

**CITY OF EAST PROVIDENCE
PLANNING BOARD
MINUTES**

Date: August 19, 2024

Time: 7:00 PM

Place: City Hall, Room 306

Present: Michael Robinson (Chair), Greg Miller, Stephany Lopes, Bob Gagnon, Eric Crook, Christopher Grant and Keith A. Brynes (Director),

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

July 8, 2024 minutes.

On a motion by Mr. Grant, seconded by Mr. Crook the Planning Board voted 6-0 to adopt the July 8, 2024 minutes.

4. NEW BUSINESS,

Public Hearing to consider recommendation to the City Council on the proposed adoption of the new 2024 East Providence Comprehensive Plan. The preparation, revision, and adoption of this 2024 Comprehensive Plan are considered in accordance with the provisions of RIGL Chapter 22.2, the Rhode Island Comprehensive Planning & Land Use Regulation Act.

The proposed plan under consideration will update in its entirety the prior 2010 Comprehensive Plan, including the following chapters: Housing, Economic Development, City Services and Facilities, Transportation and Connectivity, Recreation, Natural Resources, Natural Hazards and Climate Change, History, Culture and the Arts, Sustainability, Waterfront District, Land Use, and Implementation.

Mr. Brynes gave an overview of the process of adoption regarding the role of the Planning Board and City Council, and the approval process by Statewide Planning. Krista Moravec of the Horsely Witten Group gave a presentation of the draft 2024 East Providence Comprehensive Plan. Ms. Moravec highlighted the purpose of a comprehensive plan, the public participation process and major components of the plan.

Mr. Grant gave acknowledgement to City staff, the Planning Board members and Krista Moravec for their efforts for completing the comprehensive plan.

Mr. Crook requested a large number of comments and revisions to be made to the draft comprehensive plan and asked Chairman Robinson on how best to proceed. Mr. Robinson suggested a future Planning Board meeting for the following week that will allow all of the Planning Board members to review the proposed revisions and allow staff to comment.

Chairman Robinson opened the public comment portion of the hearing.

Candy Seal commented that a permitted land use on page 233 references hotels as an allowed use however the creation of the Metacomet sub-district by the City Council prohibited hotels as an allowed use. Staff responded that this a typographical error and that the draft comprehensive plan will be revised to state that hotels are a prohibited land use in the Metacomet sub-district. In addition, Candy Seal mentioned that the Veteran's Memorial Parkway is not referenced as a historic resources and that the comprehensive plan should be revised to correctly state that there are currently only two golf courses located in the City, not three as currently stated in the plan as recreational resources.

Kim Francis commented on the transportation element, specifically that crosswalks and traffic calming measures at Veteran's Memorial Parkway should be a high priority for public safety reasons especially considering future developments along the parkway.

Peggy McCanna commented the table on page 186 that identifies flood hazard areas should include the intersection of Sutton Avenue and Irving Avenue, Alexander Avenue, and Taunton Avenue at the intersection of Cora Street. These areas experience flooding following large storm events.

Sue Leavitt asked if a development requires a zone change that is not consistent with the comprehensive plan, will it get approved. Mr. Grant explained that all rezone requests must appear before the Planning Board to determine if the proposal is consistent with the comprehensive plan. Mr. Brynes explained that development proposals that are not consistent with the comprehensive plan may request a change of the future land use map of the comprehensive plan which would require a recommendation from the Planning Board and approval by the City Council.

On a motion by Mr. Grant, seconded by Mr. Crook on a 6-0 vote to continue the public hearing to Monday, August 26, 2024.

5. ANNOUNCEMENT

Chairman Robinson announced the next Planning Board meeting is scheduled for Monday, August 26, 2024.

cc: Mayor Roberto DaSilva
Director of Public Works
City Engineer
City Solicitor
Fire Chief

Zoning Officer