



CITY OF EAST PROVIDENCE PLANNING BOARD MEETING AGENDA

Date: Monday, November 10, 2025

Time: 7:00 PM

Place: East Providence City Hall, 145 Taunton Avenue, Room 306, 3rd floor

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF PLANNING BOARD MINUTES

A. Approval of October 14, 2025 official meeting minutes.

4. NEW BUSINESS

For discussion, consideration, and/or action (vote), regarding the following matters:

A1. Expo Development, LLC & Rodolfo Hernandez seeks permission to subdivide property located at 45-49 Metropolitan Park Drive, further recognized as MAP 513, BLOCK 49, PARCEL 1 and 2, into two parcels via a Minor Subdivision in accordance with the Unified Development Plan Review procedural process, resulting in relief from the minimum lot area, lot width and lot depth for both proposed parcels. [Dimensional Variance – Petition No. 7026]

A2. Minor Subdivision Preliminary Plan to subdivide property at 45-49 Metropolitan Park Drive into two parcels, in accordance with Article 8 titled Minor Land Development Projects and Minor Subdivisions of the Land Development and Subdivision Regulations.

B1. Ramanathan Subramanian and Ranjeesh Chenuvari seek permission to subdivide property located at 1 and 9 Vineland Avenue, further recognized as MAP 405, BLOCK 2, PARCEL 8, into two parcels via a Minor Subdivision in accordance with the Unified Development Plan Review procedural process, resulting in relief from the minimum lot area, lot depth, and rear yard setback for 9 Vineland and relief from the minimum lot depth and front yard setback for 1 Vineland. The parcel currently contains two single-family dwellings, as a result the petitioner seeks to divide the parcel so each dwelling is on its own respective parcel. [Dimensional Variance - Petition No. 7024]

B2. Minor Subdivision Preliminary Plan to subdivide Parcel 8 into two parcels, with each parcel containing their existing single-family dwelling, in accordance with Article 8 titled Minor Land Development Projects and Minor Subdivisions of the Land Development and Subdivision Regulations.

C1. Fernando C. and Natalia F. Silva, seek permission to subdivide property located at 1019-1021 and 1027-1029 SOUTH BROADWAY, further recognized as MAP 207, BLOCK 2, PARCEL 9, via a Minor Subdivision in accordance with the Unified Development Plan Review procedural process, resulting in relief from the minimum lot area, lot width, lot depth, rear yard setbacks, accessory setback, and failing to meet the off-street parking requirements. The parcel currently contains two two-family dwellings, as a result the petitioner seeks to divide the parcel so each structure is on its own respective parcel. [Dimensional Variance]

C2. Fernando C. and Natalia F. Silva, seek permission to subdivide property located at 1019-1021 and 1027-1029 SOUTH BROADWAY, further recognized as MAP 207, BLOCK 2, PARCEL 9, via a Minor Subdivision in accordance with the Unified Development Plan Review procedural process, resulting in the need for a Use Variance to allow two-family dwellings in a Commercial – 2 Zoning District. [Use Variance]

C3. Minor Subdivision Preliminary Plan to subdivide parcel 9 which currently contains two two-family dwellings into two parcels, each containing an existing two-family dwelling, in accordance with Article 8 titled Minor Land Development Projects and Minor Subdivisions of the Land Development and Subdivision Regulations.

D. Consideration of a recommendation to the City Council for proposed amendments to the City of East Providence Zoning Ordinance. These changes are proposed in order to adopt a citywide Inclusionary Zoning requirement. These changes would require that residential developments of 10 or more dwelling units set aside a minimum of 15% of units as affordable per the definition in RI General Law. A density bonus of 1.5 market rate units per each affordable unit required would be granted.

Specifically, the following sections will be amended, altered, changed, or created in Chapter 19 Zoning:

- Article IX, Section 19-485

-Article XI, Section 19-499

5. ANNOUNCEMENT

The next scheduled Planning Board meeting is Monday December 8, 2025.

6. ADJOURNMENT

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

As part of the above 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 meeting, please contact the Department of Planning and Economic Development at 401-654-4288 or planning@eastprovidenceri.gov.

Facilities are accessible for people with disabilities. If communication assistance or any other accommodations are needed to ensure equal participation, please contact the Department of Planning and Economic Development at 401-654-4288 or planning@eastprovidenceri.gov not less than 48 hours in advance of the meeting date.

Cc: Mayor Roberto DaSilva
City Council
Director of Public Works
City Engineer
City Solicitor
Fire Chief
Zoning Officer