



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

Date: Tuesday, October 14, 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 at 7:00PM. Members present were Chairman Robinson, Robert Gagnon, Greg Miller and Michelle Rockwell. Senior Planner Dominic Leonardo, Director of Planning and Economic Development 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 Ms. Rockwell, the Board unanimously approved the September 11, 2025 minutes.

4. NEW BUSINESS

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

- A. Request for preliminary plan extension – Hundred Acre Cove
Application # 2016-17-Major, Applicant: c/o Moses Afonso Ryan, Ltd., Owner: U.S. Development II, LLC, Location: Map 811, block 1, parcel 3

David Taglianetti of the Carpionato Group / U.S. Development summarized the extension request to the Commission. The applicants are not home builders and are looking to sell the development to a residential developer. The project's RIDEM permit expires after next year.

Mr. Miller motioned to approve the preliminary plan extension for one year until November 12, 2026; seconded by Ms. Rockwell. The motion was unanimously approved.

- B. Recommendation to City Council on Breeze Avenue partial road abandonment. The abandonment request is limited to the unpaved area abutting 82 Crescent View Ave, also known as Map 513, Block 33, Parcel 29.

Mr. Leonardo and Mr. Brynes summarized the request for the Board. This portion of Breeze Ave. was found to not serve any current or future municipal use. A decision on the abandonment will be considered by the City Council at a date to be determined.

Mr. Miller motioned to provide a positive recommendation to the City Council to abandon the 1,350 sq. ft. portion of Breeze Avenue as shown on the site plan, subject to the following condition:

1. That following approval of the abandonment by the City Council, the petitioner submits an administrative subdivision for the abandoned right-of-way to be merged with 82 Crescent View Ave.

The motion was seconded by Ms. Rockwell and was unanimously approved.

5. ANNOUNCEMENT

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

6. ADJOURNMENT

On a motion by Mr. Miller, seconded by Ms. Rockwell, the board voted unanimously to adjourn at 7:16PM.

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