

**CITY OF EAST PROVIDENCE
PLANNING BOARD
MINUTES**

Date: Tuesday, November 14, 2023

Time: 7:00 PM

Place: City Hall, Room 306

Present: Michael Robinson (Chair), Octavio Cunha, Greg Miller, Eric Crook, 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

The following minutes need to be submitted: June 12, 2023, July 24 2023, and October 23, 2023.

4. NEW BUSINESS

- 1) Land Development Project Preliminary Plan submission proposing to convert 330, 350, and 354 Taunton Avenue into 144 affordable apartments. #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. **[TO BE CONTINUED TO DECEMBER 11, 2023]**.

On a motion by Mr. Cunha, seconded by Mr. Miller, the Board voted unanimously to continue this item to the December 11, 2023 Planning Board meeting.

- 2) Minor Subdivision Preliminary Submission at 75 Pinecrest Drive proposing to divide the subject parcel into four parcels for the purpose of constructing three new single family homes. #2023-14-Minor, Applicant/Owner: Cosmo Properties, LLC, Street location: 75 Pinecrest Drive, Map 513, Block 2, Parcel 4. **[WITHDRAWN]**

Mr. Robinson informed the Board this application has been withdrawn by the applicant without prejudice.

- 3) Minor Subdivision Preliminary submission and zoning relief recommendation at 0 Pawtucket Avenue proposing to divide the subject parcel into two parcels. #2023-17-Minor, Applicant

2/3 Realty LLC, Owner Exxon Mobil Oil Corporation, 0 Pawtucket Ave, Map 310, Block 5, Parcel 10.

Applicant's attorney Bruce Cox provided an overview of the application for a two lot subdivision to the Board. Joe Casali was recognized as an expert in Engineering, explaining how the area of developable land was calculated.

On a motion by Mr. Crook, seconded by Mr. Miller, the Board voted unanimously to accept the Planning Department's Staff Recommendation with attachments dated November 9, 2023, Memorandum from N. Rashid, dated October 24, 2023, and Memorandum from E. Pimentel, dated October 4, 2023 into the record.

On a motion by Mr. Miller, seconded by Mr. Cunha, 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 lot width requirement in Section 19-145 of the Zoning Ordinance.

On a motion by Mr. Crook, seconded by Mr. Miller, the Board voted unanimously to grant Conditional Approval of the subdivision, as proposed, subject to the following conditions:

1. That all of the comments in the memorandum from the City Associate Engineer, Nabil Rashid, dated October 24, 2023 are addressed;
2. That all zoning relief as determined by the Zoning Officer be obtained prior to final approval;
3. That any outstanding property taxes or municipal fees are paid to date before a final plan approval is granted;
4. That the title block of the Preliminary Plan be revised to indicate Final Plan status;
5. 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;
6. That the proposal shall meet all applicable City, State, and/or Federal regulations and requirements; and
7. 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. Cunha, seconded by Mr. Miller, the board voted unanimously to delegate final approval to the Administrative Officer.

5. CONTINUED BUSINESS

6. STAFF REPORT

Mr. Leonardo provided an update to the Board on the progress of recent development projects throughout the City.

7. ANNOUNCEMENT

Mr. Robinson announced the next Planning Board meeting is scheduled for Monday December 4th, 2023.

8. ADJOURNMENT

On a motion by Mr. Crook, seconded by Mr. Miller, the Board voted 4-0 to adjourn.

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