



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, AUGUST 15, 2023, 4:45 PM

Joseph Doorley Municipal Building, 444 Westminster Street,
1st 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 July 18, 2023 meeting
- Director's Report – Discussion of changes to state law pertaining to zoning, land development projects and subdivision review

All matters appearing on the agenda are scheduled for discussion and possible vote or other action.

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING

1. 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' where 50' and four stories are permitted. A design waiver from the height of window sills over 2' from grade is also requested – for vote (AP 18 Lots 190 and 192, Fox Point)

– Continued from the June 20, 2023 CPC meeting

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903

PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

2. Case No. 23-044UDR – 95-101 Dedham Ave

Applicant: Vitality Land Holdings LLC

Subdivision of two lots measuring 5,760 SF and 7,680 SF into three lots with two measuring 4,500 SF and one measuring 4,448 SF in the R-1 zone. The lots measuring 4,500 SF have received an administrative modification. Relief from the minimum lot size requirement of 5,000 SF is requested for the third lot, pursuant to Unified Development Review – for vote (AP 53 Lots 101, 99 and 98, Lower South Providence)

MAJOR LAND DEVELOPMENT PROJECT – UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

3. Case No. 23-039UDR – 661-665 Plainfield Street

Applicant: Irfan Saeed

The applicant is proposing to construct three mixed use buildings, one on each of the subject lots, with commercial/retail on the first floor and residential. All lots are zoned C-1. The applicant is seeking dimensional relief pursuant to Unified Development Review (UDR) for the corner side and front yard build-to percentage requirements. The applicant is seeking to combine master and preliminary plan approval and is requesting a waiver from submission of state approvals at the preliminary plan stage – for vote (AP 112 Lots 429, 430 and 431, Hartford)

CITY COUNCIL REFERRAL

4. Referral No. 3552 – Rezoning of 61-67 Leander Street

Petitioner: Brush Hill Development LLC

The petitioner is requesting a rezoning of the subject lots from R-1 to R-2 – for vote (AP 34 Lots 245 and 246, Manton)

MINOR SUBDIVISION

5. Case No. 23-040MI – 45 Liege Street

Applicant: Greenlight Investments LLC

The applicant is requesting to subdivide a lot measuring 10,000 SF into two lots of 5,000 SF – for vote (AP 119 Lot 226, Wanskuck)

MINOR SUBDIVISION

6. Case No. 23-041MI – 175 Congress Ave

Applicant: Christopher Norris Leblanc and John P Duffin

The applicant is requesting to subdivide a lot measuring 14,742 SF into two lots of 7,580 SF and 7,163 SF – for vote (AP 49 Lot 149, Elmwood)

CITY COUNCIL REFERRAL

7. Referral No. 3553 – Rezoning of 66 Baltimore Street

Petitioner: Kathleen Jacotin

The petitioner is requesting a rezoning of the subject property from R-1 to R-2 – for vote (AP 34 Lot 134, Manton)

MINOR SUBDIVISION

8. Case No. 23-042MI – 66 Baltimore Street

Applicant: Kathleen Jacotin

The applicant is requesting to subdivide a lot measuring 24,310 SF in the R-1 zone with an existing dwelling into three lots, with one measuring 14,490 SF and two lots of 5,490 SF – for vote (AP 34 Lot 134, Manton)

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 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. Providing at least 72 hours' notice will help to ensure availability.
- Contact Choyon Manjrekar with the Department of Planning and Development cmanjrekar@providenceri.gov or **401-680-8525** if you have any questions regarding this meeting.