CITY OF EAST PROVIDENCE
STATE OF RHODE ISLAND
PLANNING BOARD

A meeting of the East Providence Planning Board pursuant to Article 12, Unified Development Review of the City of East Providence Land Development and Subdivision Review Regulations will be held in Room 306, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Monday evening, December 14, 2026 at 6:00 P.M. The following application for Unified Development Review will be heard in accordance with Article 12 and Rhode Island General Law State Law 45-23-50.1.

I. Zoning

The applicant CT Properties, LLC seeks permission to convert an existing single-family dwelling located at 674 N Broadway into a multi-family 4 dwelling units and the construction of a 3-story 3 dwelling unit building on Map 305, block 16, parcel 1 (Intersection of N Broadway and Sutton Avenue). The proposal is being reviewed as a minor land development project that requires relief from dimensional requirements of Zoning and the granting of a special use permit for a multi-family residential development as per section 19-360.11.

The applicant's submission requires the following dimensional relief.

- Dimensional relief for use of required yards as per Section 19-135
- Dimensional relief for minimum off-street parking requirement as per Section 19-284

II. Minor Land Development Project

This is a preliminary plan submission to convert an existing single-family dwelling located at 674 N Broadway into a multi-family with 4 dwelling units and the construction of a 3-story building to allow for 3 dwelling units on Map 305, block 16, parcel 1 (Intersection of N Broadway and Sutton Avenue) located in a C-2 District in accordance with Article 8 titled Minor Land Development Projects of the Land Development & Subdivision Review Regulations. A total of 7 dwelling units is being proposed.

The proposal may be revised with the permission of the Planning Board, as a result of further study or because of the views expressed at the public hearing. Plans and other materials may be examined at the Department of Planning and Economic Development, City Hall, Room 309, 145 Taunton Avenue, East Providence, from 8:00 a.m. to 4:00 p.m., Monday through Wednesday, 8:00 a.m. to 6:00 p.m. on Thursday and 8:00 a.m. to 1:00 p.m. on Friday. Written comments may be forwarded to the East Providence Planning and Economic Development Department at Planning@eastprovidenceri.gov, or East Providence City Hall, 145 Taunton Ave., East Providence, RI 02914.

Individuals requesting interpreter services for the hearing impaired or needing other special services must call 435-7500 48 hours in advance of the meeting date.

Michael Robinson, Chairman
East Providence Planning Board