



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

Date: Thursday, September 11, 2025

Time: 6:00 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, Stephany Lopes, Greg Miller and Michelle Rockwell. Senior Planner Dominic Leonardo, Chief Planner James Moran and Director of Planning and Economic Development Keith A. Brynes were also present.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF PLANNING BOARD MINUTES

On a motion by Mr. Miller, seconded by Ms. Rockwell, the Board unanimously approved the August 12, 2025 minutes.

4. NEW BUSINESS

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

- A. Request for master plan extension for Igus Industrial Building. Major Land Development Project. Application # 2022-14 - LDP- Master. Street address: 275 Ferris Avenue. Location: Map 502, Block 5, Parcels 3 and 3.1

Mr. Brynes summarized the extension request to the Commission. Attorney Rachel Ricci, representing the applicant addressed the Board.

Mr. Miller motioned to approve the master plan extension for one year; seconded by Ms. Lopes. The motion was unanimously approved.

- B. Release of improvement guarantee for land development project. Application # 2020-05-LDP Newport Center Land Development. Street Address: 125 Newport Ave.

Mr. Brynes summarized the request for the Board. Public improvements related to the Newport Center development were reviewed by the City Engineer and constructed according to City standards.

Mr. Miller motioned to approve release of the improvement guarantee; motion seconded by Ms. Lopes. The motion was unanimously approved.

- C. Proposed Capital Improvement Plan & FY26 Budget for Recommendation to City Council.

Mr. Brynes and Mr. Leonardo summarized the proposed Capital Improvement Plan and FY2026 budget recommendation to the City Council. Requests for capital improvements were sent to every municipal department. The total estimated cost of all Capital Improvements submitted for FY2026 is \$17,299,832. Of this total, \$13,290,000 worth of water system improvements by Water Utilities is proposed for funding through the Water Enterprise Fund Operating Budget (outside of the City's Capital Budget). This leaves a total of \$4,009,832 in submitted project requests for the City's FY 2026 General Fund Capital Budget.

Mr. Miller motioned to enter the Department of Planning's 9/5/25 memorandum into the record; motion seconded by Ms. Lopes. The motion was unanimously approved.

Mr. Miller motioned to recommend the FY 2026-2030 Capital Improvement Plan and the FY 2026 Capital Improvement Budget as proposed to the Mayor and City Council; motion seconded by Ms. Rockwell. The motion was unanimously approved.

5. ANNOUNCEMENT

The Chairman announced the next scheduled Planning Board meeting is Tuesday October 14, 2025.

6. ADJOURNMENT

On a motion by Mr. Miller, seconded by Ms. Lopes, the board voted unanimously to adjourn at 6:25PM.

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