



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION

NOTICE OF REGULAR MEETING

TUESDAY, AUGUST 19, 2025, 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:

301 715 8592, 305 224 1968, 309 205 3325, or 646 931 3860

The Webinar ID is 872 3356 8540

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

OPENING SESSION

- Call to Order
- Roll Call
- Approval of minutes from the July 15, 2025 meeting
- Director's Report

REQUEST FOR EXTENSION

1. Case no 23-065MI – 125 Tobey Street

Applicant: Tobey Street LLC

The applicant is requesting a two year extension to the validity of the preliminary plan – for vote (AP 35 Lot 555, Federal Hill)

REQUEST FOR EXTENSION

2. Case no 23-066MI – 64 America Street

Applicant: Providence Growth 2019 Fund Holdings LLC

The applicant is requesting a two year extension to the validity of the preliminary plan – for vote (AP 28 Lot 819, Federal Hill)

REQUEST FOR EXTENSION

3. Case no 23-067MI – 20 America Street

Applicant: PVD LLC

The applicant is requesting a two year extension to the validity of the preliminary plan – for vote (AP 28 Lot 1046, Federal Hill)

DEPARTMENT OF PLANNING & DEVELOPMENT

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

PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

CITY COUNCIL REFERRAL

4. Referral 3602 – Cannabis Regulations

Proponent: Department of Planning and Development

Amendment of ordinance pertaining to cannabis regulation to ensure consistency with State Law
– for vote

MAJOR CHANGE

5. Case no 22-033MA–116 Waterman Street

Applicant: Walter Bronhard

The applicant is requesting a major change to amend a design waiver granted with an approved plan for a mixed use development in the C-2 zone. The applicant is proposing to add an additional dwelling unit on the first floor – for vote (AP 12 Lot 492, College Hill)

MAJOR CHANGE

6. Case no 23-055MI–150 Pitman Street

Applicant: Walter Bronhard

The applicant is requesting a major change consisting of an over 20% reduction in the number of dwelling units and a change to the design of an approved residential development in the C-2 zone
– for vote (AP 15 Lot 498, Wayland)

MINOR LAND DEVELOPMENT PROJECT – UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

7. Case no. 25-044UDR – 290 and 298 Public Street

Applicant: SWAP Inc

The applicant is proposing to construct an approximately 49', four story multifamily residential building with 39 residential units in the R-P zone. Dimensional adjustments from the height, side setback and parking requirements are requested. Pursuant to Unified Development Review (UDR), the applicant is requesting relief from the rear yard and total maximum impervious surface coverage requirements – for vote (AP 48 Lots 938 and 939, Lower South Providence)

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 no later than 24 hours before the meeting. **Comments received after noon on the day of the meeting will not be considered.** 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.

Administrative Officer's report on administrative approvals

25-039A: Merging of AP 43 Lots 38, 376, 387 and 388