



# *City of East Providence*

## DEPARTMENT OF PUBLIC WORKS

CITY HALL

145 TAUNTON AVENUE

EAST PROVIDENCE, RHODE ISLAND 02914-4505

ZONING OFFICER

### CITY OF EAST PROVIDENCE STATE OF RHODE ISLAND ZONING BOARD OF REVIEW

A meeting of the Zoning Board of Review is scheduled for **2 March 2022, at 6:00 P.M.** The meeting is scheduled to be conducted in a **hybrid form**, thereby permitting applicants, their representatives and general members of the public the opportunity to **participate in person or in a Virtual Format via Zoom**. The hybrid participation results from an Executive Order of the Mayor of the City East Providence.

#### **I. Opening Statement by Chairman**

A. Swearing in of the Zoning Officer, Edward Pimentel

#### **II. Seating of Alternate Member(s)**

#### **III. Approval of Zoning Board Minutes**

A. 2 February 2022

#### **IV. Zoning Officer's Report**

#### **V. Correspondence / Discussions**

#### **VI. Staff Reports**

A. Planning Department Staff Report.

B. February Complaint List

#### **VII. Continued Items**



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#### **VIII. New Items**

**1A.** ROBIN L. CADY and FREDERICK J. HARRIS, seek a 'Waiver' of the submission of a Class I Surveyed Site Plan, for property located at 65 WILLOW STREET, being MAP 312, BLOCK 46, PARCEL 1, in a RESIDENTIAL 4 DISTRICT. (Waiver - Petition No. 6893)

**1B.** ROBIN L. CADY and FREDERICK J. HARRIS, seek permission to retain a rear-yard porch that fails to comply with the minimum rear-yard setback requirement, for property located at 65 WILLOW STREET, being MAP 312, BLOCK 46, PARCEL 1, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance - Petition No. 6893)

**2.** CHRISTOPHER CLEGG and KRYSSTYNE MARTINELLI, seek permission to introduce an accessory ground-mounted solar facility, otherwise defined as being a prohibited land use because ground-mounted solar facilities have not been defined within the zoning code and the location of the accessory land use is on a lot separate from the residence to which it will in part be serving its energy needs, for property located at 00 ZZ State Line (contiguous to 187 MARNOCH DRIVE, SEEKONK, MASSACHUSETTS), being MAP 911, BLOCK 1, PARCEL 2, in a OPEN SPACE 1 DISTRICT. (Use Variance - Petition No. 6894)

**3.** CITY OF EAST PROVIDENCE and TOUCHDOWN REALTY GROUP, LLC, seek permission to convert a former school facility / community center and expand said facility, by introducing eight (8) residential units, otherwise defined as a prohibited land use, for property located at 1320 PAWTUCKET AVENUE, being MAP 503, BLOCK 23, PARCEL 9, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances - Petition No. 6895)

#### **IX. Procedures**

**A.** Discussion on amending the Zoning Board of Review 'Policy and Procedures' – Instituting a cap on the number of agenda items permitted per hearing.

**B.** Discussion on the prepared Zoning Application Instructional Package.

#### **X. Announcements**

**A.** The next regularly scheduled hearing of the Zoning Board of Review will be held on 6 April 2022, potentially in a similar hybrid form once again.

#### **XI. Adjournment**



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A hybrid meeting format, to include **Virtual Meeting via Zoom**, is being engaged for purposes of protecting the health, safety, and well-being of all citizens. The **Virtual Meeting** component will be available to the public by video or telephone conference.

### HOW CAN I PARTICIPATE AT THIS MEETING VIRTUALLY?

This is a public meeting and you can view or participate in the **in person** or via the following manner.

- (1) Joining the meeting as a webinar participant by going to the following website: **www.zoom.com**, and then on the homepage clicking the tab at the top entitled '**Join a Meeting**', and then entering the following information

MEETING ID: 971-8482-7200

PASSWORD: 448738

Or telephone (AUDIO ONLY) by calling the following number: 1 (877) 853-5247. After dialing in, you will be asked to enter the Meeting ID Number listed above.

At the appropriate time during the meeting, you will have the right to give testimony in favor of or against the application which may be subject to rebuttal or cross-examination by the applicant at the applicant's option.

- (2) Emailing comments to: [epimentel@eastprovidenceri.gov](mailto:epimentel@eastprovidenceri.gov). Include your name, address, and statement. Only comments including all required information will be read into the record.

**Please note that should you have an interest in participating, but are either unable or incapable of doing so because of the lack of access to the technology listed above, please contact the Zoning Officer at 401-435-7722, Ext. 3, immediately upon receiving the subject notice to determine if further alternative arrangements can be made.**



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### HOW CAN I LEARN ABOUT THIS PROPOSAL PRIOR TO THE MEETING?

**APPLICATION/DOCUMENTS:** As part of the above detailed petitions, the applicants have submitted materials which are public record. If you would like to receive a copy of the materials submitted to view before the hearing, please contact the Zoning Official via email at [epimentel@eastprovidenceri.gov](mailto:epimentel@eastprovidenceri.gov) and/or call the Zoning Official at (401) 435-7722, Ext. 3.

### HOW CAN I SUBMIT DOCUMENTS IN FAVOR /AGAINST THIS APPLICATION?

If you desire to submit documents, expert opinions, or other like material either in favor of or in opposition to the applications, you can do so by email to [epimentel@eastprovidenceri.gov](mailto:epimentel@eastprovidenceri.gov), regular mail by mailing to Ed Pimentel, Zoning Officer, 145 Taunton Avenue, East Providence, RI 02914 by 25 February 2022.

EDWARD PIMENTEL, AICP  
ZONING OFFICER / CLERK

“INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (V/TDD), FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING DATE.”