

**CITY OF EAST PROVIDENCE  
PLANNING BOARD  
MINUTES**

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**Date: Monday, October 23, 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), 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. Rockwell, the Board voted 5-0 to approve the minutes from the September 11, 2023 meeting.

**4. NEW BUSINESS**

- A. Administrative Subdivision Preliminary submission at 960 Waterman Avenue and 40 Luther Avenue proposing to unmerge two existing parcels. #2023-13-Admin-Preliminary Plan, Applicant: Lou Gelfuso, Owner: Robert Sears. Street location: 960 Waterman Avenue and 40 Luther Avenue. Map 607, Block 7, Parcels 16 and 6. (enclosure) and Recommendation on dimensional zoning relief for Administrative Subdivision Preliminary submission at 960 Waterman Avenue and 40 Luther Avenue proposing to unmerge two existing parcels.

Applicant's attorney Joshua Slepko provided an overview of the application for an administrative subdivision to unmerge two existing parcels for the purpose of converting the existing commercial building into a single-family home.

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 October 17, 2023, Memorandum from E. Skadberg, dated September 28, 2023, and Memorandum from E. Pimentel, dated September 14, 2023 into the record.

On a motion by Mr. Miller, seconded by Mr. Crook, the Board voted unanimously to provide a positive recommendation to the Zoning Board of Review regarding the applicant's request for dimensional relief from the requirements in Section 19-145 of the Zoning Ordinance.

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. The shed located on 40 Luther Ave that is encroaching onto the abutting East Providence Land and Conservation Trust parcel (Map 607, Block 7, Parcel 13) shall be moved so it is no longer encroaching and be located within the required setback for accessory structures;
3. All comments from City Engineer Erik Skadberg's Memorandum dated September 28, 2023 shall be addressed prior to Final Plan Approval;
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 Preliminary Plans, 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 delegate final approval to the Administrative Officer.

## **5. CONTINUED BUSINESS**

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 J. Antonucci, Esq. representing the applicant introduced Kevin Walker of the John Flatley Company, Brandon Carr of Diprete Engineering and John Shevlin of Pare Corporation.

John Shevlin of Pare Corporation identified the study area and explained the methodology and findings in detail of the traffic study that was completed in October 2023.

Several members of the Planning Board asked questions directed towards John Shevlin regarding the methodology and findings of the traffic study. A comparison of the current allowed uses and proposed CMU district were explained by Keith Brynes and commented among the Planning Board members.

Five residents in attendance expressed concerns of the current conditions of the Wampanoag Trail that included recent accidents, high number of vehicles exceeding the speed limit, poor site distances and the large amount of vehicles that commute daily.

On a motion by Mr. Miller, seconded by Mr. Grant to provide a positive recommendation to the City Council to amend the Generalized Land Use map of the City's 2010-2015 Comprehensive Plan from "Low Density Residential" to "Mixed Use" for the subject property map 711, block 3, parcel 15 based upon the positive findings stated in the Planning Department staff report dated October 19, 2023.

On a roll call vote:

Mr. Grant: Yes  
Mr. Crook: No  
Mr. Miller: Yes  
Ms. Rockwell: No  
Mr. Robinson: Yes

Motion passes on a 3-2 vote

On a motion by Mr. Miller, seconded by Mr. Grant to provide a positive 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 based upon the positive findings stated in the Planning Department staff report dated October 19, 2023.

On a roll call vote:

Mr. Grant: Yes  
Mr. Crook: No  
Mr. Miller: Yes  
Ms. Rockwell: No  
Mr. Robinson: Yes

Motion passes on a 3-2 vote

On a motion by Mr. Miller, seconded by Mr. Grant to provide a positive recommendation to the

City Council to amend the official zoning map for the subject property map 711, block 3, parcel 15. from Commercial – 1 to Commercial Mixed Use (CMU) District based upon the positive findings stated in the Planning Department staff report dated October 19, 2023.

On a roll call vote:

Mr. Grant: Yes

Mr. Crook: No

Mr. Miller: Yes

Ms. Rockwell: No

Mr. Robinson: Yes

Motion passes on a 3-2 vote

## **6. STAFF REPORT**

Director Brynes provided an update to the Planning Board on the Planning Department's work on updating the Land Development and Subdivision Review regulations and zoning amendments that included a timeline for the Planning Board and City Council public hearings, and announced a consultant will be assisting Planning Staff in drafting the amendments. Mr. Brynes also gave an overview of the major changes to the subdivision regulations and zoning ordinance.

## **7. ANNOUNCEMENT**

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

## **8. ADJOURNMENT**

On a motion by Mr. Miller, 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