



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, DECEMBER 12, 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 November 14, 2023 meeting
- Approval of the 2024 meeting calendar
- Director's Report – 2023 summary

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

COMPREHENSIVE PLAN

1. Comprehensive plan update

Presentation of the results of the public engagement process and discussion of future policy direction – for discussion

CITY COUNCIL REFERRAL

2. Referral No. 3562 – 748 Atwells Ave

Petitioner: Luis Olmo

The petitioner is requesting to rezone the subject lot from R-3 to R-4 – for vote (AP 62 Lot 212, Olneyville)

DEPARTMENT OF PLANNING & DEVELOPMENT

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

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CITY COUNCIL REFERRAL

3. Referral No. 3563 – 99 Depasquale Ave, 242 Federal Street, 93 Knight Street, 141 Penn Street, 135 Ridge Street, 155 Ridge Street and 157 Ridge Street

Petitioner: Vicioso Homes LLC

The petitioner is requesting to rezone the subject lots to R-4. 155 and 157 Ridge Street are zoned M-MU 75 and the rest are zoned R-3 – for vote (AP 28 Lots 787 and 843, AP 33 Lots 51, 197, 399, 400 and 406, Olneyville)

CITY COUNCIL REFERRAL

4. Referral No. 3561 – 15 Farmington Ave

Petitioner: Albanese Irrevocable Trust

The petitioner is requesting to rezone the subject lot from R-3 to C-3 – for vote (AP 110 Lot 269, Silver Lake)

CITY COUNCIL REFERRAL

5. Referral No. 3564 – 355 Thurbers Ave

Petitioner: 355 Thurbers Ave LLC

The petitioner is requesting to rezone the subject lot from C-2 to C-3 – for vote (AP 53 Lot 719, Lower South Providence)

MINOR LAND DEVELOPMENT PROJECT

6. Case No. 23-055MI – 150-158 Pitman Street

Applicant: Walter Bronhard

The applicant is proposing to construct a five-story, 16 unit multifamily dwelling with internal parking in the C-2 zone. A dimensional adjustment for the height of 57' and five stories is requested where 50' and four stories are permitted by right – for vote (AP 15 Lots 238, 239 and 240, Fox Point)

MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

7. 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) – **continued from the November 14, 2023 meeting**

DEVELOPMENT REVIEW REGULATIONS

PUBLIC HEARING

8. 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

– continued from the November 14, 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
- 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.