



CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

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

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**TUESDAY, MAY 16, 2023, 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

**OPENING SESSION**

- Call to Order
- Roll Call
- Approval of minutes from the April 18, 2023 meeting
- Director's Report

**MINOR LAND DEVELOPMENT PROJECT  
REQUEST FOR EXTENSION**

**1. Case No. 21-018MI – 18 Marcello and 25 Piedmont**

**Applicant: Piedmont Properties LLC**

The applicant is requesting a second one-year extension to the validity of the preliminary plan for a four story, 19 unit apartment building – for action (AP 28 Lots 1092 and 1093, Federal Hill)

**CITY COUNCIL REFERRAL**

**2. Referral No. 3545 – Rezoning of 1051-1061 Chalkstone Ave**

**Petitioner: Richard R Grasso and RDR Realty Associates**

The petitioner is requesting a rezoning of the subject property from C-1 to C-2 – for action (AP 84 Lots 164, 165, 166 436 and 447, Elmhurst)

**MINOR SUBDIVISION**

**3. Case No. 23-027MI – 21 Westmore Street**

**Applicant: Maricela Hernandez**

The applicants are proposing to subdivide the subject lot which measures approximately 10,200 SF into two lots of 5,012 SF and 5,187 SF in the R-1 zone – for action (AP 126 Lot 444, Reservoir)

**DEPARTMENT OF PLANNING & DEVELOPMENT**

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903  
PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

## **INSTITUTIONAL MASTER PLAN AMENDMENT**

### **4. Johnson and Wales University**

#### **Applicant: Johnson and Wales University**

The applicant is requesting to amend their Institutional Master Plan (IMP) which was approved in November 2022, for location of a soccer facility and an indoor agricultural building – for action

## **MAJOR LAND DEVELOPMENT PROJECT**

### **PUBLIC HEARING**

### **5. Case No. 22-067MA – 50 Branch Ave**

#### **Applicant: Trunk Space LLC**

The applicant is proposing to partially demolish a portion of the existing building and construct a five story, approximately 73' tall self-storage facility with 1,399 units in the C-3 zone, keeping the front portion of the building. The applicant is seeking preliminary plan approval – for action (AP 74 Lot 98, Mt Hope)

## **MAJOR LAND DEVELOPMENT PROJECT**

### **PUBLIC HEARING**

### **6. Case No. 23-029MA – 371 Pine Street**

#### **Applicant: Crossroads Rhode Island**

The applicant is proposing to construct a five story, approximately 58' (57'9") tall, 35 unit mixed use building with commercial space on the ground floor and affordable housing on the four upper stories. The applicant is requesting to combine master and preliminary plan approval and also requests a waiver from submission of state approvals at the preliminary plan stage – for action (AP 24 Lot 675, Upper South Providence)

## **MAJOR LAND DEVELOPMENT PROJECT**

### **PUBLIC HEARING**

### **7. Case No. 23-021MA – 269 Wickenden Street**

#### **Applicant: Fox Point Capital LLC**

The applicant is requesting master plan approval to construct a five story mixed-use building with a cellar that will provide commercial space, internal parking and 62 residential units in the C-2 zone. The applicant is seeking a dimensional adjustment for the proposed height of five stories and approximately 65'. A design waiver from the height of window sills over 2' from grade is also requested – for action (AP 18 Lots 190 and 192, Fox Point) – **continued from the April 18, 2023 meeting**

## **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.
- The City of Providence is committed to providing individuals with disabilities an equal opportunity to participate in and benefit from the City's programs, activities, and services. If you have a disability and require accommodations in order to fully participate in this activity, contact Leonela Felix, Esq., Ethics Education and ADA Coordinator at 401-680-5333 or [LFelix@ProvidenceRI.gov](mailto:LFelix@ProvidenceRI.gov). Providing at least 72 hours' notice will help to ensure availability.
- 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.