

NORTH PROVIDENCE PLANNING BOARD

2000 SMITH STREET

NORTH PROVIDENCE, RI 02911

(401) 233-1419

PLANNING BOARD DECISION

The North Providence Planning Board will be holding a meeting on Monday, April 13, 2009 at 7:00 p.m., Town Council Chambers, Town Hall, 2000 Smith Street, North Providence, Rhode Island.

MEMBERS PRESENT: Ed Restivo, Chairman, Warren Riccitelli, Jr., Henry Riccitelli, John Puleo, John Zuba, and Michael Sheldon. Also present were Ed Civito, Director of Planning, and Elizabeth lafrate, Secretary. Jon Goncalves was absent.

7:00 p.m. – Meeting Opened

1. 872-876 Charles Street- Minor Subdivision-Final Stage -Assessor's Plat 1, Lot 623 in a Commercial Village zone, area 11,120.68 S.F. Applicant- Sean Marchionte, 2 Weetamoe Farm Drive, Bristol, RI 02809. Merging Lot 623 into two (2) parcels. Parcel 1 (5971.3 S.F.), and Parcel 2 (5149.4 S.F.). Submitted by John D. Andrews. 203 South Main Street, Providence, RI. Motion was made by John Zuba, seconded by Henry Riccitelli, and a roll call vote of six (6) Ayes and zero (0) Nays, it was voted to approve the Minor Subdivision on Assessor Plat 1, Lot 623 in a CV zone.

2. 105 Superior View Blvd. – Minor Subdivision-Preliminary Stage
Assessor's Plat 17, Lot 10 in a Residential Limited-13 zone, area 16,000 S.F. Applicant -Felton Messina, 105 Superior View Blvd., No. Prov., RI. Lot 10 is being divided into 2 (two) lots. Parcel A (7000 S.F.) proposed one-family, and Parcel B existing one-family (9,000 S.F.). Submitted by Alexander Scungio, 930 Douglas Ave. Providence, RI 02908. Motion was made by John Puleo, seconded by Michael Sheldon, and a roll call vote of five (5) Ayes and zero (0) Nays, it was voted to not make a recommendation at this time to the Zoning Board of Review until the Planning Board receives a letter from DEM, and that the 7, 000 SF does not fall under the North Providence Comprehensive Plan. This item must come back to the Planning Board of Review. John Zuba abstains from voting on this item.

3. Fruit Hill Avenue – Major Land Development-Preliminary Stage, "Fruit Hill Estates". Assessor's Plat 13, Lots 404, 405, and 746, in a Residential Limited-10 Zone, (267,935 S.F.) Applicant – Joseph C. & Dorella M. Cambio, 1 Adelaide Avenue, North Providence, RI 02911. Lots 404, 405, and 746 will be divided into eighteen (18) lots as follows: Lot 1 (10,386 S.F.), Lot 2 (11,265 S.F.), Lot 3 (9,118 S.F.), Lot 4 (9,808 S.F.), Lot 5 (12, 770 S.F.), Lot 6- drainage easement (13,949 S.F.), Lot 7 (9,269 S.F.),

Lot 8 (10,867 S.F.), Lot 9 (10,000 S.F.), Lot 10- existing home (65,919 S.F.), Lot 11 (9,645 S.F.), Lot 12 (12,141 S.F.), Lot 13 (8,576 S.F.), Lot 14 (8,353 S.F.), Lot 15 (8,537 S.F.), Lot 16 (8,957 S.F.), Lot 17 (9,388 S.F.), Lot 18 (10.000 S.F.), and a Right-of-Way (28,987 S.F.) Sixteen

(16) lots are to construct single family homes. Submitted by John P. Caito Corp., 141 James P. Murphy Hwy., West Warwick, RI 02893. Motion was made by Michael Sheldon, seconded by Henry Riccitelli, and roll call vote of of six (6) Ayes and zero (0) Nays, it was voted to approve the preliminary stage, "Fruit Hill Estates" for the Major Land Development on Assessor's Plat 13, Lots 404, 405 and 746 in a RL-10 zone.

Meeting Adjourned: 8:30 p.m.

Ed Civito, Planning Director