



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION

NOTICE OF REGULAR MEETING

TUESDAY, MARCH 31, 2026, 4:45 PM

Joseph Doorley Municipal Building, 444 Westminster Street,
1st Floor meeting room, Providence RI 02903

******* Note the changed date. The meeting has been moved from the regularly scheduled March 24 meeting *******

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

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.*

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 January 20 and March 3, 2026 meetings
- Director’s Report

MINOR LAND DEVELOPMENT PROJECT – REINSTATEMENT

1. Case no 23-039MA – 661, 663 and 665 Plainfield Street

Applicant: Clearview Inc

The applicant is requesting to reinstate the master and preliminary plan approvals for the subject land development project in the C-2 zone consisting of three mixed use buildings with associated relief for the setback and build-to percentage requirements – for vote (AP 24 Lots 429, 430 and 431, Hartford)

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

2. Referral no 3611 – 349 Killingly Street

Petitioner: Gustavo Perez

The petitioner is requesting a rezoning of 349 Killingly Street from R-1 to R-3 – for vote (AP 115 Lot 626)

MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

3. Case no 26-007 UDR – 55 Grosvenor Street

Applicants: Esperanza and Hugo Veliz

The applicant is requesting to subdivide a lot measuring approximately 7,504 SF in the R-1 zone into two lots of 4,800 SF and 2,704 SF pursuant to section 2003.D of the ordinance. The applicant is requesting relief from the rear yard setback requirement where 30' is the minimum and 20'8" is proposed – for vote (AP 84 Lot 24, Elmhurst)

MINOR LAND DEVELOPMENT PROJECT – UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

4. Case no. 26-022 MIS – 309 Dexter Street

Applicant: 297 Dexter Holdings LLC

The applicant is requesting preliminary plan approval to construct a 48 unit residential building in the M-MU 75 zone with parking provided in the adjacent R-3 zone with an additional off-site parking lot. A dimensional adjustment for parking is requested where 48 spaces are required and 34 will be provided. Dimensional relief from the rear yard and total maximum impervious coverage requirements are requested for the parking area in the R-3 zone. In addition, a special use permit is requested for an offsite parking lot providing eight spaces at 20 Ford Street in the M-MU 75 zone – for vote (AP 31 Lots 125, 525, 523, 524 and 546, West End)

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
- 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:

25-008A: Merging of AP 28 Lots 541 and 1087

25-050MIS: Subdivision of AP 95 Lot 479

25-070MIS: Subdivision of AP 64 Lot 806

25-102A: Reconfiguration of AP 77 Lots 25 and 26

26-001A: Merging of AP 48 lots 938 and 939

26-002A: Merging of AP 101 lots 378 and 380

26-003MIS: Subdivision of AP 115 Lot 578