



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

Date: Tuesday, August 12, 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, and Greg Miller. Senior Planner Dominic Leonardo 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. Crook, the Board unanimously approved the July 21, 2025 minutes.

4. NEW BUSINESS

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

A1. Piccon Management LLC seeks permission to subdivide property located at 24-26 PEACH ORCHARD DR, further recognized as MAP 513, BLOCK 2, PARCEL 4, into two parcels via a Minor Subdivision in accordance with the Unified Development Plan Review procedural process, resulting in relief from the minimum lot area and lot depth for both proposed parcels. [Dimensional Variance – Petition No. 7015]

Attorney John Shekarchi representing the applicant provided an overview of the proposed subdivision and the zoning relief being requested.

Mr. Leonardo provided the Staff Report to the board.

Chairman Robinson opened the floor for public comment.

Steven Brayer of 29 Peach Orchard Drive spoke in favor of the proposed subdivision and requested relief, noting he believes the proposal of two single-family homes would be in character with the neighborhood.

On a motion by Mr. Crook, seconded by Mr. Miller, the Board voted 4-0 to enter the following documents into the record:

- Staff Planning Department's Recommendation with attachments dated August 6, 2025
- Memorandum from E. Skadberg, dated July 16, 2025
- Memorandum from E. Pimentel, dated July 8, 2025
- Email from Water Department Operations Manager, dated July 17, 2025

On a motion by Mr. Crook, seconded by Mr. Miller, the Board voted 4-0 to approve the requested dimensional relief detailed below with three conditions:

1. Petitioner(s) obtaining any, and all, necessary permits.
2. Compliance with the submitted site plan (or amended site plan as it may be applicable), all exhibits, and entire testimony provided during the respective hearing.
3. All conditions of approval of the Preliminary Plan application shall also apply as conditions of granting the requested dimensional relief.

Relief Granted:

1. Dimensional Variance to permit the referenced subdivision, resulting in designated Parcel 'A' having deficient overall lot area pursuant to Section 19-145 – Two-hundred (200) square foot (4%) dimensional variance resulting in stated Parcel 'A' realizing an overall lot area of four-thousand and eight-hundred (4,800) square feet. [Petition No. 7015]
2. Dimensional Variance to permit the referenced subdivision, resulting in designated Parcel 'B' having deficient overall lot area pursuant to Section 19-145 – Two-hundred (200) square foot (4%) dimensional variance resulting in stated Parcel 'B' realizing an overall lot area of four-thousand and eight-hundred (4,800) square feet. [Petition No. 7015]
3. Dimensional Variance to permit the referenced subdivision, resulting in designated Parcel 'A' having deficient overall lot depth pursuant to Section 19-145 – Twenty (20) foot (20%) dimensional variance resulting in stated Parcel 'A' realizing an overall lot depth of 80 feet. [Petition No. 7015]
4. Dimensional Variance to permit the referenced subdivision, resulting in designated Parcel 'B' having deficient overall lot depth pursuant to Section 19-145 – Twenty (20) foot (20%) dimensional variance resulting in stated Parcel 'B' realizing an overall lot depth of 80 feet. [Petition No. 7015]

A2. Minor Subdivision Preliminary Plan to subdivide Parcel 4 into two parcels, with each parcel containing a single-family dwelling, in accordance with Article 8 titled Minor Land Development Projects and Minor Subdivisions of the Land Development and Subdivision Regulations.

On a motion by Mr. Miller, seconded by Mr. Crook, the board voted 4-0 to grant a waiver from constructing sidewalks as the petition meets all three conditions in Section 15-15 titled "Sidewalks" of the Land Development and Subdivision Regulations:

1. The subdivision is not located within an area within one-half (1/2) mile of a public or private school;
2. The subdivision is not located in reasonable proximity to major public or private facilities such as churches, shopping areas, playgrounds, etc. where there is a reasonable likelihood that pedestrian traffic to/from/within the proposed subdivision would result; or
3. The subdivision is not located within an area with high vehicular traffic volumes and where there would be a likelihood of significant danger to pedestrians.

On a motion by Mr. Miller, seconded by Mr. Crook, the board voted 4-0 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 Engineering Department shall be addressed prior to Final Plan Approval;

2. That any outstanding property taxes or municipal fees are paid to date before a final plan approval is granted;
3. That the title block of the Preliminary Plan be revised to indicate Final Plan status;
4. 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; and
5. That the proposal shall meet all applicable City, State, and/or Federal regulations and requirements.

5. ANNOUNCEMENT

The Chairman announced the next scheduled Planning Board meeting is Monday September 8, 2025.

6. ADJOURNMENT

On a motion by Mr. Crook, seconded by Mr. Miller, the board voted unanimously to adjourn at 7:32PM.

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