



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, SEPTEMBER 28, 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 August 17, 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 38 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. A dimensional adjustment for reducing parking in the amount of 50 percent is requested where 39 parking spaces are required but 20 will be provided. (AP 15 Lot 495, Wayland) – continued from the August 17, 2021 meeting. **The applicant has requested a continuance to the October 19, 2021 meeting – for action**

INSTITUTIONAL MASTER PLAN

2. Rhode Island Hospital Institutional Master Plan Renewal

The applicant, Rhode Island Hospital, is seeking to renew the approval of their Institutional Master Plan that was last reviewed in 2016 and expires in October 2021– for action

CITY COUNCIL REFERRAL

3. Referral 3500 – Amendment of the Zoning Ordinance to toll the expiration of variances for Downtown Parking Lots

Petitioner: 96-108 Pine Street LLC

The petitioner is requesting to amend Article 604.G of the zoning ordinance to toll the expiration of variances granted for parking lots Downtown until December 31, 2024 – for action (Downtown)

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING

4. Case No. 19-027MA – 1326 Westminster Street

Applicant: Community Music Works

The applicant is proposing to construct a two story mixed-use building for use as a vocational school specializing in music education with classrooms, performance and commercial space. The subject lot is vacant and measures approximately 11,033 SF, with the building proposed to provide approximately 22,000 SF of gross floor area. The applicant is seeking preliminary plan approval and requesting a waiver from submission of all state approvals at the preliminary plan stage. The site is located in the C-2 zone under the historic district overlay – for action (AP 32 Lot 232, Federal Hill)

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.