Pawtucket City Planning Commission
Meeting Agenda

Tuesday, November 17th, 2026, at 6 p.m.
Pawtucket Municipal Annex Conference Room (Room 140)
100 Freight Street (Parking Lot Entrance at 75 Sabin Street)
Pawtucket, RI 02860
REMOTE ACCESS INFORMATION BELOW

PAWTUCKET CITY PLANNING COMMISSION REGULAR MEETING

A. **Opening / Call to Order**

B. **Approval of Minutes:** October 20, 2026

C. **General Public Comment**

D. **Old Business**

PUBLIC HEARING

Unified Development Review (DPR) (VOTE TAKEN)

103 Oswald Street (AP 29 Lot 240)

Applicant Muhammed Qandil seeks approval to construct a two-story, 2,300-square-foot home on a +/- 6,154 sq. ft. lot of land, owned by Bermudez and Rojas Realty. Pursuant to RIGL § 45-23-50.1, this proposal is subject to Unified Development Review as the applicant is requesting a Dimensional Variance under § 410-46(A)(4) of the Pawtucket Zoning Ordinance for minimum side setback between principal structures and § 410-44 for maximum height. **This hearing is a continuance after commissioners tabled the application at the October 20, 2026 City Planning Commission Regular Meeting.**

E. **New Business**

PUBLIC HEARING

Unified Development Review (Minor Subdivision) (VOTE TAKEN)

982 York Avenue (AP 18 Lots 271 & 272)

Applicants George & Vera Tenreiro seek approval for a minor subdivision of two parcels identified as Assessor's Plat 18 Lots 271 & 272, currently addressed as 982 York Ave, and zoned as Residential Two-Family (RT). Lot 271 is currently +/- 5,000 sq. ft. in area, and Lot 272 is +/- 6,200 sq. ft. in area. The proposed parcels, Parcel 1 and Parcel 2, would be 6,429 sq. ft. and 4,747 sq. ft., respectively. Pursuant to RIGL § 45-23-50.1, this proposal is subject to Unified Development Review as the

applicant is requesting Dimensional Variances under § 410-46 of the Pawtucket Zoning Ordinance for minimum lot size (proposed Parcels 1 and 2), minimum lot frontage (proposed Parcels 1 and 2), and minimum front setback of a principal use (proposed Parcel 1), and a Use Variance under § 410 to allow a four-family residential structure in a Residential Two-Family (RT) zoning district.

Major Land Development Project, Preliminary Plan Review (VOTE TAKEN)

30 Beecher Street (AP 45B Lots 444 and 445)

Applicants Nulco Lofts LLC and Piccadilly LLC seek preliminary plan approval of a major land development project for the construction of the Nulco Lofts – Phase 2 multifamily residential development on a +/- 342,780 sq. ft. (+/- 7.87-acre) tract of land zoned Conant Thread (CT), fronting on Beecher Street, identified as Assessor's Plat 45, Lots 444 and 445, and addressed as 30 Beecher Street. The proposed project would add 123 residential units adjacent to an existing residential adaptive-reuse mill building also owned by Nulco Lofts LLC and Piccadilly LLC.

PUBLIC MEETING

Workshop (NO VOTE TAKEN)

Zoning Ordinance Update

The Planning & Redevelopment Department is in the process of updating the Zoning Ordinance in response to recent legislative updates to Rhode Island General Laws. The proposed changes will bring the Zoning Ordinance into compliance with these legislative updates and address inconsistencies, errors, and omissions in the existing Zoning Ordinance. This agenda item provides a status update on the in-progress Zoning Ordinance update.

Workshop (NO VOTE TAKEN)

Land Development and Subdivision Regulations Update

The Planning & Redevelopment Department is in the process of updating the Land Development and Subdivision Regulations in response to recent legislative updates to Rhode Island General Laws. The proposed changes will bring the Land Development and Subdivision Regulations into compliance with these legislative updates and address inconsistencies, errors, and omissions in the existing Zoning Ordinance. This agenda item provides a status update on the in-progress Land Development and Subdivision Regulations update.

Workshop (NO VOTE TAKEN)

Comprehensive Plan Update

The Planning & Redevelopment Department is updating the Comprehensive Plan to better align with community sentiment, recent updates to Rhode Island General Laws, and recent revisions to several elements of the State Guide Plan. This agenda item provides updates on the progress of the Comprehensive Plan update, including new data and maps, community engagement programming, and project branding.

F. **Director's Report**

G. **Adjournment**

All Planning Commission meetings are open meetings unless otherwise stated. The meeting location is accessible to people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the City Clerk's Office at 722-8239 (TDD) not less than two (2) business days in advance of the hearing date.

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