



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, NOVEMBER 16, 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 October 19, 2021 regular meeting
- Director's Report

MAJOR LAND DEVELOPMENT PROJECT PUBLIC INFORMATIONAL MEETING

1. Case No. 21-020MA – 230 Waterman Street

Applicant: Myles Standish Associates, Limited Partnership c/o Capstone Properties

The applicant is requesting master plan approval to construct a new, five story mixed-use building with commercial on the ground floor and a total of 25 dwelling units on the second through fifth stories. The lot is zoned C-2. The applicant is seeking a dimensional adjustment to provide five stories and 64 feet of height, where four stories and 50 feet are permitted by right. (AP 15 Lot 495, Wayland) – Continued from the September 28, 2021 meeting – for action

MAJOR LAND DEVELOPMENT PROJECT PUBLIC INFORMATIONAL MEETING

2. Case No. 21-035MA – 659 – 663 Admiral Street and 22 Gloucester Street

Applicant: Strive Realty

Owner: Citadel Properties LLC

The applicant is requesting master plan approval to construct a five story mixed-use building with commercial on the ground floor and 45 residences on the upper stories in the C-1 zone. The applicant is requesting a dimensional adjustment for parking where 45 spaces are required and 27 will be provided. A

dimensional adjustment for height is also requested where a height of 60' and five stories is proposed – for action (AP 123 Lots 165 and 166 zoned C-1, AP 123 Lot 171 zoned R-2, Wanskuck)

MINOR LAND DEVELOPMENT PROJECT

3. Case No. 21-037MI – 113 Ives Street

Applicant: 113 Ives LLC

The applicant is proposing to demolish an existing building and construct a four story multifamily dwelling with 16 units in the C-1 zone – for action (AP 17 Lot 460, Fox Point)

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.