



**CITY OF EAST PROVIDENCE
PLANNING BOARD
Approved Minutes**

Date: Monday, January 13, 2025

Time: 7:00 PM

Place: East Providence City Hall, 145 Taunton Avenue, Room 306

1. CALL TO ORDER

Chairman Robinson called the meeting to order. Members present were Michael Robinson, Christopher Grant, Michelle Rockwell and Eric Crook. Planning staff Keith A. Brynes and Dominic Leonardo, and Assistant City Solicitor, Joel Votolato were also present.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF PLANNING BOARD MINUTES

Minutes of December 9, 2024:

On a motion by Mr. Grant, seconded by Mr. Crook, the Board unanimously approved the December 9, 2024 minutes.

4. NEW BUSINESS

For discussion, consideration, and/or action (vote), regarding the following matters:

- A.** Major Land Development Project Final 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 Final Plan, Applicant/Owner: ONE Neighborhood Builders, Street location: 330, 350, 354 Taunton Ave, Map 306, Block 1, Parcels 12.1, 13, 14.

This application for final plan approval was presented by Attorney Ken McGunagle, Michelle Bleau of ONE Neighborhood Builders, and project engineer, Tim Behan. The applicant has received all relevant State permits for this project. While Final Plan approval is normally done at the staff level, the Board required review of the Final Plan during the project's Preliminary Plan approval.

On a motion by Mr. Grant, seconded by Mr. Crook, the board voted unanimously to enter the following documents into the record:

- Planning Department's Staff Recommendation w/attachments dated January 9, 2025
- Final Plan set and Application Materials dated January 5, 2025
- Certificate of Completeness dated January 8, 2025
- Memorandum from E. Skadberg, dated January 8, 2025
- Email from Chief Carey, dated December 23, 2024
- DEM Stormwater Approval dated January 7, 2025

- DOT Physical Alteration Permit Application Design Approval Dated December 10, 2024

On a motion by Mr. Grant, seconded by Mr. Crook, the Board voted unanimously to approve the Final Plan.

- B.** Discussion of Planning Board compliance with the Open Meetings Act related to the preparation, approval and filing of meeting minutes.

Director Brynes discussed the Department's new policy on filing Planning Board minutes in accordance with the Open Meetings Act.

5. ANNOUNCEMENT

The Chairman announced the next scheduled Planning Board meeting is February 10, 2025.

6. STAFF REPORT

Mr. Brynes presented a staff report to the Board.

7. ADJOURNMENT

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

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