

**CITY OF EAST PROVIDENCE
PLANNING BOARD
MINUTES**

Date: Tuesday, August 15, 2023

Time: 7:00 PM

Place: City Hall, Room 306

Present: Michael Robinson (Chair), Christopher Grant (Vice-Chair), Greg Miller, Eric Crook, Keith A. Brynes (Director), Dominic Leonardo (Staff)

1. CALL TO ORDER

The meeting was called to order at 7:01 PM.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. APPROVAL OF PLANNING BOARD MINUTES

On a motion by Mr. Crook, seconded by Mr. Grant, the Board voted unanimously to approve the minutes from the July 10th Planning Board meeting.

4. NEW BUSINESS

1. Major Subdivision Master Plan submission at Abraham Road proposing to subdivide three existing parcels into twelve parcels. #2023-04-Major-Master Plan, Applicant/Owner: Jesse Silva and John E. Deaton, Street location: 25, 22, 30, and 255 Abraham Road. Map 611, Parcels 4, 6, and 7.

Attorney Christine Engustian addressed the Board representing the applicant. Attorney Engustian described the twelve-lot subdivision for the purpose of constructing 11 single-family dwellings and to retain one existing dwelling. Each parcel meets the zoning requirements of the City's Zoning Ordinance.

On a motion by Mr. Crook, seconded by Mr. Miller, the Board voted unanimously to accept Neal Hingorany as an expert in the field of land surveying and environmental sciences.

Mr. Hingorany provided an overview of each page of the site-plan of the proposed development.

There was a discussion on the potential location of pump stations for the proposed sewer improvements that would service the development, the efficiency of lot lines, landscaping and trees that will be left on-site, and the type of housing that is being proposed.

Director Brynes provided the Planning Recommendation to the Board.

Chairman Robinson opened the floor for comments from the public.

Michael Paul Rego, Treasurer of the Massasoit Gun Club, presented to the Board, explaining the Gun Club is an abutting property owner to the proposed subdivision, and that he would like to ensure the proposed new housing would not prohibit the existing use of the gun club from continuing into the future. The Board informed Mr. Rego that the deed for any newly created parcel would reference the recorded subdivision plan which identifies the Massasoit Gun Club as a property owner. Mr. Rego also asked if he could tie into the proposed sewer system that would support the proposed subdivision. Mr. Rego was informed that if a new line is installed he will have the opportunity to tie into the new pipe.

Brenda Davis addressed the board as a member of the public describing her support for the Gun Club to continue its operation.

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 8/8/23, Plan set, Certificate of Completeness dated May 25, 2023, Memorandum from E. Skadberg, dated April 20, 2023, Memorandum from E. Pimentel, dated April 12, 2023, Memorandum from Fire Captain Brian Poland, Letter from Narragansett Engineering Inc. dated March 29, 2023, Letter from Narragansett Engineering Inc. Responding to comments dated May 13, 2023, and the resume of Engineer Neil Hingorany into the record.

On a motion by Mr. Grant, seconded by Mr. Miller, the board voted 4-0 to deny the applicant's request for a waiver from Section 13.3 (M), requesting all curbing in the proposed right of ways to be concrete instead of granite, and to approve the applicant's request for a waiver from Section 1.3 (E), requesting the street length of cul-de-sac for Jesse's Way (617 feet) and Future Road (666) exceed 600 feet in length, and a waiver from Section 13.3 (A), requesting the width of Abraham Road to be 40 feet wide which is less than 50 feet wide.

On a motion by Mr. Grant, seconded by Mr. Cunha, the board voted 4-0 to grant conditional approval of the master plan. as proposed subject to the conditions of the Planning Department's August 8, 2023 Memorandum, based upon the information presented and that the proposed master plan is consistent with Section 1-2, "General Purposes" and that the General Purposes were addressed as part of Staff's review, 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 master plan, as proposed, is fully consistent with the East Providence Comprehensive Plan.

2. Proposed Capital Improvement Plan & FY 24 Budget for recommendation to City Council.

On a motion by Mr. Grant, seconded by Mr. Miller, the board voted to provide an advisory recommendation to the Council to approve the FY 2024-2028 CIP and the FY 2024 Capital Budget as proposed.

5. CONTINUED BUSINESS

- 1) Narragansett Park Plaza – Major Modification of a Master Plan. Applicant/owner: Amalgamated Financial Group IV, Street address: Narragansett Park Drive, Location: Map 501, Block 3, Parcel 1.

Chairman Robinson announced this item has been continued to the September 11, 2023 Planning Board meeting.

6. STAFF REPORT

Director Brynes provided an update to the Board explaining the Department is working on updating language of ordinances and subdivision regulations so that they will conform to the new Rhode Island General Laws that have been adopted that will impact the Planning Board.

7. ANNOUNCEMENT

Chairman Robinson announced the next Planning Board meeting is scheduled for September 11, 2023.

8. ADJOURNMENT

On a motion by Mr. Miller, seconded by Mr. Crook, the Board voted 4-0 to adjourn.

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