



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, OCTOBER 19, 2021, 4:45 PM

Joseph Doorley Municipal Building, 1st Floor Meeting Room
444 Westminster Street, Providence, RI 02903

The public may also remotely view and participate in the meeting on the Zoom platform using the following link: <https://us02web.zoom.us/j/87233568540>, or may participate by telephone by dialing one of the following toll-free numbers: 833 548 0276, 833 548 0282, 877 853 5247, or 888 788 0099. The Webinar ID is 872 3356 8540.

***** Pursuant to City policy, in-person attendees are required to wear masks in the interest of public health and safety *****

OPENING SESSION

- Call to Order
- Roll Call
- Approval of minutes from the September 28, 2021 regular meeting
- Director's Report

MINOR LAND DEVELOPMENT PROJECT

1. Case No. 21-034MI – 18-24 Eighth Street

Applicant: Ghassan Daou

The applicant is proposing to construct a 24 unit apartment building on the subject lots with parking, landscaping and other associated site improvements. A dimensional adjustment from the front yard setback and a design waiver from the build-to percentage requirement are requested – for action (AP 91 Lots 632 and 162, Hope)

CITY COUNCIL REFERRAL

2. Referral No. 3501 – Prohibition of bulk storage of liquid propane gas

Proponent: Councilman Pedro Espinal

The proponent is proposing to amend Article 12 of the ordinance to prohibit bulk storage of liquid propane gas in all zones – for action

**MAJOR LAND DEVELOPMENT PROJECT
PUBLIC INFORMATIONAL MEETING**

3. Case No. 21-031MA – 850 Manton Ave

Applicant: Bluedog Capital LLC

The applicant is requesting master plan approval to construct three self-storage buildings providing a total of 94,200 SF of storage space with associated site improvements like utilities, parking and landscaping. The applicant is requesting certain design waivers and a waiver from submission of a conceptual landscaping plan – for action (AP 34 Lot 381, Manton)

MINOR SUBDIVISION

PUBLIC HEARING

4. Case No. 21-025UDR – 167-171 Hudson Street

Applicant: 478-6C LLC

The applicant is proposing to subdivide the subject 4,969 SF lot and occupied by two dwelling units into two lots of 2,438 SF and 2,531 SF in the R-3 zone. Pursuant to Unified Development Review (UDR) the applicant is seeking relief from the minimum lot size requirement where 5,000 SF are required. In addition, other dimensional variances for the rear yard setback, maximum building coverage, maximum impervious surface coverage – rear yard, and total maximum impervious surface coverage are also requested – for action (AP 37 Lot 367, West End)

MINOR SUBDIVISION

PUBLIC HEARING

5. Case No. 21-032UDR – 25 Ada Ave

Applicant: Harrington Construction Inc

The applicant is proposing to subdivide a lot measuring 9,600 SF into two lots of 4,800 SF in the R-1 zone. Pursuant to Unified Development Review (UDR) the applicant is seeking relief from the minimum lot size requirement where a minimum of 5,000 SF are required for new lots but 4,800 SF will be provided – for action (AP 94 Lot 210, Manton)

ADJOURNMENT

IMPORTANT INFORMATION

- Documents for the agenda items may be accessed at:
<http://www.providenceri.gov/planning/city-plan-commission-cpc/>.
Those who cannot access the documents electronically may call **401-680-8525** to make other arrangements.
- The public will have the opportunity to comment during the meeting in-person, through the electronic platform and by telephone. Public comment may also be submitted prior to the meeting by email to cmanjrekar@providenceri.gov
- The Commission encourages comments to be submitted at least 24 hours before the meeting. Comments accepted via email will be read into the record and discussed at the meeting.
- Contact Choyon Manjrekar with the Department of Planning and Development cmanjrekar@providenceri.gov if you have any questions regarding this meeting.