. Miller, seconded by Mr. Grant, the board voted 6-0 to provide a positive recommendation to the City Council provided the following revisions are made to the draft ordinance:

- The ordinance should include an application fee of \$150, a certified mailing fee of \$8 per letter to abutters and a recording fee of \$50 for any variances that appear before the Planning Board as a Unified Development Review;
- Limit the type of relief granted by the Planning Board to only dimensional relief, prohibiting a use variance to appear before the Planning Board;

6. STAFF REPORT

Mr. Moran gave a brief staff report of development projects that are currently under review by the Planning Department.

7. COMMUNICATION

None

8. ANNOUNCEMENTS

The next planning board meeting is scheduled for Monday, January 9, 2023.

9. ADJOURNMENT

On a motion by Mr. Cunha, seconded by Mr. Grant, the board voted 6-0 to adjourn at 7:35 PM.

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