



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

**Date: Monday, September 14, 2026**

**Time: 6:00 PM**

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

**1. CALL TO ORDER**

Members present were Chairman Michael Robinson, Stephany Lopes, Greg Miller and Patricia Resende. Principal Planner Dominic Leonardo, Director of Planning and Economic Development Keith A. Brynes, and Assistant City Solicitor Joel Votolato were also present. Chairman Robinson called the meeting to order at 6:00PM.

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF PLANNING BOARD MINUTES**

On a motion by Mr. Miller, seconded by Ms. Lopes, the Board voted to approve the July 13, 2026 minutes 4-0.

**4. NEW BUSINESS**

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

**A. Application #2022-14-Major Land Development Project**

Applicant / Owner: Igus Bearings Inc.

Address: 275 Ferris Ave.

Map-Block-Lot: Map 502, Block 5, Lots 3 & 3.1

Zoning district: I-2

Description: Request for extension of Master Plan approval of Major Land Development Project.

Attorney Louis Sousa, representing the applicant, described the request to extend Igus' 2022 Master Plan approval for expansion of their Ferris Ave facility. Igus is continuing their expansion and has invested over \$16 million in the site. The scope of the Master Plan has changed since 2022 with expansion into a newly acquired adjacent building replacing construction of a new facility. An administrative modification to the Master Plan reflecting this change was approved in April of this year.

MOTION: On a motion by Mr. Miller, seconded by Ms. Resende, the Board voted 4-0 approve a one year extension to the Master Plan approval. The motion was approved 4-0.

**B. Application #2019-11-Major**

Applicant / Owner: CT Properties

Address: Lynn Ave. and Oregon Ave.

Map-Block-Lot: 305-8-19.1, 20 & 21

Zoning district: R-4

Description: Request for release of improvement guarantee for approved subdivision.

Mr. Brynes described the request for release of the applicant's remaining \$29,050 improvement guarantee as recommended by the City Engineer. All improvements have been installed to City standards.

MOTION: On a motion by Mr. Miller, second by Ms. Lopes, the Board voted 4-0 to adopt the Planning Department's memorandum dated September 8, 2026 into the record, and to authorize the release of the remaining balance of \$29,050.

**C. Consideration of Recommendation to City Council – Accessibility Ramps**

Applicant / Owner: City of East Providence  
Address: N/A  
Map-Block-Lot: N/A  
Zoning district: Citywide  
Description: Consideration of recommendation to the City Council for proposed amendments to the City of East Providence Zoning Ordinance. Changes proposed would amend the Zoning Ordinance to exempt accessibility ramps for both residential and non-residential buildings from dimensional requirements. Specifically, Sections 19-1, 19-135, 19-146 will be amended, altered, changed or created in Chapter 19 Zoning.

Mr. Brynes presented this proposal which would expand allowances for handicapped accessibility ramps throughout the community. Currently the Zoning Ordinance exempts ramps from meeting building setback requirements for residential structures only. Local businesses have experienced difficulty in constructing ramps for employees and customers. The proposal would define accessibility ramps and exempt them from all zoning dimensional requirements for all building uses. The Planning Board must offer an advisory opinion prior to the City Council's consideration of the change. No specific hearing date has been scheduled by the Council at this time.

MOTION #1: On a motion by Ms. Resende, seconded by Mr. Miller, the Board voted 4-0 to enter the Department of Planning's report dated 9/10/26 into the record.

MOTION #2: On a motion by Mr. Miller, seconded by Ms. Lopes, the Board voted 4-0 to adopt Staff's findings of consistency with the Comprehensive Plan as detailed in Staff's 9/10/26 report.

MOTION #3: On a motion by Ms. Resende, seconded by Mr. Miller, the Board voted 4-0 to adopt Staff's findings of consistency with the General Purposes of Zoning as detailed in Staff's 9/10/26 report.

MOTION #4: On a motion by Mr. Miller, seconded by Ms. Lopes, the Board voted 4-0 to recommend the proposed amendments to the City Zoning Ordinance.

**D. Consideration of Recommendation to City Council – Self Storage**

Applicant / Owner: City of East Providence  
Address: N/A  
Map-Block-Lot: N/A  
Zoning district: Citywide  
Description: Consideration of recommendation to the City Council for proposed amendments to the City of East Providence Zoning Ordinance. Changes proposed would amend the regulation of Self Storage establishments in the Zoning Ordinance by limiting them to the I-2 and I-3 industrial districts. Specifically, Sections 19-1 & 19-98 will be amended, altered or changed in Chapter 19 Zoning.

Mr. Brynes presented this proposal to amend the Zoning Regulations to limit the zoning districts in which self storage facilities are permitted to the I-2 and I-3 industrial zones. The change would prohibit the use in the C-5 (Heavy Commercial) and I-1 (Limited Manufacturing) districts. Most self storage facilities are already prohibited in all of the Waterfront Subdistricts. The Planning Board must give an advisory opinion prior to the City Council's consideration of the change. No specific hearing date has been scheduled by the Council at this time. After discussing the issue, consensus of the Board was that the I-1 zone is generally an appropriate location for this use, and the use should be retained in this district.

MOTION #1: On a motion by Mr. Miller, seconded by Ms. Lopes, the Board voted 4-0 to enter the Department of Planning's report dated 9/10/26 into the record.

MOTION #2: On a motion by Mr. Miller, seconded by Ms. Lopes, the Board voted 4-0 to adopt Staff's findings of consistency with the Comprehensive Plan as detailed in Staff's 9/10/26 report with the condition that self storage facilities remain permitted in the I-1 district.

MOTION #3: On a motion by Mr. Miller, seconded by Ms. Lopes, the Board voted 4-0 to adopt Staff's findings of consistency with the General Purposes of Zoning as detailed in Staff's 9/10/26 report with the condition that self storage facilities remain permitted in the I-1 district.

MOTION #4: On a motion by Ms. Resende, seconded by Mr. Miller, the Board voted 4-0 to recommend the proposed amendments to the City Zoning Ordinance with the condition that self storage facilities remain permitted in the I-1 district.

**E. Consideration of Recommendation to City Council – Capital Improvement Plan**

Applicant / Owner: City of East Providence  
Address: N/A  
Map-Block-Lot: N/A  
Zoning district: N/A  
Description: Review of proposed FY2027 Capital Improvement Plan & Budget for recommendation to the City Council

Mr. Brynes and Mr. Leonardo presented the proposed FY2027 Capital Improvement Plan & Budget. The total estimated cost of all Capital Improvement projects submitted for the next fiscal year is \$1,084,667. Per City ordinances, the Planning Board must give an advisory opinion to the Mayor on the proposed capital budget. The recommended budget may later be amended by action of either or both the Mayor and the City Council, with the final decision-making resting with the City Council.

MOTION #1: On a motion Ms. Resende, seconded by Mr. Miller, the Board voted 4-0 to enter the Department of Planning's memorandum dated 9/10/26 into the record.

MOTION #2: On a motion by Mr. Miller, seconded by Ms. Resende, the Board voted 4-0 to recommend the FY2027-2031 Capital Improvement Plan and FY 2027 Capital Budget as proposed.

**5. ANNOUNCEMENT**

Chairman Robinson announced the next scheduled Planning Board meeting is Tuesday October 13, 2026 at 6:00PM.

**6. STAFF REPORT**

Mr. Brynes gave a staff report to the Board.

**7. ADJOURNMENT**

On a motion by Mr. Miller, seconded by Ms. Lopes, the board voted 4-0 to adjourn at 6:39PM.

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