CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION
NOTICE OF REGULAR MEETING

TUESDAY, JANUARY 20, 2026, 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 December 15, 2025 meeting
- Election of Officers
- Director's Report

MINOR SUBDIVISION
UNIFIED DEVELOPMENT REVIEW – PUBLIC HEARING

1. Case no. 25-087 UDR – 75 Laban Street
Applicant: Monaco Investments LLC
The applicant is proposing to subdivide the lot which measures approximately 4,400 SF, is zoned R-3, and occupied by a one family and three family dwelling into two lots of 2,200 SF with each building on a separate lot. Pursuant to unified development review, the applicant is seeking relief from the minimum lot size, minimum lot width, impervious surface coverage and parking requirements – for vote (AP 105 Lot 370, Silver Lake)

DEVELOPMENT PLAN REVIEW AND MINOR SUBDIVISION
UNIFIED DEVELOPMENT REVIEW – PUBLIC HEARING

2. Case no. 25-074UDR– 784 Branch Ave
Applicant: Tosbine LLC
The applicant is proposing to construct a six unit rowhouse development in the R-4 zone and is seeking relief from the front yard setback requirement, front yard impervious coverage

requirement, maximum building coverage, rear setback and garage setback from front lot line requirements – for vote (AP 102 Lot 71, Wanskuck)

MINOR SUBDIVISION
UNIFIED DEVELOPMENT REVIEW – PUBLIC HEARING

3. Case no. 25-088UDR – 64 Angell Street
Applicant: 64 Angell Street LLC
The applicant is proposing to subdivide the lot which measures approximately 29,984 SF and occupied by a single family dwelling, into three lots of 18,977 SF, 6,000 SF and 5,000 SF. In addition, the applicant is seeking to construct a three unit dwelling and a single family dwelling on the newly created lots. The applicant is seeking a special use permit for a three unit dwelling in the R-1 zone in addition to relief from front, rear, side yard and building coverage requirements for the dwellings – for vote (AP 10 Lot 255, College Hill)

CITY COUNCIL REFERRAL

4. Referral no 3605 – Zoning Ordinance Amendment
Proponent: Department of Planning and Development
Presentation of amendments to the zoning ordinance to comply with changes to state law, conform to the comprehensive plan, and clarify and update certain sections. The Department is proposing minor edits to this ordinance amendment that was previously reviewed by the CPC – for vote

ADJOURNMENT

IMPORTANT INFORMATION

- Documents for the agenda items may be accessed at:
  http://www.providenceri.gov/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
- Virtual access options are being provided only as a convenience and not as an official "location" where access to the meeting is guaranteed. Being physically present at the meeting is the only way to guarantee access to the meeting.
- 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
25-089MIS – 111 Donelson St (AP 70 lot 558): Subdivision of lot pursuant to 2003.D
25-096A – 244 Lynch St (AP 94 Lot 439 and 441): Merging of subject lots
25-098A – 91 Indiana Ave (AP 87 Lots 658 and 659): Merging of subject lots
25-099A – 308 Jastram (AP 85 Lots 216 and 217): Merging of subject lots
25-100A – 108 Nelson St (AP 83 Lots 100 and 101): Merging of subject lots