



# CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

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

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**TUESDAY, NOVEMBER 14, 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 October 17, 2023 meeting
- Director's Report

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

### **REQUEST FOR EXTENSION**

#### **1. Case No. 21-048MI – 56 Pratt Street**

**Applicant: Alfred Sliney**

The applicant is requesting a second one-year extension of the preliminary plan approval – for vote (AP 10 Lot 163, College Hill)

### **DEVELOPMENT PLAN REVIEW**

#### **2. Case No. 2023-11 DPR – 870 Westminster Street**

**Applicant: Omni 870W LLC**

The applicant is requesting a design waiver from Section 503.A.8 of the ordinance to allow for residential use within 20' of a main street – for vote (AP 29 Lot 185, West End)

### **DEPARTMENT OF PLANNING & DEVELOPMENT**

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

PHONE 401.680.8400 | [WWW.PROVIDENCERI.GOV/PLANNING](http://WWW.PROVIDENCERI.GOV/PLANNING)

## **MINOR SUBDIVISION**

### **3. Case No. 23-053MI – 116 Benevolent Street**

**Applicant: Whisper Investments LLC**

The applicant is proposing to subdivide the subject vacant lot in the R-1 zone which measures approximately 16,427 SF into two lots of 9,964 SF and 6,464 SF – for vote (AP 13 Lot 310, College Hill)

## **CITY COUNCIL REFERRAL**

### **4. Referral No. 3560–12 Governor Street**

**Petitioner: DWTDT LLC, c/o Joshua Miller**

The applicant is requesting a rezoning of the subject lot from R-2 to C-2 – for vote (AP 17 Lot 518, Fox Point)

## **CITY COUNCIL REFERRAL**

### **5. Referral No. 3556 –53 Batcheller Ave**

**Petitioner: Roland Teller**

The petitioner is requesting a rezoning of the subject lot from C-3 to R-2 – for vote (AP 77 Lot 338, Charles)

## **CITY COUNCIL REFERRAL**

### **6. Referral No. 3558–49 Leander Street and 4,8, 20 and 24 Perrin Street**

**Petitioner: Maxton Investments LLC**

The applicant is requesting a rezoning of the subject lots from R-1 to R-2 – for vote (AP 34 Lot 235, 236, 239, 249 and 270, Manton)

## **CITY COUNCIL REFERRAL**

### **7. Referral No. 3559–639 Wickenden Street**

**Petitioner: Andy Andujar**

The applicant is requesting a rezoning of the subject lot from R-2 to R-4 – for vote (AP 17 Lot 518, Fox Point)

## **CITY COUNCIL REFERRAL**

### **8. Referral No. 3557– 95, 101 and 105 Dedham Ave**

**Petitioner: Vitality Land Holdings LLC and GFM Realty LLC**

The applicant is requesting a rezoning of the subject lots from R-1 to R-2 – for vote (AP 112 Lots 432, 433 and 434, Hartford)

## **MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW**

### **PUBLIC HEARING**

### **9. Case No. 23-054UDR – 53 Pomona Ave**

**Applicant: Michael Kelly**

The applicant is proposing to subdivide the lot which measures approximately 9,682 SF and is zoned R-2, into two lots of 5,000 SF and 4,682 SF. Pursuant to unified development review, the

applicant is seeking relief from the minimum lot size requirements where a minimum of 5,000 SF is required for each new lot – for vote (AP 64 Lot 896, Mt. Pleasant)

## **DEVELOPMENT REVIEW REGULATIONS**

### **PUBLIC HEARING**

#### **10. Changes to the Land Development and Subdivision Review Regulations**

**Proponent: Department of Planning and Development**

Public hearing on changes to the Commission’s Land Development and Subdivision Review Regulations to implement changes required by new state laws – for discussion and vote

### **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.