



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

Date: Monday, December 9, 2024

Time: 7:00 PM

Place: East Providence City Hall, 145 Taunton Avenue, City Council Chambers

The meeting will be viewable live at

<https://www.youtube.com/channel/UC0YEW6s1RpjcKR47VMil1LA>

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF PLANNING BOARD MINUTES

Minutes of August 19, 2024 (enclosed)

Minutes of August 26, 2024 (enclosed)

Minutes of September 9, 2024 (enclosed)

Minutes of October 15, 2024 (enclosed)

Minutes of November 20, 2024 (enclosed)

4. NEW BUSINESS

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

A. 350 Taunton Ave request for Preliminary Plan Approval extension for property located at 330, 350, 354 Taunton Avenue. MAP 306, BLOCK 1, PARCEL 12.1, 13, and 14. Owner ONE Neighborhood Builders.

B1. Jeffrey Mateus, seeks permission to subdivide property located at 25 ORANGE STREET, further recognized as MAP 302, BLOCK 4, PARCEL 1, via a Minor Subdivision in accordance with the Unified Development Plan Review procedural process, necessitating dimensional relief for having deficient overall lot depth, lot area, and maximum building lot coverage. [Petition No. 7002].

B2. Minor Subdivision Preliminary Plan to subdivide parcel 1 into two single-family residential dwellings, in accordance with Article 8 titled Minor Land Development Projects and Minor Subdivisions of the Land Development and Subdivision Regulations.

C1. Michael R. and Jeannelyn D. Cavaco, seek permission to subdivide property located at 11-19 WHELDEN AVE and 6 SHORT ST, further recognized as MAP 206, BLOCK 13, PARCEL 5, via a Minor Subdivision in accordance with the Unified Development Plan Review procedural process, resulting in relief from lot area, lot depth, side, front-yard and rear-yard setbacks, as well as exceeding the maximum building and impervious lot coverage, and failing to meet the off-street parking requirements. [Dimensional Variance – Petition No. 7003]

C2. Michael R. and Jeannelyn D. Cavaco, seek permission to subdivide property located at 11-19 WHELDEN AVE and 6 SHORT ST, further recognized as MAP 206, BLOCK 13, PARCEL 5, via a Minor Subdivision in accordance with the Unified Development Plan Review procedural process, resulting in the need for a Special Use Permit to use the existing three-family dwelling in an R-6 Zoning District. [Special Use – Petition No. 7003]

D. Recommendation to the Waterfront Special Development District Commission regarding Comprehensive Plan consistency for Metacomet Property LLC’s application for a proposed mixed-use development located on 500 Veterans Memorial Parkway, Assessor’s Map 107, Block 15, Lot 1, and Map 107, Block 15, Lot 1-10.

E. Approval of 2025 Planning Board Meeting Calendar

5. ANNOUNCEMENT

The next scheduled Planning Board meeting is January 13, 2025.

6. STAFF REPORT

7. 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