



PROVIDENCE CITY PLAN COMMISSION

NOTICE OF REGULAR MEETING

MEETING INFORMATION

Location

The S.W. Bridgham Middle School

The Cafeteria

1655 Westminster Street
Providence, RI 02909

Time

4:30 p.m.

Commission Members

Stephen Durkee, Chair
Harrison Bilodeau, Vice Chair
Andrew Cortes
James Leach
Samuel Limiadi
Bryan Principe
Jennifer Cole

Important Information

- ALL APPLICANTS ARE REQUIRED TO ATTEND OR BE REPRESENTED AT THIS MEETING.
- THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

AMENDED AGENDA ■ NOVEMBER 15, 2005

***Please note the meeting location**

OPENING SESSION

- Call to Order at 4:30 p.m.
- Roll Call
- Consideration of October 18, 2005 Minutes

CITY COUNCIL REFERRALS

1. CPC REFERRAL NO. 3251 ■ PETITION TO ABANDON A PORTION OF HAUXHURST STREET

Petition to abandon a portion of Hauxhurst Street off Magdalene Street. This item was continued from the October 18, 2005 CPC meeting. (Silver Lake)

This item will be continued to CPC meeting on December 20, 2005. No action will be taken on this item.

2. CPC REFERRAL NO. 3255 ■ PETITION FOR A PERPETUAL RIGHT-OF-WAY ON A.P. 82/LOT 113 (CONVENT STREET)

Petition requesting a perpetual right-of-way over a portion of Lot 113 on Assessor's Plat 82. This item was continued from the October 18, 2005 CPC meeting. (Elmhurst)

This item will be continued indefinitely. No action will be taken on this item.

3. CPC REFERRAL NO. 3256 ■ PETITION TO CHANGE ZONING OF LOT 305 (ASSESSOR'S PLAT 15) FROM R-3 TO R-M.

Petition by Angell Way, LLC to change the zoning of the property located at 61-77 South Angell Street/178 Butler Avenue (AP 15, Lot 305) from R-3 to R-M. (Wayland)

MINOR SUBDIVISIONS

4. CASE NO. 05-081MI ■ 94 KILLINGLY STREET (AP 111, LOT 82)

Request to subdivide the existing 18,444-sf lot (zoned R-1) into three (3) lots of 6,148-sf. The subject property is located on the south side of Killingly Street near the intersection of Duxbury Street. (Silver Lake)

5. CASE NO. 05-082MI ▪ 273 HUXLEY AVENUE (AP 119, LOT 63)

Request to subdivide the existing 10,243-sf lot (zoned R-2) into two (2) lots of 5,243-sf and 5,000-sf. The subject property is located on the east side of Huxley Avenue and the west side of Italy Street. (Wanskuck)

6. CASE NO. 05-083MI ▪ 100 ROANOKE STREET (AP 64, LOT 17)

Request to subdivide the existing 12,500-sf lot (zoned R-2) into two (2) lots of 6,250-sf. The subject property is located on the south side of Roanoke Street off Mount Pleasant Avenue. (Mount Pleasant)

MAJOR LAND DEVELOPMENT PROJECTS

7. CASE NO. 05-047MA ▪ 383 WEST FOUNTAIN STREET (PUBLIC INFORMATIONAL MEETING)

Request for Major Land Development Project approval (Master Plan Stage) for the construction of a new mixed-use development with 74 dwelling units and 8,037 square feet of ground floor commercial space. The subject property is located on the north side of West Fountain Street at the corner of Cargill Street. (Federal Hill) *Continued from the October 18, 2005 CPC meeting.*

8. CASE NO. 04-090MA ▪ 100 AMHERST STREET (PUBLIC HEARING)

Request for Major Land Development Project approval (Preliminary Plan Stage) to allow the construction of a 26-unit residential townhouse development. The Master Plan for this project was approved in November 2004. The subject property is located on the south side of Amherst Street. (Olneyville)

This item will be continued to the CPC meeting on December 20, 2005. No action will be taken on this item.

9. CASE NO. 05-084MA ▪ THE WHEELER SCHOOL

Updating of the Wheeler School Institutional Master Plan to accommodate changing educational and programmatic needs. The West Campus is bounded by Hope, Meeting, Brook and Angell Streets and the East Campus is bounded by Stimson Avenue, Hope and Angell Streets. (College Hill)

10. CASE NO. 03-033MA ▪ RAU FASTENER AT WESTFIELD STREET

Request to eliminate a condition of approval that required the submission of a traffic study. (West End)

INSTITUTIONAL MASTER PLAN

11. MIRIAM HOSPITAL

Request for approval of the Miriam Hospital Institutional Master Plan. The public hearing for this item was held and closed on October 18, 2005; the Commission continued discussion and action on the item to this meeting. (Hope)

OTHER BUSINESS

12. FY2006 BROWNFIELDS ASSESSMENT AND CLEAN-UP GRANT APPLICATIONS (INFORMATIONAL MEETING)

Providence is sprinkled with vacant and abandoned properties, many of which may have environmental contamination from previous uses. Known as “brownfields,”* these sites discourage private investment, inhibit community enjoyment of open space, and can be potentially hazardous to the health and safety of the community. In an effort to assist local communities in restoring brownfield sites to productive use, the United States Environmental Protection Agency (EPA) has established grants for the assessment and clean-up of brownfield sites. A funding award would assist the City’s continuing effort to turn blighted property into economically viable development that supports the revitalization of our neighborhoods. This year, the City of Providence is proposing to submit two applications to fund the following:

- Identification and assessment of sites contaminated with hazardous materials in the following neighborhoods: Elmwood, Lower South Providence, Olneyville, Upper South Providence, Valley, Washington Park and West End. (Grant Request: \$200,000)
- Cleanup of the former Lincoln Lace and Braid site located northwest of the intersection of Ponagansett and Barbara Streets in the Hartford neighborhood. (Grant Request: \$200,000)

The purpose of this meeting is to provide information to the public about the grant process and obtain public comment on the proposed applications.

Copies of the applications will be available on November 18, 2005 for review at the following locations:

- On-line at www.providenceri.com
- City Clerk (City Hall, 25 Dorrance Street)
- Elmwood Community Center (155 Niagra Street)
- Knight Memorial Library (275 Elmwood Avenue)
- Department of Planning and Development (400 Westminster Street)
- Olneyville Library (1 Olneyville Square)
- Nickerson Community Center (133 Delaine Street)
- West End Community Center (109 Bucklin Street)
- South Providence Library (441 Prairie Avenue)
- City Arts (891 Broad Street)
- Hartford Park/Perry Neighborhood Corp. (20 Syracuse Street)
- Washington Park Library (1316 Broad Street)

Written comments should be directed to Linda Painter at the Department of Planning and Development and must be received by Wednesday, December 7, 2005. Comments may be submitted via e-mail to the following address: lpainter@providenceri.com.

DIRECTOR’S REPORT

- Planning Process
- Zoning Status
- City Development Issues

ADJOURNMENT

* A brownfield is defined by the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”