

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

Date: December 11, 2023

Time: 7:00 PM

Place: City Hall, Room 306

Present: Michael Robinson (Chair), Christopher Grant, Eric Crook, Michelle Rockwell, Stephany Lopes, 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 Ms. Lopes, the Board voted unanimously to approve the minutes from December 4, 2023.

4. NEW BUSINESS

- 1) Public Hearing on a Land Development Project Preliminary Plan submission proposing to convert 330, 350, and 354 Taunton Avenue into 144 affordable housing units, community space, offices for project partners and onsite property management and leasing. Application #2023-06-LDP Preliminary Plan, Applicant/Owner: ONE Neighborhood Builders, Street location: 330, 350, 354 Taunton Ave, Map 306, Block 1, Parcels 12.1, 13, 14**

Attorney Ken McGunagle representing the applicant provided an overview of the proposed Preliminary Plan and a background on the project, which obtained Master Plan approval on July 10, 2023 and obtained zoning relief on August 9th, 2023 for four stories and impervious lot coverage.

Jennifer Hawkins, CEO of ONE Neighborhood Builders was sworn in and provided background on other ONE Neighborhood projects. Michelle Bleau of ONE Neighborhood Builders was sworn in and provided information on the operations of this project.

On a motion by Mr. Grant, seconded by Ms. Rockwell, the Board accepted Paul Attemann as an expert in the field of Architecture.

Timothy Behan was accepted as an expert at the July 10th, 2023 Planning Board meeting, presenting on the proposed civil engineering site plan. He was sworn in and was continued to be recognized as an expert in engineering.

On a motion by Mr. Crook, seconded by Ms. Lopes, the Board voted unanimously to accept Kevin Alverson as an expert in the field of Landscape Architecture. Mr. Alverson presented to the Board regarding the landscape plan.

Mr. Leonardo provided the Planning Department's recommendation to the Board.

Chairman Robinson opened the meeting up to public hearing.

Seth Krasinanski of Cora Street discussed his concern with traffic flow on Taunton Avenue and the two proposed entrances and exits of the project.

Eric Gurna of 373 Taunton Ave provided public comment on the safety for pedestrians on Taunton Avenue.

On a motion by Mr. Crook, seconded by Mr. Ms. Rockwell, the Planning Board voted 5-0 to enter the following documents into the record: Planning Department's Staff Recommendation w/attachments dated December 5, 2023, Preliminary Plan set and Application Materials dated October 17, 2023, Certificate of Completeness dated November 1, 2023, Memorandum from E. Skadberg dated April 20, 2023, Memorandum from E. Pimentel dated October 4, 2023, and the applicant's presentation, and resumes from architect Paul Attemann and landscape architect Kevin Alverson.

On a motion by Mr. Grant, seconded by Mr. Crook, the Planning Board voted 5-0 to grant Conditional Approval of the preliminary plan, as proposed, subject to the following conditions:

1. That all comments in the memorandum from E. Skadberg are addressed at the final stage of review;
 2. That the Final Plans and supporting documentation be based upon this Preliminary Plan Approval;
 3. That all other pertinent state permits associated with this development be obtained prior to the submittal of the Final Plan;
 4. That all expenses incurred for the public notification and public hearing requirements are paid for by the applicant prior to a final plan approval;
 5. That the proposal shall meet all applicable City, State, and/or Federal regulations and requirements
- 2.) Public Hearing on Master/Preliminary Plan Submission – 11 lot Major Subdivision - East Point Development, 300 Bourne Avenue and Roger Williams Avenue; Map 203, Block 1, Parcel 4 and Map 303, Block 13, Parcels 3 and 5; Application Number 2023-18-**

Major; Applicant/Owner – Noble Development, LLC; Zoning - Phillipsdale Sub-district within the East Providence Waterfront Special Development District. Note: This application is limited to the subdivision of the subject property only. No decisions or review on the approved Waterfront District development project will be included under this subdivision review.

Attorney Joshua Berlinsky represented the applicant and presented an overview of the application to the Board.

Mr. Leonardo provided the Planning Department's recommendation to the Board as well as an addendum that noted all references to performance guarantees can be removed from the memo because the development received an approval for Tax Increment Financing.

Mr. Crook discussed the portion of the applicant's CRMC submission regarding the storm tools result. Lynn Small of North East Engineers was sworn in and explained the CRMC portion of the application.

On a motion by Mr. Crook, seconded by Ms. Lopes, the Board voted unanimously to accept the following documents into the record: Subdivision application and associated materials, dated November 2, 2023, Major Subdivision Plan sheets (existing 2003 survey and proposed subdivision survey), municipal lien certificates, certified list of abutters with notice to abutters and signed affidavit, copy of November 22, 2023 newspaper display ad in East Providence Post, Owner's policy of title insurance title report, Waterfront District Commission review materials, Certificate of Completeness dated November 3, 2023, November 30, 2023 memorandum from City Engineer Erik Skadberg to Public Works Director Daniel Borges, November 30, 2023 review email from Fire Marshall Brian Poland to Chief Economic Planner James Moran, and addendum memorandum dated December 11, 2023.

On a motion by Ms. Rockwell, seconded by Mr. Crook, the Board voted unanimously to grant conditional approval of the Major Subdivision, based on the finding that the proposed subdivision is consistent with the East Providence Comprehensive Plan, that it meets the General Purposes of Article 1 of the Regulations and that the required positive findings of Section 5-4 can be met, subject to the following:

- (1) That all comments in the technical staff memoranda to the Planning Department 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) Street names should also be provided as part of the Final Plan for review and acceptance and the developer shall work with the City's Building Official to develop an acceptable street numbering plan for the streets;
- (3) The applicant shall provide the necessary signature blocks on all appropriate sheets per Section 9-9(b)(17)(18) and (19) on the Final Plans that are submitted for review. Only sheets L-2 and the Waterman Survey Plan need to be submitted under the Final Plan review phase;
- (4) The Subdivision plan sheet L-2 should state "Major Subdivision, Final Plan", within the Title Block of the Final Plan submission
- (5) All of the items identified within the City Engineer's review memorandum (with

the exceptions of items 9 and 10, shall be incorporated or addressed as part of the Final plan submission

- (6) That the Final Plans and supporting documentation be based upon this Master/Preliminary Plan approval, and that the Final Plans meet all City regulations and appropriate ordinances, and all applicable State and or/Federal Regulations.

On a motion by Mr. Crook, seconded by Ms. Lopes the board voted unanimously to delegate Final Plan approval to the Administrative Officer.

3.) Land Development Project Master Plan Submission to construct an 8,000 square foot commercial building as well as a request for a Zoning Map Amendment from Industrial-1 to Commercial-2 and to amend the future land use map from open space to mixed use for 0 Wampanoag Trail; Map 709, Block 1, Parcel 1. Application Number 2023-16-LDP, Applicant/Owner JAG Properties LLC.

Attorney William Maaia, representing the applicant, presented an overview of the application to the Board. Jeffrey Hanson, president of Millstone Engineering, was accepted as an expert in the field of engineering. There was a discussion on the surveying of the parcel and how wetlands were flagged. Mr. Hanson informed the Board that Natural Resource Services was utilized to flag the wetlands, which was conducted by a biologist. Applicant Mr. Jagolinzer addressed the board describing his goal of increasing marketability of the property.

On a motion by Ms. Rockwell, seconded by Ms. Lopes, the board voted 4-1 to accept the Planning Department's Staff Recommendation with attachments dated December 6, 2023, Plan set and Zone Change Petition, Certificate of Completeness dated December 4, 2023, and Memorandum from E. Skadberg, dated November 29, 2023 into the record. Mr. Crook voted nay.

On a motion by Mr. Grant, seconded by Ms. Lopes the board voted 4-1 to grant conditional approval of the master plan as proposed 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 proposed Comprehensive Plan Amendment will realize consistency with the East Providence Comprehensive Plan, subject to the following conditions:

1. That all comments in the memorandum from E. Skadberg are addressed at the preliminary stage of review;
2. That the Preliminary Plan and supporting documentation be based upon this Master Plan Approval;
3. That all other pertinent state permits associated with this development be obtained prior to the submittal of the Preliminary Plan;
4. That all expenses incurred for the public notification and public hearing requirements are paid for by the applicant prior to a final plan approval;

5. That the proposal shall meet all applicable City, State, and/or Federal regulations and requirements

On a motion by Mr. Grant, seconded by Ms. Lopes, the Board voted 4-1 to recommend the City Council approve the applicant's request to Rezone parcel 1 of map 709, block 1 from Industrial 1 to a Commercial – 2 based upon the finding that commercial uses will be less intense, and will provide less of a risk to the adjacent wetlands and Runnins River than industrial uses, and that positive findings were found for the standards of section 19-2 of Zoning. Mr. Crook voted nay.

On a motion by Mr. Grant, seconded by Ms. Lopes, the Board voted 4-1 to recommend the City Council amend the future land use map for this area to Mixed Use to realize consistency between zoning and the Comprehensive Plan. Mr. Crook voted nay.

On a motion by Mr. Grant, seconded by Ms. Lopes, the board voted 4-1 to not recommend adding self-storage and mini storage, retail sales and rental, animal/veterinary hospital/kennel, and medical research, engineering and testing as allowable uses in this district which were requested by the applicant. Mr. Crook voted nay.

4.) Adoption of Planning Board Dates for 2024

On a motion by Mr. Crook, seconded by Ms. Lopes the board voted unanimously to adopt the Planning Board Dates for 2024.

5. CONTINUED BUSINESS

There was no continued business.

6. STAFF REPORT

There was no staff report.

7. ANNOUNCEMENT

Mr. Robinson announced the next Planning Board meeting is scheduled for Monday, January 8th, 2024.

8. ADJOURNMENT

On a motion by Mr. Crook, seconded by Mr. Grant, the Board voted unanimously to adjourn.

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