

**CITY OF EAST PROVIDENCE
PLANNING BOARD
MINUTES (DRAFT)**

Date: Monday, July 24, 2023

Time: 7:00 PM

Place: City Hall, Room 306

Present: Michael Robinson (Chair), Greg Miller, Eric Crook, Keith A. Brynes (Director), Patrick Hanner (Staff) and 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

No minutes were approved.

4. NEW BUSINESS

- 1) Vote on Notice of Decision from July 10, 2023 Planning Board meeting of an approved Land Development Project Master Plan for Application #2023-06-LDP for Applicant/Owner Neighborhood Builders for property located at 330, 350, 354 Taunton Ave, being Map 306, Block 1, Parcels 12.1, 13, and 14.

On a motion by Mr. Crook, second by Ms. Rockwell, the Planning Board voted 4-0 to approve the notice of decision.

On a motion by Mr. Crook, second by Mr. Miller to adjust the Planning Board agenda to allow for the item 3, Narragansett Park Plaza – Major Modification of a Master Plan to be heard as item 2.

- 2) 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.

On a motion by Mr. Crook, second by Ms. Rockwell, the Planning Board voted 4-0 to continue to the August 15, 2023 Planning Board meeting.

- 3) Advisory Recommendation to Zoning Board of Review. Applicant/owner: ONE Neighborhood Builders application for a special use permit for the proposed unit density of 0.75 off-street parking spaces, and dimensional zoning relief from off street parking requirements, maximum height and number of stories, and exceeding the maximum impervious lot coverage for property located at 330, 350, 354 Taunton Avenue, being Map 306, Block 1, Parcel(s) 12.1, 13, and 14.

Mr. Brynes gave a brief staff report.

On a motion by Mr. Crook, second by Ms. Rockwell, the Planning Board voted 4-0 to provide a positive recommendation to the Zoning Board of Review for a special use permit and dimensional relief for off street parking requirements, maximum height and number of stories, and exceeding the maximum impervious lot coverage.

- 4) A. Recommendation to amend the Generalized Land Use map of the City's 2010-2015 Comprehensive Plan from "Low Density Residential" to "Mixed Use" and to amend the official zoning map from Commercial – 1 to Commercial Mixed Use (CMU) District. Applicant/owner: John Flatley Company, Street address: 1279 Wampanoag Trail, Location: Map 711, Block 3, Parcel 15.

B. Recommendation to the City Council for the proposed amendments to Division 20 "Commercial mixed use (CMU) district", section 19-360.1 for one or more contiguous parcels of land containing a minimum of 10 acres of land with direct frontage on Wampanoag Trail, from Forbes Street south to the City line, that is under common control/ownership.

Stephen Antonucci, Esq. gave an overview of the recommendation to amend the Generalized Land Use map and proposed zoning amendments. Mr. Antonicci stated that the applicant has been working with staff in preparation of the proposed comprehensive plan and zoning amendments.

Brandon Carr, PE of Diprete Engineering was sworn in. Mr. Carr gave an overview of the history of previous approvals by the Planning Board, current construction that is ongoing and the proposed retail, self-storage and other proposed uses along the frontage of the parcel, and the six single-family dwellings proposed to the rear of the parcel with access provided by Hospital Road.

Mr. Brynes described in detail the proposed amendments to the Comprehensive Plan and zoning, and further that positive findings have been found for section 19-2.

Several Planning Board members expressed concern regarding anticipated traffic trip generation of the proposed uses.

Stephen Antonucci, Esq stated that there is a high demand for self-storage and the proposed retail, and further that the proposed amendments meet the required findings.

On a motion by Mr. Miller, second by Mr. Crook, the Planning Board voted 4-0 to limit public

comment to 3 minutes per person.

A total of 10 members of the public commented on the proposed amendments with comments that ranged from, no need for additional retail since there are retail vacancies throughout the City, Wampanoag Trail needs traffic control, traffic is bad at the moment, recent traffic accidents on the Wampanoag Trail are a major concern, the proposed uses will negative impact traffic on Wampanoag Trail, sewer lines will backup and the emergency entrance on Hospital Road will be a permanent entrance.

Mr. Robinson requested clarification on the current allowed and prohibited uses. Mr. Brynes listed the current and allowed uses, and explained that following City Council approval of the proposed amendments, the petitioner would need to seek a special use permit for the self-storage and must meet the required findings on page 3 of Planning Department staff report.

Mr. Antonucci stated that the petitioner would be willing to do a traffic study prior to the Planning Board providing a recommendation to the City Council. The traffic study would be based upon the existing and proposed uses.

Mr. Robinson suggested to continue the public hearing until the applicant provide a traffic study and present the findings before the Planning Board.

On a motion by Mr. Crook, second by Mr. Miller, the Planning Board voted 4-0 to continue the public hearing to October 10, 2023.

5. 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.

6. ANNOUNCEMENT

Mr. Robinson announced the next Planning Board meeting is scheduled for August 14, 2023.

7. ADJOURNMENT

On a motion by Mr. Miller, second 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