



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF VIRTUAL MEETING

TUESDAY, APRIL 21, 2020, 4:45 PM

The virtual meeting can be accessed using the Zoom platform at: <https://zoom.us/j/326933437>

The meeting id is: **326 933 437**

For participation using video and audio a computer with webcam and microphone is required.

Those without computer access may participate by telephone using the following number:

Dial +1646-876-9923 and use code 326933437# when prompted

OPENING SESSION

- Call to Order
- Roll Call
- Approval of minutes from the February 18, 2020 meeting
- Director's Report

DEVELOPMENT PLAN REVIEW

1. Case No. 20-009 DPR – 1197 Broad Street

Applicant: Providence Redevelopment Agency

The applicant is requesting a design waiver from sections 502 and 503.A.6 of the ordinance in the construction of an annex building in the C-2 zone. Design waivers from the front setback and the build-to zone percentage requirements are requested – for action (AP 53 Lots 511, 513 and 525, South Elmwood)

MINOR SUBDIVISION

2. Case No. 20-008MI – 197-199 Wendell Street

Applicant: Sean Harrington

The applicant is proposing to subdivide a lot measuring 9,000 SF into two lots measuring 4,500 SF with a width of 45 feet. The lot is zoned R-3 where the minimum lot size is 5,000 SF with a 50 foot lot width. The applicant has received an administrative modification to maintain the proposed dimensions and is requesting to combine preliminary and final plan approval – for action (AP 37 Lot 253, West End)

REQUEST FOR EXTENSION

3. Case No. 16-048 MA – 371 Pine Street

Applicant: Hotel Associates LLC

The applicant is requesting a second, one-year extension of the vesting of the preliminary plan approval for the subject land development project, which will expire in June 2020 – for action (AP 24 Lot 674, Upper South Providence)

**LAND DEVELOPMENT PROJECT
PUBLIC HEARING**

4. Case No. 19-048MA – 1117 Eddy Street and 11-43 Aldrich Street

Applicant: Cogent Capital Group LLC

The applicant is proposing to construct a five story storage space facility on the subject property, creating approximately 150,000 SF of new space. The applicant is seeking preliminary plan approval. The site is zoned M-1. A dimensional adjustment from the parking requirement is requested where 25 spaces are required, and 13 spaces are proposed; a 48% reduction. In addition, the applicant is requesting a waiver from submission of all state approvals at the preliminary plan stage – for action (AP 57 Lots 164, 165, 166, 168 and 169, Washington Park)

**LAND DEVELOPMENT PROJECT
PUBLIC HEARING**

5. Case No. 20-005MA – 7 Harborside Boulevard

Applicant: North East Offshore LLC

The applicant is proposing to construct two assembly buildings for wind turbines, measuring 22,609 SF and 9,688 SF, and install foundations for temporary support structures for the manufacturing buildings, in addition to other improvements. The applicant is requesting to combine master and preliminary plan stages of review and is requesting waivers from submission of all state approvals, a landscaping plan, and a lighting plan at the preliminary plan stage. The site is zoned W-3 – for action (AP 56 Lots 288, 361, 362, 363, 364, Washington Park)

ADJOURNMENT

IMPORTANT INFORMATION

- Plans for the agenda items may be accessed at:
<http://www.providenceri.gov/planning/city-plan-commission-cpc/>. Those who cannot access the documents electronically may call **401-680-8524** to make other arrangements to view the documents.
- The public will have the opportunity to comment during the meeting through the electronic platform and by telephone. Public comment may also be submitted prior to the meeting by email to cmanjrekar@providenceri.gov or by telephone at **401-680-8524**.
- Hard copies of comments may be delivered to the **drop box at 444 Westminster St.**, next to the back entrance off of Greene St.
- The Commission encourages comments to be submitted at least 24 hours before the meeting. Comments accepted via email, drop box and telephone will be read into the record and discussed at the meeting.
- Contact Choyon Manjrekar with the Department of Planning and Development at cmanjrekar@providenceri.gov if you have any questions regarding this meeting.

POSTED 4/13/20