

**CITY OF EAST PROVIDENCE
PLANNING BOARD
MINUTES**

Date: Monday, September 11, 2023

Time: 7:00 PM

Place: City Hall, Room 306

Present: Michael Robinson (Chair), Christopher Grant (Vice-Chair), Greg Miller, Eric Crook, Michelle Rockwell, Keith A. Brynes (Director), Patrick Hanner (Staff), Johanna Walczak, 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 PLANNING BOARD MINUTES

On a motion by Mr. Grant seconded by Mr. Crook, the Board voted unanimously to approve the minutes from the August 15, 2023 meeting.

4. NEW BUSINESS

- 1) Vote on Notice of Decision from August 15, 2023 Planning Board meeting of an approved 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.

On a motion by Mr. Crook, seconded by Mr. Miller, the Board voted unanimously to approve the Notice of Decision from the August 15, 2023 Planning Board meeting of an approved Major Subdivision Master Plan submission at Abraham Road proposing to subdivide three existing parcels into twelve parcels. Ms. Rockwell abstained from the vote because she was not present at the August meeting.

- 2) Proposed Extension of Master Plan approval. Land Development Project – Master Plan, 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.

Director Brynes provided an overview of the requested Master Plan extension for Igus Bearings,

Inc. On a motion by Mr. Grant, Seconded by Mr. Miller, the Board voted unanimously to grant the requested extension for one year.

- 3) Minor Subdivision Preliminary submission at 10 Sidney Street proposing to subdivide the existing parcel into two parcels, including recommendation to Zoning Board on Zoning Relief. #2023-04-Minor-Preliminary Plan, Applicant/Owner: Joel DeMelo. Street location: 10 Sidney Street. Map 406, Block 12, Parcel 9.

On a motion by Mr. Miller, seconded by Mr. Crook, the board voted unanimously to move this item back in the agenda until the applicant was present.

Attorney Bruce Cox, representing the applicant, presented to the Board explaining the two-lot subdivision. Director Brynes provided the Department's recommendation.

On a motion by Mr. Miller, seconded by Mr. Crook, the board voted unanimously to accept the Planning Department's Staff Recommendation with attachments dated 9/5/2023, Memorandum from E. Skadberg dated August 24, 2023, and Memorandum from E. Pimentel dated August 23, 2023 into the record.

On a motion by Mr. Miller, seconded by Mr. Crook, the board voted unanimously to grant conditional approval of the subdivision, as proposed, subject to the following conditions:

1. That all zoning relief as determined by the Zoning Officer be obtained prior to final approval.
2. 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;
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 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;
6. That the proposal shall meet all applicable City, State, and/or Federal regulations and requirements; and
7. 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.

On a motion by Mr. Miller, seconded by Mr. Crook, the board voted to provide a positive recommendation to the Zoning Board on the applicant's requested dimensional relief.

On a motion by Mr. Miller, seconded by Mr. Crook, the board voted unanimously to delegate final approval to the Administrative Officer.

- 4) Minor Subdivision Preliminary submission at 47 Dunbar Ave proposing to subdivide the existing parcel into two parcels, including recommendation to Zoning Board on Zoning

Relief. #2023-02-Minor-Preliminary Plan, Applicant/Owner: Dennis and Gary Costa. Street location: 47 Dunbar Ave. Map 404, Block 22, Parcel 22.

Attorney Christine Engustian representing the applicant presented an overview of the proposed subdivision to the Board.

Director Brynes presented the Planning Department's recommendation.

There was a discussion on the requirement of a waiver from installing granite curbing and concrete sidewalks. Director Brynes informed the Board the Planning Department determined this subdivision does not require a waiver from granite curbing and concrete sidewalks because the Land Development and Subdivision Regulations only require such a waiver when a new street is being proposed. Director Brynes explained the Planning Board has the authority to require granite curbing and sidewalks as they deem necessary, but applicants are only required to submit a waiver request if their subdivision includes the construction of a new road.

The Board decided it would be helpful to have language from the solicitor on the requirement of a waiver for granite curbing and concrete sidewalks.

On a motion by Mr. Miller, seconded by Mr. Crook, the board voted unanimously to accept the Staff memorandum dated September 7, 2023 and supporting exhibits into the record.

On a motion by Mr. Miller, seconded by Mr. Crook, the board voted unanimously to grant conditional approval of the subdivision, as proposed, subject to the following conditions:

1. That the residential use of the proposed subdivision be restricted to single-family uses and accessory uses for both Parcel A and Parcel B, in perpetuity; and that a note stating this be placed on the Final Plan;
2. That all comments of City staff remain addressed in the Final Plan;
3. That zoning relief is granted by the Zoning Board of Review for the needed dimensional variances;
4. That any outstanding property taxes or municipal fees are paid to date before a Final Plan approval is granted;
5. That the title block of the Preliminary Plan be revised to indicate Final Plan status;
6. That the Final Plans be based upon the approved revised Preliminary Plans, dated 7/12/2023, and further that the Final Plan and supporting documentation meet the requirements of the East Providence Land Development and Subdivision Review Regulations;
7. That the proposal shall meet all applicable City, State, and/or Federal regulations and requirements; and
8. 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.

On a motion by Mr. Miller, seconded by Mr. Crook, the board voted unanimously to provide a favorable opinion to the Zoning Board of Review for the requested zoning relief.

On a motion by Mr. Miller, seconded by Mr. Crook, the board voted to grant final approval to the Administrative Officer.

- 5) Proposed Extension of Preliminary Plan approval of Hundred Acre Cove. Major Subdivision– Preliminary Plan, Application #2016-17-Major-Preliminary Plan. Applicant/owner: U.S. Development II, L.L.C. Street Address: 0 Wampanoag Trail. Map 811, Block 1, Parcel 3.

Attorney Tenessa Azar presented to the Planning Board, explaining the request for the proposed extension of preliminary plan approval of Hundred Acre Cove.

Director Brynes provided a recommendation to grant the approval for one year.

On a motion by Mr. Crook, seconded by Mr. Miller, the board voted unanimously to grant the request for proposed extension of preliminary plan for one year.

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 recused himself from this matter. Attorney Tenessa Azar provided an overview of the modification of the Master Plan. David Taglianetti, Vice President of Development for the Carpionato Group, as well as the project engineer, also provided an overview of the proposed modification.

Attorney Azar explained the original master plan was approved in July of 2018 and that the modified plan has been submitted to DEM and RIDOT. Renee Codega from VHB discussed Newport Avenue has a RIPTA bus stop which will continue to operate.

Director Brynes provided the Department's recommendation.

On a Motion by Mr. Miller second by Mr. Crook, the board voted unanimously to enter the April 28, 2023, revised plan set into the record.

On a Motion by Mr. Miller, seconded by Mr. Crook, the board voted to grant conditional approval to the modified master plan subject to the eight conditions in the Planning Department memorandum.

6. STAFF REPORT

Director Brynes provided an update to the Board on the Department's work updating the Land Development and Subdivision regulations to be consistent with state law.

7. ANNOUNCEMENT

Mr. Robinson announced the next Planning Board meeting is scheduled for Tuesday October 10, 2023

8. ADJOURNMENT

On a motion by Mr. Grant, seconded by Mr. Crook, the Board voted 5-0 to adjourn.

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