TOWN OF
NORTH PROVIDENCE

DEPARTMENT OF PLANNING
AND ZONING

STATE OF
RHODE ISLAND

CHARLES LOMBARDI
Mayor

**TOWN OF NORTH PROVIDENCE**
**PLANNING BOARD**
**2000 Smith Street**
**North Providence, RI 02911**
**(401) 232-0900**
**PUBLIC NOTICE**

Notice is hereby given that the North Providence Planning Board will hold a public meeting at **6:00 P.M. on November 10, 2026 in Town Council Chambers in the Town Hall at 2000 Smith Street, North Providence,** when all persons interested will be heard regarding the actions described below.

**Agenda**

1. **Approval of the minutes from September 23, 2026 and October 14, 2026**

2. **Address**: 1883 Mineral Spring Avenue
   **Assessors Plat/Lot:** Plat 21A Lot 812
   **Zoning Designation-** Commercial General with a portion designated Residential General
   **Applicant/ owner:** Scrub a Dub Auto – Car wash Centers 172 Worcester Road Natick, MA 01760/ Richkess LLC, 671 Orleans Court, Warwick, RI 02886
   **Description:** Request for extension of approvals of masterplan and preliminary plan for a Major Land development proposing a car wash. facility.

3. **Address:** 114 Baird Avenue
   **Assessors Plat/ Lot-** Plat 24A, Lot 110
   **Zone-** Residential Limited 10 (RL-10)
   **Applicant-** Patriot Builders, 140 Ten Rod Road, Exeter RI 02822
   **Description: Continued from September 23, 2026- Public Hearing**: Combined masterplan and preliminary plan review for a 48 residential unit adaptive reuse, Major land development allowed by right under zoning, utilizing the existing structure.
   **Certified Complete**: August 14th 2026- deadline waived.

1. **Address:** 49-61 Emanuel Street
   **Assessors Plat/ Lot:** Plat 11, lot 348
   **Applicant:** Joseph Brennan 51 Jefferson Boulevard suit 400, Warwick RI 02888
   **Zone:** Residential General (RG)
   **Description: Public Hearing-** Application being reviewed under unified development plan review combining preliminary stage of a minor subdivision and an application for Lot area variance to subdivide a 30,632 square foot lot with 2 existing 3-unit multifamily houses into 2 lots with a single 3-unit on each as previously configured. This application requires a 3,955 square foot variance for lot A and a 5,413 square foot lot area variance for lot B. No new development is proposed.
   **Certified complete-** October 19, 2026

2. **Recommendation to the Town Council regarding the adoption of a new tree ordinance in order to qualify the Town for Tree City USA.**

**By Order of the Planning Board**
**Brent Wiegand- Director of Planning and Zoning**

APPLICATIONS ARE ON FILE FOR REVIEW IN THE PLANNING DEPARTMENT OFFICES AT 2000 SMITH STREET, NORTH PROVIDENCE, RI. INDIVIDUALS REQUESTING INTERPRETER SERVICE FOR THE HEARING IMPAIRED MUST NOTIFY THE TOWN CLERK AT (401) 232-0900 SEVENTY-TWO (72) HOURS IN ADVANCE OF THE HEARING.