CITY OF EAST PROVIDENCE
PLANNING BOARD
MEETING AGENDA

Date: Monday, November 9, 2026

Time: 6:00 PM

Place: East Providence City Hall, 145 Taunton Avenue, 3rd floor, Room 306

ADVERTISED PUBLIC HEARINGS FOR THE FOLLOWING TWO ITEMS WILL BE RESCHEDULED TO A FUTURE DATE AFTER ADDITIONAL NOTIFICATION:

- 0 Pawtucket Ave. (Map 310, Block 5, Parcel 10.1) - Major Land Development Project under Unified Development Review process for proposed self storage facility
- 674 N. Broadway (Map 305, Block 16, Parcel 1) - Minor Land Development Project under Unified Development Review process for conversion of an existing single family residence into multi-family dwelling units and construction of a new multi-family building.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF PLANNING BOARD MINUTES

- Minutes of September 14, 2026 meeting

4. NEW BUSINESS

For discussion, consideration, and/or action (vote), regarding the following matters:

A. Request for extension of Hundred Acre Cove Development Preliminary Plan approval. Application # 2016-17-Major, Applicant: c/o Moses Afonso Ryan, Ltd., Owner: U.S. Development II, LLC, Location: Map 811, block 1, parcel 3

B. 53-55 School St. Minor LDP (UDR)

Applicant / Owner: 53-55 School St.. LLC
Address: 53-55 School St.
Map-Block-Lot: 106-21-18
Zoning district: R-6
Description: Public hearing and consideration of Minor Land Development Project : Preliminary Plan application to convert a legally non-conforming 6 unit multi-family building into a 7 unit multi-family building (with one internal Accessory Dwelling Unit) in the R-6 zoning district, in accordance with Article 8 titled Minor Land Development Projects and Minor Subdivisions of the Land Development and Subdivision Regulations. Application requires zoning relief (variances) listed below in accordance with the Unified Development Plan Review procedural process:

- Dimensional variance for less than required parking for multi-family units as per Section 19-284
- Dimensional variance for less than required parking for accessory dwelling unit as per Section 19-181(b)(6)
- Dimensional variance for exceeding maximum size of accessory dwelling unit as per Section 19-181(b)(3)
- Dimensional variance from trash storage area requirements as per Section 19-261
- Use variance for alteration of non-conforming use to convert legally non-conforming 6 unit multi-family building into a 7 unit multi-family building with one internal accessory dwelling unit in the R-6 zoning district

C. 0 Taunton Ave. Minor LDP (UDR)

Applicant / Owner: Carrabasett Holdings, LLC
Address: 0 Taunton Ave.
Map-Block-Lot: 306-1-16
Zoning district: C-4 / Taunton Ave. Mixed Use Overlay District
Description: Public hearing and consideration of Minor Land Development Project: Preliminary Plan application to permit construction of a 5 unit tradesman building, with associated parking and site improvements in accordance with Article 8 titled Minor Land Development Projects and Minor Subdivisions of the Land Development and Subdivision Regulations. Application requires zoning relief (variances) listed below in accordance with the Unified Development Plan Review procedural process:

- Dimensional variance for lack of off-street loading area per Section 19-289.
- Dimensional variance for storage and repair exceeding 50% of gross floor area per Section 19-98.
- Dimensional variance from required rear setback per Section 19-145 (Minimum 20' required vs. 6' proposed.)
- Dimensional variance from trash storage requirements per Section 19-261.

D. Consideration of Recommendation to City Council – Zoning Ordinance Amendments Regarding Cannabis Establishments

Applicant / Owner: City of East Providence
Address: N/A
Map-Block-Lot: N/A
Zoning district: Citywide
Description: Consideration of recommendation to the City Council for proposed amendments to the City of East Providence Zoning Ordinance. Changes proposed would amend the Zoning Ordinance to allow cannabis retail establishments by special use permit in the C-2, C-3, C-4, C-5, I-1, I-2 & I-3 districts, and allow cannabis cultivation, manufacturing establishments and testing laboratories in the I-1, I-2 & I-3 districts. Special use permit criteria are included with safety standards and minimum distance requirements from certain uses. Specifically, Sections 19-1, 19-98, 19-284 & 19-360 will be amended, altered, changed or created in Chapter 19 Zoning.

5. ANNOUNCEMENT

The next scheduled Planning Board meeting is December 14, 2026.

6. STAFF REPORT

7. ADJOURNMENT

HOW CAN I LEARN ABOUT THIS PROPOSAL PRIOR TO THE MEETING?
As part of the above petitions, the applicants have submitted materials which are public record. If you would like to receive a copy of the materials submitted to view before the meeting, please contact the Department of Planning and Economic Development at 401-654-4288 or planning@eastprovidenceri.gov.

Facilities are accessible for people with disabilities. If communication assistance or any other accommodations are needed to ensure equal participation, please contact the Department of Planning and Economic Development at 401-654-4288 or planning@eastprovidenceri.gov not less than 48 hours in advance of the meeting date.

Cc:
Mayor Roberto DaSilva
City Council
Director of Public Works
City Engineer
City Solicitor
Fire Chief
Zoning Officer