

**CITY OF EAST  
PROVIDENCE  
PLANNING BOARD  
MINUTES**

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**Date:** April 10, 2023

**Time:** 7:00 PM

**Place:** City Hall, Room 306

Present: Vice Chairman Christopher Grant, Octavio Cunha, Eric Crook, Gregory Miller, Michelle Rockwell, Keith Brynes, Planning Director, Dominic Leonardo (staff)

**1. CALL TO ORDER**

The meeting was called to order at 7:03 PM

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**3. APPROVAL OF PLANNING BOARD MINUTES**

No minutes were voted on.

**4. NEW BUSINESS**

**A. Minor Subdivision Preliminary Plan Submission, Application #2023-01-Minor  
Applicant/Owner: Rhode Island Property Wire, LLC, Street Address 49  
Crescent View Ave Map 513, Block 20, Parcel 3.**

Michelle Rockwell recused herself from discussion and vote on this agenda item.

Attorney David Johnston representing the applicant addressed the Planning Board describing the application. Attorney Johnston submitted a Land Use Report by Douglas McLean for the record.

Mr. Crook requested that on Page 4 in the submitted Planning Report by Douglas McLean it be clarified on the record that this is an unofficial sketch from the City GIS website and not a Class 1 survey.

Mr. Leonardo provided an overview of the proposed subdivision, providing the board with the opinion of the Planning Department that the proposed subdivision is consistent with Section 1-2 “General Purposes” and that 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, and that the proposal is fully consistent with the East Providence Comprehensive

Plan and East Providence Zoning Ordinance.

On a motion by Mr. Crook, seconded by Mr. Miller, the board voted 4-0 to accept the Planning Department's Staff Recommendation w/attachments dated 4/5/23, Memorandum from E. Skadberg, dated March 31, 2023, Memorandum from E. Pimentel, dated January 10, 2023, and the Planning Report from Douglas McLean, AICP.

On a motion by Mr. Crook, seconded by Mr. Miller, the board voted 4-0 to grant a waiver from installing sidewalks and curbing on the frontage of the two proposed parcels.

On a motion by Mr. Miller, seconded by Mr. Crook, the board voted 4-0 to grant conditional approval subject to the following conditions and to delegate final approval to the Administrative Officer:

1. That the residential use of the proposed single-family dwelling on the existing lot A and proposed lot B 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 Plans 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; and
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.
7. That all zoning relief as determined by the Zoning Officer be obtained prior to final approval.

**B. Zoning Map Amendment of Thomas Costa, 2876 Pawtucket Ave (Map 309, Block 13, Parcel 1) from Residential-3 to Commercial-2.**

Mr. Leonardo reported on the Planning Department's memorandum to the Board indicating that the applicant's zoning map amendment request is consistent with the City's Comprehensive Plan and the 2010 Comprehensive Plan Land Use Map, and that positive findings were found for the standards of section 19-2 of Zoning.

Mr. Leonardo stated that the Planning Department recommends that the Planning Board submit

an advisory opinion to the City Council to approve the petition to amend the Zoning Map for the subject parcel located at 2876 Pawtucket Ave (Map 309, Block 13, Parcel 1) from Residential-3 to Commercial – 2 (C-2).

Attorney Tom Mirza represented the rezoning petition to the Board. Mr. Mirza acknowledged the Planning Department’s memorandum and had no objections to the Department recommendation.

On a Motion by Mr. Miller and Seconded by Ms. Rockwell, the Commission unanimously voted to add the following items into the record; the Planning Department memorandum with all submitted attachments, the Zoning Map Amendment Application, and the Memorandum from the Zoning Officer. Eric Crook was not present for this vote.

On a Motion by Mr. Miller and Seconded by Mr. Cunha the Planning Board unanimously voted to recommend the City Council **APPROVE** the petition to amend the Zoning Map on the subject parcel from Residential-3 (R-3) to Commercial-2 (C-2) based upon the findings that the applicant’s request is consistent with the Comprehensive Plan and Positive findings were found for the standards of Section 19-2 of Zoning. Eric Crook was not present for this vote.

## **5. STAFF REPORT**

Planning Director Keith Brynes provided an update to the Board regarding potential development applications that may be coming before the Board.

## **6. ANNOUNCEMENTS**

Vice Chairman Christopher Grant announced that the next Planning Board meeting is scheduled for May 8, 2023.

## **7. ADJOURNMENT**

On a motion by Mr. Miller, seconded by Mr. Cunha, the board unanimously voted to adjourn the meeting at 7:46 pm.

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