



**CITY OF EAST PROVIDENCE
PLANNING BOARD
MEETING AGENDA**

Date: Monday, January 12, 2026

Time: 6:00 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

- Minutes of December 8, 2025

4. NEW BUSINESS

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

- A. 2025-14-Minor LDP. S&D Realty Company, LLC, seeking Preliminary Plan approval to construct a 17-unit residential building containing one-bedroom apartments, an accessory dwelling unit, accompanying parking, and a garage at 0 South Broadway, further recognized as Map 207, Block 11, Parcel 1, via a Minor Land Development Project in accordance with the Unified Development Plan Review procedural process, resulting in the need for a Special Use Permit for multi-family housing (petition # 7039).
- B. 2025-12-Major LDP. Major Land Development Project, Master/Preliminary Plan submission. Applicant/owner: The John Flatley Company, Street address: 1279 Wampanoag Trail, Location: Map 711, Block 3, Parcels 15.6 and 15.7, Zoning: Commercial – 1. In accordance with the Unified Development Plan Review procedural process, resulting in relief from the following:

Dimensional Variances (petition # 7040)

1. Section 19-283(d) Plans, Construction and maintenance of off-street parking areas. All parking areas with 5 or more parking spaces shall provide a five-foot wide landscaped strip containing a wall or fence of solid appearance having a height of not less than 5.5 feet. The petitioner is proposing no fence between the parking area and residential area for parcel 15.7.
2. Section 19-443 Permitting, signage allowed and supplemental sign regulations. Section 19-443 requires a maximum of 1.5 sq. ft. per 1 foot of building frontage for a canopy sign for a maximum of 520.5 sq. ft. for buildings 1, 2 and 3. The petitioner is proposing 750 sq. ft. of canopy signage for buildings 1, 2 and 3.

Special Use Permit (petition # 7041)

1. Section 19-98 Use schedule. Section 19-98 requires all proposed drive-through facilities to obtain a special use permit. The petitioner is proposing a drive-through facility for buildings 1 and 2 on parcel 15.7.

Use Variance (petition # 7042)

1. Section 19-98 Use schedule (Building 1, parcel 15.7). The petitioner is proposing a 1,973 sq. ft. restaurant without live entertainment in building # 1 on parcel 15.7. According to section 19-98, restaurants are a prohibited use in a C-1 district.
 2. Section 19-98 Use schedule (Building 2, parcel 15.7). The petitioner is proposing a 1,000 sq. ft. retail unit for the sale of food, drugs, clothing, jewelry, stationery or similar personal or specialty items and a 2,500 sq. ft. bank. The retail use of the sale of food, drugs, clothing, jewelry, stationery or similar personal or specialty items and a bank are prohibited uses in a C-1 District.
 3. Section 19-98 Use schedule (Building 3, parcel 15.7). The petitioner is proposing a 10,500 sq. ft. structure on parcel 15.7 with the following uses that are prohibited in a C-1 district: 1) retail sale of food, drugs, clothing, jewelry, stationery or similar personal or specialty items (48% plus minus of maximum of building), 2) retail sale or rental of general merchandise, furniture, household goods, supplies, and appliances, sporting goods, automotive accessories, or other similar retail products (48% plus minus of maximum of building), 3) message therapy establishment (16% plus minus of maximum of building) and 4) health, fitness and wellness facility (16% plus minus of maximum of building).
 4. Section 19-98 Use schedule (Building 4, parcel 15.6). The petitioner is proposing a 3-story 61,818 sq. ft. building to serve as self-storage. According to section 19-98, self-storage is a prohibited use in a C-1 district.
- C. Consideration of a recommendation to the City Council for proposed amendments to the City of East Providence Zoning Ordinance (revised 12/18/25). 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, with the exception of developments utilizing Tax Increment Financing (TIF) through the City which shall provide a minimum of 20% affordable units. 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, February 9, 2026.

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