



City Plan Commission  
Jorge O. Elorza, Mayor

## **PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING**

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**TUESDAY, MAY 17, 2022, 4:45 PM**

Joseph Doorley Municipal Building, 444 Westminster Street,  
1<sup>st</sup> Floor meeting room, 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>

For participation using audio and video, a device with webcam and microphone is required.

The public 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

**\* In-person attendees are encouraged to wear masks in the interest of public health and safety \***

### **OPENING SESSION**

- Call to Order
- Roll Call
- Approval of minutes from the April 12 and April 19 meetings
- Director's Report

### **MAJOR LAND DEVELOPMENT PROJECT PUBLIC HEARING**

#### **1. Case No. 21-031MA – 850 Manton Ave**

**Applicant: Bluedog Capital LLC**

The applicant is requesting preliminary 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 in the C-3 zone. The applicant is requesting a waiver from submission of state approvals at the preliminary plan stage – for action (AP 34 Lot 381, Manton)

### **MAJOR LAND DEVELOPMENT PROJECT PUBLIC HEARING – UNIFIED DEVELOPMENT REVIEW (UDR)**

#### **2. Case No. 22-022MA – 35 Merino Street**

**Applicant: Providence Public Buildings Authority**

The lot measures approximately 35,665 SF in the R-2 zone. The applicant is proposing to construct a new pre-K-5 school that will be three stories and 42' tall. The site will be developed in tandem with 249 Laban Street which will provide green space, bicycle parking and accessible parking. Pursuant to UDR, the applicant is seeking relief from the following provisions of the ordinance - maximum building coverage where 45% is permitted but 87% is proposed, total maximum impervious surface coverage where 65% is

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permitted but 91% is proposed, a minimum interior side setback of six feet is required but 4.4 feet is proposed, a corner side setback of 5 feet is required but 1.1 feet is proposed, a minimum rear setback of 25 feet is required but 2.9 feet is proposed. A variance from the off-street parking requirement is also requested in addition to a dimensional adjustment from the bicycle parking requirement – for action (AP 107 lots 595 and 111, Hartford)

**MAJOR LAND DEVELOPMENT PROJECT  
PUBLIC INFORMATIONAL MEETING /PUBLIC HEARING**

**3. Case No. 22-023MA – 279 Thayer Street**

**Applicant: Two Cousins LLC**

The subject lot measures approximately 4,900 SF and is occupied by three buildings that the applicant is proposing to demolish to construct a four story mixed use building with two commercial units on the ground floor, a total of 12 residential units on the upper three stories, and basement space. The site is zoned C-2 under the I-3E overlay. The applicant is requesting to combine master and preliminary plan approval – for action (AP 13 Lot 28, College Hill)

**CITY COUNCIL REFERRAL**

**4. Referral No. 3513 – 159 River Ave.**

**Petitioners: Brian Weinstein and Bass Realty Co, LLC**

The petitioner is requesting to rezone the subject lots from R-3 to C-1, with a restriction limiting the use to residential uses– for action (AP 66 Lot 106, Valley)

**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](mailto:cmanjrekar@providenceri.gov)
- The Commission encourages comments to be submitted at least 24 hours before the meeting. Comments accepted via email will be discussed at the meeting.
- Contact Choyon Manjrekar with the Department of Planning and Development [cmanjrekar@providenceri.gov](mailto:cmanjrekar@providenceri.gov) or **401-680-8525** if you have any questions regarding this meeting.