



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION

NOTICE OF REGULAR MEETING

TUESDAY, OCTOBER 21, 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 September 16, 2025 meeting
- Director's Report

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING

1. Case no. 25-059MA– 1655 Westminster Street

Applicant: City of Providence

The applicant is proposing to construct a four story, 54' tall school building with ancillary improvements serving pre-K to 8th grade students in the PS zone. The applicant is seeking a waiver from submission of state approvals at the preliminary plan stage and requesting to combine master and preliminary plan approval in addition to a dimensional adjustment from the 50' maximum height limit of the PS zone – for vote (AP 35 Lots 91, 94, 95, 96, 97,98 and 322, Federal Hill)

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING

2. Case no. 25-060MA– 434 Mt Pleasant Ave

Applicant: City of Providence

The applicant is proposing to construct a new four story wing for an existing public school in the PS zone. The applicant is seeking to combine master and preliminary plan approval and seeking a

DEPARTMENT OF PLANNING & DEVELOPMENT

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waiver from submission of state approvals at the preliminary plan stage – for vote (AP 128 Lot 2, Mt. Pleasant)

**MINOR LAND DEVELOPMENT PROJECT
REQUEST FOR EXTENSION**

3. Case no. 24-041MI– 27 East River Street

Applicant: 27 E River LLC

The applicant is requesting a one year extension of the validity of the preliminary plan approval – for vote (AP 15 Lot 483, Wayland)

CITY COUNCIL REFERRAL

4. Referral no 3603 – 205 Union Ave and 109 Cumerford Street

Sponsor: Councilman Oscar Vargas

The petitioner is requesting a rezoning of the subject lot from C-2 to C-3 – for vote (AP 103 Lots 653 and 654, Silver Lake)

DESIGN STANDARDS PRESENTATION

5. Presentation of updated design and development regulations

Presentation of the Design Standards Advisory Committee’s recommendations for building design regulations – for 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
- 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

25-017MIL: Construction of 18 unit apartment building