



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

Date: Monday, July 21, 2025

Time: 7:00 PM

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

1. CALL TO ORDER

Chairman Michael Robinson called the meeting to order. Members present were Chairman Robinson, Eric Crook, Stephany Lopes, Greg Miller and Robert Gagnon. Director of Planning Keith A. Brynes and Assistant City Solicitor Joel Votolato were also present.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF PLANNING BOARD MINUTES

On a motion by Mr. Miller, seconded by Mr. Gagnon, the Board unanimously approved the May 12, 2025 minutes.

4. NEW BUSINESS

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

- A. Consideration of recommendation to the City Council for proposed amendments to the City of East Providence Zoning Ordinance. These changes are proposed in order to conform to new State laws 2024-H7026A, 2024-H7324A, 2024-H7382A, 2024-H7948A, 2024-H7949Aaa, 2024-H7950, 2024-H7951A and 2024-H7980Aaa, which require municipalities to amend certain aspects of their Zoning Ordinances.

Specifically, the following will be amended, altered, changed, or created in Chapter 19 Zoning:

- Article I, Sections 19-1
- Article II, Sections 19-5 to 19-74
- Article III, Section 19-98
- Article IV, Section 19-132 to 19-360.11
- Article V, Section 19-361 to 19-364
- Article VIII, Section 19-449 to 19-450
- Article IX, Section 19-477 to 19-481

Mr. Brynes presented an overview of changes to the Zoning Ordinance made to comply with the State of RI's 2024 approved land use bills. In order to be adopted, proposed amendments must be considered by the City Council after their public hearing (no date has been scheduled at this time.)

On motion by Mr. Crook, seconded by Mr. Miller, the Board voted unanimously to enter the

following into the record:

- Planning Department's memorandum with attachments dated 7/17/25
- Proposed amendments to City Ordinances to comply with changes to 2024 RI general laws revised to 7/10/25

On a motion by Mr. Miller, seconded by Ms. Lopes, the Board voted unanimously to take the following actions:

- Adopt Staff's findings of consistency with the Comprehensive Plan as detailed out in Staff's 7/17/25 memorandum.
 - Adopt Staff's findings of consistency with the General Purposes of Zoning as spelled out in Staff's 7/17/25 memorandum.
 - Recommend the proposed amendments to City Ordinances to comply with 2024 RI general laws revised to 7/10/25.
- B. Preliminary discussion of proposed amendments to the City of East Providence Zoning Ordinance which would adopt a citywide Inclusionary Zoning requirement. These changes would require that residential developments of 10 or more dwelling units set aside a minimum of 20% of units as affordable per the definition in RI General Law. A minimum of 20% of total dwelling units would be also be required to be fully physically accessible. These units would be split between the market rate and affordable units. A density bonus of 1.5 market rate units per each affordable unit required would be granted. (This item is for discussion only.)

Mr. Brynes presented an overview of a draft Inclusionary Zoning ordinance. Staff will continue work on the ordinance and examine potential benefits and impacts. No vote was taken.

5. ANNOUNCEMENT

The Chairman announced the next scheduled Planning Board meeting is Tuesday August 12, 2025.

6. ADJOURNMENT

On a motion by Mr. Crook, seconded by Mr. Miller, the board voted unanimously to adjourn at 7:58PM.

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