MEETING
CITY OF EAST PROVIDENCE
ZONING BOARD OF REVIEW

Date: Wednesday, 2 December 2026
Starting Time: 6:00 PM
Location: City Council Chambers

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. 7 October 2026

B. 4 November 2026

IV. Zoning Officer's Report

V. Correspondence / Discussions

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

VII. Docket Item Organization

VIII. Continued Business

1A. JOAO F. and STACY FERNANDES, seek permission to construct an addition onto a pre-existing legal non-conforming two-unit residence, otherwise defined as an intensification of a pre-existing legal nonconforming land use, necessitating a special use permit, for property located at 100 SUTTON AVENUE, being MAP 205, BLOCK 08, PARCEL 010.00, in a RESIDENTIAL 6 DISTRICT. (Special Use Permit - Petition No. 7055)

1B. JOAO F. and STACY FERNANDES, seek permission to construct an addition onto a pre-existing legal non-conforming two-unit residence, otherwise defined as an intensification of a pre-existing legal nonconforming land use, resulting in exceeding the maximum allotted

percentage of intensification, as well as exceeding the maximum building and impervious lot coverage requirements, in addition to documenting two (2) pre-existing dimensional non-conformities associated with the principal residence (front and side-yard setback) and a setback deficiency associated with an accessory shed, for property located at 100 SUTTON AVENUE, being MAP 403, BLOCK 16, PARCEL 009.00, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 7056)

2. 2261 PAWTUCKET AVENUE, LLC, and HONEST CANNABIS CO-OP, seek permission to introduce a retail cannabis operation, otherwise deemed a prohibited land use, necessitating a use variance, for property located at 2261 PAWTUCKET AVENUE, being MAP 406, BLOCK 13, PARCEL 001.00, in a COMMERCIAL 4 DISTRICT. (Use Variance - Petition No. 7063)

IX. New Business

1. CASTILLO REALTY, INC., seeks permission to convert a retail convenience establishment to a café / restaurant, otherwise deemed a prohibited land use, necessitating a use variance, for property located at 548 WILLETT AVENUE, being MAP 512, BLOCK 04, PARCEL 006.00, in a RESIDENTIAL 3 DISTRICT. (Use Variance - Petition No. 7067)

2. TRACY PAVAO, seeks permission to retain a dog grooming business, otherwise defined as a prohibited land use within a residential district, thereby necessitating a use variance, for property located at 34 RIVER STREET, being MAP 312, BLOCK 68, PARCEL 001.00, in a RESIDENTIAL 4 DISTRICT. (Use Variance - Petition No. 7068)

3. DIGITAL TRUST FBO JOHN A. RISICA ROTH IRA, seeks permission to construct a single-family residence, which will encroach into the front-yard setback, for property located at 51 NORTH SHORE DRIVE, being MAP 513, BLOCK 33, PARCEL 003.00, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance - Petition No. 7069)

4. KEYSTONE DEVELOPMENTS, LLC, seeks permission to construct a two-unit residence, which is permitted by special use permit, for property located at 37 ARBOR STREET, being MAP 201, BLOCK 04, PARCEL 001.00, in a split-zoned RESIDENTIAL 4 DISTRICT and OPEN SPACE 1 DISTRICT [A split-zoned property may take advantage of either district for a distance of 100-feet]. (Special Use Permit - Petition No. 7070)

X. Procedures

A. Annual ‘2027 Calendar

XI. Announcements

A. The next regular meeting of the Zoning Board of Review is scheduled for Wednesday, 6 January 2027, at 6:00 PM, in the City of East Providence Council Chambers, City Hall, and East Providence, RI.

XII. Adjournment

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 Office at (401) 435-7722, Ext. 1 or 2.

You can also directly access all petition materials by following the below instructions:

In the web browser, type 'www.eastprovidenceri.gov'. Next, select the category entitled 'Public Notices'. Next, in the 'Filter Bar' located under the heading 'Filter by Board, Commission or Committee' scroll down to 'Zoning Board of Review' and select the adjacent button entitled 'Apply'. Next, select the hearing date (which should be the first available), and the entire agenda will then be presented. Scroll down to the bottom of the agenda, and you will have access to all petition files in PDF form.

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, or by regular mail by mailing to Ed Pimentel, Zoning Officer, 145 Taunton Avenue, East Providence, RI 02914 by Friday, 27 November 2026. Please note that the referenced Zoning Board of Review Agenda is posted on the City of East Providence Website, in addition to being Posted in both the City of East Providence City Hall and Weaver Library.