MEETING

CITY OFEAST PROVIDENCE

ZONINGBOARD OF REVIEW

Date: Wednesday, 4 November2026

Starting Time: 6:00 PM

Location: City Council Chambers

I. OpeningStatement by Chairman

A.Swearing in of the Zoning Officer: Edward Pimentel

II. Seating of Alternate Member(s)

III. Approval of Zoning Board Minutes

A.7 October 2026

IV. Zoning Officer's Report

V. Correspondence / Discussions

VI. Staff Reports

A. Planning DepartmentStaff Report – Previously Submitted

VII. Docket Item Organization

VIII. Continued Business

1A. JOAO F. and STACYFERNANDES, seek permission to construct an addition onto a pre-existing legalnon-conforming two-unit residence, otherwise defined as an intensification of apre-existing legal nonconforming land use, necessitating a special use permit,for property located at 100 SUTTON AVENUE, being MAP 205, BLOCK 08, PARCEL010.00, in a RESIDENTIAL 6 DISTRICT. (Special Use Permit - Petition No. 7055)

1B. JOAO F. and STACYFERNANDES, seek permission to construct an addition onto a pre-existing legalnon-conforming two-unit residence, otherwise defined as an intensification of apre-existing legal nonconforming land use, resulting in exceeding the maximum allottedpercentage of intensification, as well as exceeding the maximum building andimpervious lot coverage requirements, in addition to documenting two (2)pre-existing dimensional non-conformities associated with the principalresidence (front and side-yard setback) and a setback deficiency associatedwith an accessory shed, for property located at 100 SUTTON AVENUE, being MAP403, BLOCK 16, PARCEL 009.00, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 7056)

IX. New Business

1. 2261 PAWTUCKET AVENUE,LLC, and HONEST CANNABIS CO-OP, seek permission to introduce a retail cannabisoperation, otherwise deemed a prohibited land use, necessitating a usevariance, for property located at 2261 PAWTUCKET AVENUE, being MAP 406, BLOCK13, PARCEL 001.00, in a COMMERCIAL 4 DISTRICT. (Use Variance - Petition No. 7063)

X. Procedures

XI. Announcements

A. The next regular meeting of the Zoning Boardof Review is scheduled for Wednesday, 2 December 2026, at 6:00 PM, in the Cityof East Providence Council Chambers, City Hall, and East Providence, RI.

XII. Adjournment

HOW CAN I LEARN ABOUT THIS PROPOSAL PRIOR TO THE MEETING?

APPLICATION/DOCUMENTS: As part of theabove detailed petitions, the applicants have submitted materials which arepublic record. If you would like toreceive a copy of the materials submitted to view before the hearing, pleasecontact the Zoning Office at (401) 435-7722, Ext. 1 or 2.

You can also directly access all petition materials by following thebelow instructions:

In the web browser, type 'www.eastprovidenceri.gov'. Next, select the category entitled 'PublicNotices'.

Next, in the ‘Filter Bar’located under the heading ‘Filter by Board, Commission or Committee’ scrolldown to ‘Zoning Board of Review’ and select the adjacent button entitled‘Apply’. Next, select the hearing date(which should be the first available), and the entire agenda will then be presented. Scroll down to the bottom of the agenda, andyou will have access to all petition files in PDF form.

HOW CAN I SUBMIT DOCUMENTS IN FAVOR /AGAINST THIS APPLICATION?

If you desire to submit documents, expert opinions, or other likematerial either in favor of or in opposition to the applications, you can do soby email to epimentel@eastprovidenceri.gov, or by regularmail by mailing to Ed Pimentel, Zoning Officer, 145 Taunton Avenue, EastProvidence, RI 02914 by Friday, 30 October 2026.

Please note that the referenced Zoning Board of Review Agenda is postedon the City of East Providence Website, in addition to being Posted in both theCity of East Providence City Hall and Weaver Library.