CITY OF EAST PROVIDENCE
PLANNING BOARD
Official Minutes

Date: Monday, November 9, 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, Bob Gagnon, Stephany Lopes, Greg Miller, and Phil Tirrell. Director of Planning and Economic Development Keith A. Brynes, and Attorney Todd Romano from the City Solicitor's office 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 September 14, 2026 minutes 4-0. (Voting in favor: Robinson, Miller, Lopes, Tirrell)

Mr. Gagnon arrived 6:05 PM.

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

A. Request for extension of Hundred Acre Cove Development Preliminary Plan approval. 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 described the request for an additional one year extension of this Preliminary Plan approval.

MOTION: On a motion by Mr. Miller, seconded by Ms. Lopes, the Board voted 5-0 approve a one year extension to the Preliminary Plan approval.

B. 53-55 School St. Minor LDP (UDR)
Applicant / Owner: 53-55 School St.. LLC
Address: 53-55 School St.
Map-Block-Lot: 106-21-18
Zoning district: R-6
Description:
Public hearing and consideration of Minor Land Development Project :
Preliminary Plan application to convert a legally non-conforming 6 unit multi-family building into a 7 unit multi-family building (with one internal Accessory Dwelling Unit) in the R-6 zoning district, in accordance with Article 8 titled Minor Land Development Projects and Minor Subdivisions of the Land Development and Subdivision Regulations. Application requires zoning relief (variances) listed below in accordance with the Unified

Development Plan Review procedural process:

- Dimensional variance for less than required parking for multi-family units as per Section 19-284
- Dimensional variance for less than required parking for accessory dwelling unit as per Section 19-181(b)(6)
- Dimensional variance for exceeding maximum size of accessory dwelling unit as per Section 19-181(b)(3)
- Dimensional variance from trash storage area requirements as per Section 19-261
- Use variance for alteration of non-conforming use to convert legally non-conforming 6 unit multi-family building into a 7 unit multi-family building with one internal accessory dwelling unit in the R-6 zoning district

Attorney Andrew Cormier and applicant Francisco Sanchez presented the application. Mr. Cormier stated that comments from the Fire Chief were received hours before the hearing after a previous email from the Assistant Fire Marshal stated no objections pending further review. The applicants will work with the Fire Department to properly permit these units and meet the Fire Code. Comments from a neighboring property owner regarding issues with the existing dumpster were discussed. Screening will be provided and a pest management plan will be implemented. Mr. Sanchez stated that two units were located in the lower level when he purchased the building but were removed after it was discovered that they were added without permits by the previous owner.

On a MOTION by Mr. Tirrell, seconded by Mr. Gagnon, the Board voted 5-0 to accept Vicki Pu of Land Use Co as a land use planning expert. Ms. Pu discussed the application's conformance with the Comprehensive Plan and the standards for granting dimensional and use variances.

Mr. Brynes summarized the Planning Department's staff report. Chairman Robinson called for public comment with none heard.

MOTION #1: On a motion by Mr. Tirrell, seconded by Mr. Miller, the Board voted 5-0 to enter the following documents into the record:

- Staff Planning Department's Summary Report with attachments dated 10/7/26.
- Property survey dated 5/30/26
- Existing and proposed basement floor plan
- Applicant's expert report / narrative
- Vicki Pu curriculum vitae
- Dimensional and use variance applications
- Abutters list
- Certificate of Completeness dated 9/17/26
- City Engineer, Erik Skadberg, 7/22/26 comments.
- Email correspondence from Linda Moniz
- Memo from Fire Chief dated 11/9/26
- Tenant statements regarding parking

MOTION #2 – Dimensional Variance: On a motion by Mr. Miller, seconded by Mr. Tirrell, the Board affirmatively voted 5-0 that based on all evidence presented to the Planning Board and personal knowledge of the members of the Board of the land are area of the City of East Providence, the Planning Board hereby finds pursuant to Sections 19-45(a)-(b) of the City of East Providence Zoning Ordinance:

1. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to a physical or economic disability of the applicant excepting those physical disabilities addressed in R.I.G.L. 45-24-30(16).

   The hardship from which the applicant seeks relief is due to the unique layout of the existing structure with a walk-out lower level suitable for residential use. The property's small size prevents the addition of parking and forces trash storage toward the property line. The layout of the existing units requires an unusually small accessory dwelling unit size.

2. Such hardship is not the result of any prior action of the applicant

   The hardship does not appear to be the result of any prior action by the applicant. Previous illegal units were added by a previous owner.

3. The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the city comprehensive plan upon which this chapter is based.

   The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this chapter of the Comprehensive Plan. The application adds units to an empty floor of an existing multi-family building.

4. In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

   Due to the building's unique layout and vacant lower level, the relief sought appears to be minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted.

Dimensional relief is approved subject to the following conditions:

1. Petitioner(s) shall obtain any, and all, necessary permits that are necessary to exercise (execute) the relief granted. Failure to obtain requisite permit(s), if needed, within the one year approval period (or as extended by the Planning Board), will result in expiration of said approval.

2. Approval is subject to strict compliance to the submitted site plan (or amended site plan, as it may be applicable) and site plan package, all exhibits, entire testimony of applicant and/or property owner, presentation of legal counsel (if applicable), and, testimony of all expert(s), if applicable.
3. All conditions of approval of the land development application, if granted, shall also apply as conditions of granting the requested dimensional relief.
4. Dimensional variance from trash storage requirements is specifically limited to relief from the side and rear yard setback requirements. Other requirements of Zoning Section 19-261 shall remain in effect including, but not limited to, dumpster screening and proper maintenance.
5. Approval is subject to satisfactory resolution of the concerns raised in the Fire Department's memo dated 11/9/26.
6. A pest control plan for the dumpster shall be implemented.

MOTION #3 – Use Variance: On a motion by Mr. Miller, seconded by Mr. Tirrell, the Board affirmatively voted 5-0 that based on all evidence presented to the Planning Board and personal knowledge of the members of the Board of the land are area of the City of East Providence, the Planning Board hereby finds pursuant to Sections 19-45(a)-(b) of the City of East Providence Zoning Ordinance:

1. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to a physical or economic disability of the applicant excepting those physical disabilities addressed in R.I.G.L. 45-24-30(16).

   The hardship from which the applicant seeks relief is due to the unique layout of the existing structure with a walk-out lower level suitable for residential use. The property's small size prevents the addition of parking and forces trash storage toward the property line. The layout of the existing units requires an unusually small accessory dwelling unit size.

2. Such hardship is not the result of any prior action of the applicant

   The hardship does not appear to be the result of any prior action by the applicant. Previous illegal units were added by a previous owner.

3. The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the city comprehensive plan upon which this chapter is based.

   The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this chapter of the Comprehensive Plan. The application adds units to an empty floor of an existing multi-family building.

4. In granting a use variance the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of this chapter. Nonconforming use of

neighboring land or structures in the same district and permitted use of lands or structures in an adjacent district shall not be considered in granting a use variance; and

Due to the building's unique layout the lower, walk-out level will have no beneficial use it is required to conform to the provisions of this chapter.

Use Variance is approved subject to the following conditions:

1. Petitioner(s) shall obtain any, and all, necessary permits that are necessary to exercise (execute) the relief granted. Failure to obtain requisite permit(s), if needed, within the one year approval period (or as extended by the Planning Board), will result in expiration of said approval.
2. Approval is subject to strict compliance to the submitted site plan (or amended site plan, as it may be applicable) and site plan package, all exhibits, entire testimony of applicant and/or property owner, presentation of legal counsel (if applicable), and, testimony of all expert(s), if applicable.
3. All conditions of approval of the land development application, if granted, shall also apply as conditions of granting the requested relief.
4. Variance from trash storage requirements is specifically limited to relief from the side and rear yard setback requirements. Other requirements of Zoning Section 19-261 shall remain in effect including, but not limited to, dumpster screening and proper maintenance.
5. Approval is subject to satisfactory resolution of the concerns raised in the Fire Department's memo dated 11/9/26.
6. A pest control plan for the dumpster shall be implemented.

MOTION #4: On a motion by Mr. Miller, seconded by Mr. Gagnon, the Board voted 5-0 to grant Conditional Preliminary Plan approval with the following conditions:

1. Any outstanding property taxes or municipal fees shall be paid to date.
2. The proposal shall meet all applicable City, State, and/or Federal regulations and requirements, including all Building and Fire Code requirements.
3. A sewer backflow preventer shall be installed and the sewer lateral shall be inspected via CCTV prior to issuance of a Building Permit.
4. Prior to Final Plan approval, the applicant shall verify that the existing water service is adequate for the additional units.
5. Approval is subject to satisfactory resolution of the concerns raised in the Fire Department's memo dated 11/9/26.
6. With the exception of zoning relief granted from the side and rear yard setback requirements, all other requirements of Zoning Section 19-261 shall remain in effect including, but not limited to, dumpster screening and proper maintenance.
7. A pest control plan for the dumpster shall be implemented.

C. 0 Taunton Ave. Minor LDP (UDR)

Applicant / Owner: Carrabasett Holdings, LLC
Address: 0 Taunton Ave.
Map-Block-Lot: 306-1-16
Zoning district: C-4 / Taunton Ave. Mixed Use Overlay District
Description:
Public hearing and consideration of Minor Land Development Project:
Preliminary Plan application to permit construction of a 5 unit tradesman building, with associated parking and site improvements in accordance with Article 8 titled Minor Land Development Projects and Minor Subdivisions of the Land Development and Subdivision Regulations. Application requires zoning relief (variances) listed below in accordance with the Unified Development Plan Review procedural process:

- Dimensional variance for lack of off-street loading area per Section 19-289.
- Dimensional variance for storage and repair exceeding 50% of gross floor area per Section 19-98.
- Dimensional variance from required rear setback per Section 19-145 (Minimum 20' required vs. 6' proposed.)
- Dimensional variance from trash storage requirements per Section 19-261.

Chairman Robinson recused himself from this application due to his professional relationship with the applicant. Vice Chairman Miller chaired the hearing. Attorney John Garahy presented the application to the Board and described the zoning relief required. Trash will be stored inside the building and a dumpster will not be required. Applicant John Savage stated that no specific tenants have been established. He has discussed safety concerns with the Fire Chief and has agreed to a condition prohibiting hazardous materials and uses considered industrial by the fire code. Mr. Brynes summarized the Planning Department's report. No members of the public were present.

MOTION #1: On a motion by Ms. Lopes, seconded by Mr. Gagnon, the Board voted 4-0 to enter the following documents into the record:

- Planning Department's Summary Report with attachments dated October 7, 2026.
- Minor Subdivision #2016-01 Planning Board Notice of Decision dated March 16, 2016
- Proposed building plans, site plan and existing conditions plan
- Certificate of completeness dated 9/22/26
- Applicant's narrative
- Dimensional zoning variance application (2 forms)
- Fire Department memo dated 11/9/26

MOTION #2 – Dimensional Variance: On a motion by Ms. Lopes, seconded by Mr. Gagnon, the Board affirmatively voted 4-0 that based on all evidence presented to the Planning Board and personal knowledge of the members of the Board of the land are area of the City of East Providence, the Planning Board hereby finds pursuant to Sections 19-45(a)-(b) of the City of East Providence Zoning Ordinance:

1. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to a physical or economic disability of the applicant excepting those physical disabilities addressed in R.I.G.L. 45-24-30(16).

   The hardship from which the applicant seeks relief is due to the irregular shape of the subject property which best locates the building near the rear property line(s). The proposed size of the interior storage and non-storage space seems to be appropriate for the needs of contractor storage units and there does not appear to be a need for additional space for off-street loading zone.

2. Such hardship is not the result of any prior action of the applicant

   The hardship does not appear to be the result of any prior action by the applicant.

3. The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the city comprehensive plan upon which this chapter is based.

   The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this chapter of the Comprehensive Plan. The Land Use element of the Comprehensive Plan classifies this area as Mixed Use in the Future Land Use Map.

4. In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

   The relief sought appears to be minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted.

Dimensional relief is subject to the following conditions of approval:

1. Petitioner(s) shall obtain any, and all, necessary permits that are necessary to exercise (execute) the relief granted. Failure to obtain requisite permit(s), if needed, within the one year approval period (or as extended by the Planning Board), will result in expiration of said approval.
2. Approval is subject to strict compliance to the submitted site plan (or amended site plan, as it may be applicable) and site plan package, all exhibits, entire testimony of applicant and/or property owner, presentation of legal counsel (if applicable), and, testimony of all expert(s), if applicable.
3. All conditions of approval of the land development project application, if granted, shall also apply as conditions of granting the requested dimensional relief.

4. No high hazard storage or industrial occupations, as defined by the National Fire Protection Association (NFPA), are permitted without approval of the Fire Department.

MOTION #3: On a motion by Mr. Gagnon, seconded by Ms. Lopes the Board voted 4-0 to grant Conditional Preliminary Plan approval with the following conditions:

1. Any outstanding property taxes or municipal fees shall be paid to date.
2. The proposal shall meet all applicable City, State, and/or Federal regulations and requirements.
3. That proposed plans, including provisions for stormwater management, are reviewed to the satisfaction of the City Engineer.
4. The existing detached sign shall be repaired or removed prior to a Certificate of Occupancy.
5. Final plan shall include a landscaping plan to include a landscaped buffer and screening on all property lines except the northern western boundaries. Street trees shall be provided every 35' similar to the applicant's recent development of 2 Irving St.
6. Final plan shall include concrete sidewalks along the Irving Ave. frontage.
7. All building and site lighting shall be full cut-off.
8. All required state permits are obtained and submitted as a part of the Final Plan application;
9. No high hazard storage or industrial occupations, as defined by the National Fire Protection Association (NFPA), are permitted without approval of the Fire Department.

D. Consideration of Recommendation to City Council – Zoning Ordinance Amendments Regarding Cannabis Establishments

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 allow cannabis retail establishments by special use permit in the C-2, C-3, C-4, C-5, I-1, I-2 & I-3 districts, and allow cannabis cultivation, manufacturing establishments and testing laboratories in the I-1, I-2 & I-3 districts. Special use permit criteria are included with safety standards and minimum distance requirements from certain uses. Specifically, Sections 19-1, 19-98, 19-284 & 19-360 will be amended, altered, changed or created in Chapter 19 Zoning.

Chairman Robinson rejoined the meeting. Mr. Brynes summarized the proposed ordinance and the Department's report to the Board. No public hearing date has been scheduled by the City Council at this time.

MOTION #1: On a motion by Mr. Miller, seconded by Ms. Lopes, the Board voted 5-0 to enter the following documents into the record:

- Department of Planning report dated 10/7/26
- Draft Cannabis Zoning Ordinance Amendment revised 9/21/26

MOTION #2: On a motion by Mr. Miller, seconded by Mr. Tirrell, the Board voted 5-0 to adopt Staff's findings of consistency with the Comprehensive Plan as detailed in Staff's 10/7/26 report.

MOTION #3: On a motion by Mr. Tirrell, seconded by Mr. Miller, the Board voted 5-0 to adopt Staff's findings of consistency with the General Purposes of Zoning as detailed in Staff's 10/7/26 report.

MOTION #4: On a motion by Mr. Gagnon, seconded by Mr. Miller, the Board voted 5-0 to recommend the proposed amendments to the City Zoning Ordinance.

5. ANNOUNCEMENT

Chairman Robinson announced that he next scheduled Planning Board meeting is December 14, 2026.

6. STAFF REPORT

Mr. Brynes presented his report and discussed pending applications before the Board.

7. ADJOURNMENT

On a motion by Mr. Miller, seconded by Ms. Lopes, the board voted 5-0 to adjourn at 7:56PM.

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