

**CITY OF EAST
PROVIDENCE
PLANNING BOARD
MINUTES**

Date: June 12, 2023

Time: 7:00 PM

Place: City Hall, Room 306

Present: Michael Robinson (Chair), Christopher Grant, Gregory Miller, Michelle Rockwell, Keith Brynes, Planning Director, Jim Moran (staff) and Patrick Hanner (staff).

1. CALL TO ORDER

The meeting was called to order at 7:06 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 Ms. Rockwell, the Planning Board voted 4-0 to approve the minutes of May 8, 2023.

4. NEW BUSINESS

A. Release of Improvement Guarantee. Development Plan Review # 09-01-DPR, Applicant: Joe Pacheco, Owner: Sip & Dip Realty, LLC, Street location: 497 Warren Avenue, Map 307, Block 36, Parcels 15 & 16 (enclosure)

Mr. Hanner gave brief history of the improvements to date. On a motion by Mr. Grant, seconded by Mr. Miller, the Planning Board voted 4-0 to release the remainder of the improvement guarantee.

5. CONTINUED BUSINESS

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

Attorney Christine Engustian, representing the applicant, discussed the history of the application to date and that the resolution of several fence encroachments issues that came to light under the prior Planning Board meeting in September, 2022 have been addressed, and as a result, the

application is currently in a position to move forward and receive a decision on the Preliminary Plan application. She indicated that the plans have been modified to reflect these encroachment changes and she indicated that easement agreements have been prepared to address the fence encroachment situation on the eastern side of the property. The encroachment on the western side of the property has been removed by the abutter. These agreements have been approved in terms of format, by the City Solicitor's office.

Planning Director, Keith Brynes indicated that the Planning Department finds the application to be consistent with the City's Comprehensive Plan, meets the General Purposes of Article 1 of the Regulations and the required positive findings of Section 5-4. He indicated that the subdivision Preliminary Plan application should be approved subject to the following six conditions:

1. That all comments in the technical staff memoranda to the Planning Department (as applicable) and all other requested modifications identified in this recommendation memoranda be incorporated into the plans as submitted; and that any and all conditions of the Planning Board approval be reflected in the Final Plan submission;
2. That the Final Plans be amended to reflect the removal of the fence from the 200 North County Street property and that a note be placed on the Final Subdivision plan that references the recording of the noted Fence Agreement dated November 22, 2022 and as amended February 2, 2023;
3. That the Final Plans and supporting documentation be based upon this Preliminary Plan approval, and that the Final Plans meet all City regulations and ordinances, and all applicable State and or/Federal Regulations;
4. That the Title Block of the Final Plan be revised to indicate Final Plan status;
5. That the proposal meet all applicable City, State and Federal regulations and requirements;
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.

Mr. Brynes also indicated that the Planning Department recommended approval of the requested waivers from granite curbing and sidewalks for the development and that Final Plan review and approval be delegated to the Administrative Officer as covered under Section 9-10 of the Land Development and Subdivision Review Regulations.

After further discussion, the Planning voted on the Preliminary Plan application as follows:

On a motion by Mr. Grant and seconded by Ms. Rockwell, the Planning Board voted 4-0 to enter into the record the Planning Department's memorandum dated June 8, 2023 along with all enclosures.

On a motion by Mr. Grant and seconded by Mr. Miller, the Board voted 4-0 to approve the Preliminary Plan Subdivision application subject to the six conditions of approval requested by the Planning Department.

On a motion by Mr. Grant and seconded by Ms. Rockwell, the Board voted 4-0 in favor of approving the sidewalk and curbing waiver request of the applicant.

On a motion by Mr. Grant and seconded by Mr. Miller, the Board voted 4-0 to grant final plan approval to the Administrative Officer as covered under Section 9-10 of the Land Development and Subdivision Review Regulations.

6. STAFF REPORT

Mr. Brynes gave a brief staff report.

7. ANNOUNCEMENTS

Chairman Robinson announced that the next Planning Board meeting is scheduled for July 10, 2023.

8. ADJOURNMENT

On a motion by Mr. Grant, seconded by Mr. Miller, 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