

# Providence City Plan Commission

David N. Cicilline, Mayor



stephen durkee, chair ▪ harrison bilodeau, vice-chair ▪ jennifer cole ▪ andrew cortés ▪ james leach ▪ samuel limiadi ▪ bryan principe

## AMENDED NOTICE OF REGULAR MEETING ▪ MARCH 21, 2006 ▪ 4:30 P.M.

Vartan Gregorian School Auditorium  
455 Wickenden Street  
Providence, Rhode Island 02903

### OPENING SESSION

- Call to Order at 4:30 p.m.
- Roll Call
- Approval of Minutes: January 17, 2006 Regular Meeting, February 15, 2006 Special Meeting, February 21, 2006 Special Meeting, February 28, 2006 Regular Meeting
- Adoption of CPC Policy: Subdivisions that Require Variances

### DIRECTOR'S REPORT

- Update on Neighborhood Planning
- Special Meeting Request: Capital Improvements Program and Westside Crossings Tax Increment Financing District

### CITY COUNCIL REFERRALS

1. **Referral 3263 ▪ Abandonment of a Portion of Sabin, Fountain and Empire Streets**  
The purpose of the proposed abandonments is to improve traffic flow, pedestrian access and create open space at LaSalle Square. (Downtown)
2. **Referral 3264 ▪ Abandonment of a Portion of Broadway, Fountain and Empire Streets**  
The purpose of the proposed abandonments is to improve traffic flow and encourage redevelopment by redesigning street layout and traffic flow surrounding the former public safety building at LaSalle Square. (Downtown)
3. **Referral 3265 ▪ Creation of Air Rights/Easements on Greene and Fountain Streets**  
The purpose of the proposed easements is to encourage redevelopment of the site of the former public safety building. (Downtown)
4. **Referral 3266 ▪ Creation of Easement for the Port of Providence (AP 56, Lot 288)**  
The purpose of the proposed easement is to allow for use of a portion of city-owned property for the operations of the Port of Providence. (Washington Park)

#### 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 401.421.7768 48 hours in advance of the hearing date.
- Contact Christopher Ise with the Department of Planning and Development at 401.351.4300 ext. 521 if you have any questions regarding this meeting.

## SUBDIVISIONS

5. **Case No. 05-103MI ■ 300-304 Public Street (AP 48, Lot 937)**  
Request to subdivide the existing 6,437 square foot lot (zoned R3) into two lots of 3,587 square feet and 2,850 square feet, respectfully. The lot is currently developed with a three-family dwelling and a two-family dwelling; the purpose of the subdivision is to create separate lots for each of the two buildings. The subject property is located on the south side of Public Street near the intersection of Plain Street. For the proposed subdivision to be approved, variances are needed from the Zoning Board of Review. As such, the Commission must also make a recommendation to the Zoning Board as to whether the requested variances should be approved. *This item was continued from the February 28, 2006 CPC meeting.* (Lower South Providence)
6. **Case No. 06-006MI ■ 235-237 Killingly Street (AP 115, Lot 86)**  
Request to subdivide the existing 14,634 square foot lot (zoned R1) into two lots of 8,628 square feet and 6,006 square feet, respectfully. The lot is currently developed with a two-family dwelling; the purpose of the subdivision is to create a new lot for development of a single-family house. The subject property is located on the east side of Killingly Street between Thornton Street and Burchard Street. For the proposed subdivision to be approved, variances are needed from the Zoning Board of Review. As such, the Commission must also make a recommendation to the Zoning Board as to whether the requested variances should be approved. *This item was continued from the February 28, 2006 CPC meeting.* (Hartford)
7. **Case No. 06-010MI ■ 168 and 170 Congdon Street (AP 9, Lot 147)**  
Request to subdivide the existing 7,818 square foot lot (zoned R3) into two lots of 4,714 square feet and 2,929 square feet, respectfully. The lot is currently developed with a two single-family dwellings; the purpose of the subdivision is to create separate lots for the two existing homes. The subject property is located on the west side of Congdon Street near the intersection of Halsey Street. For the proposed subdivision to be approved, variances are needed from the Zoning Board of Review. As such, the Commission must also make a recommendation to the Zoning Board as to whether the requested variances should be approved. *This item was continued from the February 28, 2006 CPC meeting.* (College Hill)
8. **Case No. 06-011MI ■ 82-84 Armington Avenue (AP 64, Lot 783)**  
Request to subdivide the existing 9,228 square foot lot (zoned R2) into two lots of 3,837 square feet and 5,391 square feet, respectfully. The lot is currently developed with a two-family dwelling; the purpose of the subdivision is to create a new lot for development of a single-family house. The subject property is located at the southwest corner of Armington Avenue and Carleton Street. For the proposed subdivision to be approved, variances are needed from the Zoning Board of Review. As such, the Commission must also make a recommendation to the Zoning Board as to whether the requested variances should be approved. *This item was continued from the February 28, 2006 CPC meeting.* (Mount Pleasant)
9. **Case No. 06-012MI ■ 119 and 123 Orteleva Drive (AP 94, Lot 160)**  
Request to subdivide the existing 6,400 square foot lot (zoned R1) into two lots of 3,200 square feet. The lot is currently developed with a two single-family dwellings; the purpose of the subdivision is to create separate lots for the two existing homes. The subject property is located on the west side of Orteleva Drive near Ada Avenue. For the proposed subdivision to be approved, variances are needed from the Zoning Board of Review. As such, the Commission must also make a recommendation to the Zoning Board as to whether the requested variances should be approved. *This item was continued from the February 28, 2006 CPC meeting.* (Manton)
10. **Case No. 06-0014MI ■ 20 Alicant Street (AP 70, Lot 670)**  
Request to subdivide the existing 15,816 square foot lot (zoned R2) into two lots of 10,092 square feet and 5,724 square feet, respectfully. The lot is currently developed with a a single-family dwelling; the purpose of the subdivision is to create a new lot for development. The subject property is located on the south side of Alicant Street off of Douglas Avenue. (Wanskuck)

**11. Case No. 06-021MI ■ 73 Dover Street (AP 64, Lot 21)**

Request to subdivide the existing 20,000 square foot lot (zoned R2) into three lots of 7,713 square feet, 6,037 square feet and 6,250 square feet, respectfully. The lot is currently developed with a single-family dwelling; the purpose of the subdivision is to create two new lots for development. The subject property is located at the northeast corner of Dover and Carleton Streets. (Mount Pleasant)

**LAND DEVELOPMENT PROJECTS****12. Case No. 06-016MA ■ Weybosset Mill (Public Information Meeting to be continued to the April CPC Meeting)**

Request for Master Plan stage approval for the redevelopment of a 45,550 square foot former mill complex with 64 loft residential units, a restaurant, art gallery and two commercial offices. The subject property is located at 244 Oak Street, 71 Troy Street and 33 Magnolia Street (AP 37, Lots 1 and 9). **This item will be continued to the April CPC Meeting.** (Olneyville)

**13. Case No. 05-084MA ■ Wheeler School - 216 Hope Street (Public Hearing)**

Request for Preliminary Plan stage approval for the proposed phased expansion of the Wheeler School. Included in the 25-year plan are relocation of uses within the campus, relocation or demolition of Vedanta House on Angell Street, improvements/additions to the quad and existing buildings and construction of a new Hamilton Lower School, Wheeler Lower School and an auditorium/theater. As part of this project, the applicant is also requesting adjustments to the following regulations: setbacks, building height and lot coverage. (AP 13, Lots 289 and 84; AP 11, Lots 4, 6, 7, 9, 95) *This item received approval of the Master Plan stage at the November 15, 2005 CPC meeting.* (College Hill)

**14. Case No. 06-015MA ■ 281-285 Pitman Street (Public Information Meeting)**

Request for Master Plan stage approval for the redevelopment of an existing parking lot with 35 dwelling units in two four-story buildings totaling approximately 80,260 square feet. The subject property contains ±2.1 acres in Richmond Square abutting the west bank of the Seekonk River. For the proposed project to be approved, variances are needed from the Zoning Board of Review. As such, the Commission must also make a recommendation to the Zoning Board as to whether the requested variances should be approved. (Fox Point)

**15. Case No. 06-003MA ■ 50 Valley Street (Public Information Meeting)**

Request for Master Plan stage approval for the redevelopment of a former mill with 28,000 square feet of commercial space and 11 dwelling units. The subject property is located on the west side of Valley Street between San Souci Drive and Delaine Street, abutting the Woonasquatucket River. The property received preliminary plan approval from the CPC in May 2005 for use as parking for the development at 60 Valley Street. (Olneyville)

**ADJOURNMENT**