

**STATE OF RHODE ISLAND CITY OF EAST PROVIDENCE
COUNTY OF PROVIDENCE ZONING BOARD OF REVIEW**

MINUTES

A special ‘on-site’ meeting of the East Providence Zoning Board of Review was held at 9:30 A.M., on Saturday, 2 November 2013, at 350 Taunton Avenue, East Providence, RI.

The following members were present:

Eugene Saveory – Chairman

Michael Beauparlant – Vice-Chairman

John Braga

Pier-Mari Toledo

Antonio H. Cunha

Richard Croke, Sr. – 1st Alternate

Gary Pascoa – 2nd Alternate

Edward Pimentel – Zoning Officer / Clerk

In addition, the following individuals were present on behalf of the subject petition:

Joseph Ruggiero – Property Owner

Paul Carlson, PE – Project Engineer

I. CONTINUED BUSINESS

1. Petition No. 6529: Hamlet Court Real Estate, LLC, seeks Dimensional Relief, to permit conversion of a former dormitory to multi, 75-unit residential apartment complex [zone change already approved recognizing land use appropriateness], resulting in several deviations, as described below, for property located at 350 Taunton Avenue, being Map 306, Block 01, Parcel 013.00, in a Commercial 2 District.

A. Dimensional Variance, to permit the proposed conversion without meeting the minimum multi-unit residential lot density requirement pursuant to Section(s) 19-216 through 19-218 – Sixty-six thousand and forty-seven (66,047) square foot dimensional variance, resulting in the subject property having an approximate total land area of forty-eight thousand, seven-hundred and fifty-three (48,753) square feet.

B. Dimensional Variance, to permit the proposed conversion without meeting the minimum off-street parking stall requirement Section 19-282 – Ten (10) square foot dimensional variance, resulting in a portion of the off-street parking provision having a total square footage of one-hundred and seventy (170) square feet.

C. Dimensional Variance, to permit the proposed conversion without meeting the minimum off-street parking space requirement Section 19-282 – Ninety-seven (97) off-street parking space dimensional variance, resulting in total on-site (Parcel 013.00) provision of approximately fifty-three (53) spaces.

[NOTE: An additional sixty-two (62) spaces will be furnished on adjacent Parcel 014.00, resulting in a total provision of one-hundred and fifteen (115) spaces, or approximately 1.5-spaces per respective unit. Although, a long-term recorded lease for the additional off-street parking will be imposed as a condition of both the subject variance and approved zone change. The referenced off-street parking cannot technically be recognized because it is not being deeded restricted in perpetuity. However, it is agreed that should the long-term recorded lease agreement become voided for whatever reason, the continued usage of the subject property for multi, 75-unit residential purposes, will likewise cease to continue, until such time that alternative parking is provided that is approved by both the City Council and Zoning Board of Review.]

[NOTE: Testimony was taken on 2 October 2013.]

Paul Carlson, PE, project engineer, led the presentation. The stated inspection commenced on the adjacent Bowling Alley property, on which the shared 'deed recorded' parking will be situated. The

members inspected the subject spaces, means of ingress and egress, and proximity to the apartment complex itself. The Board members did acknowledge that proximity was closer than projected on the plan; however pavement conditions were quite poor. The property owner responded that should he be successful, he will be personally improving his own as well as the shared parking area.

The inspection then proceeded to the adjacent parking areas that are physically situated on the subject property. They visualized the adjacent businesses on Edmund Street, and commented on posting of signage to address proximate business owners concerns. It was also suggested that the premium on-site parking be allocated to the nearest apartment units.

The inspection then proceeded into the facility. A thorough inspection of all floors, elevators and other means of ingress and egress, as well as description of how existing rooms would be merged to realize the stated density were provided by Mr. Carlson. The Board members acknowledged that an exterior inspection was quite misleading. The facility is much larger than one visualizes from the exterior. They also noted that there was a lot of wasted space associated with the prior nursing home use, and could understand why the facility could accommodate the number of units proposed.

The entire inspection lasted approximately one (1) to one and one-half hours.

X. ANNOUNCEMENTS

Chairman Saveory announced that the next regularly scheduled meeting of the Zoning Board of Review would be held on Wednesday, 6 November 2013, at 7:00 PM, in the City of East Providence Council Chambers, City Hall, East Providence, RI.

XI. ADJOURNMENT

Motion to adjourn by Mr. Cunha. The motion is Seconded by Mr. Croke and Unanimously voted to adjourn. Meeting adjourned approximately 10:45 A.M.

Edward Pimentel, AICP

Zoning Officer / Clerk

Secretary