



City of East Providence

Department of Planning and

Economic Development

ROBERTO L. DASILVA
MAYOR

KEITH A. BRYNES
DIRECTOR OF PLANNING & ECONOMIC DEVELOPMENT

Memorandum

Date: November 14, 2023

To: Waterfront Commission

From: Keith A. Brynes, Director of Planning and Economic Development

Re: 11/16/23 Agenda – Waterfront Zoning Regulation Modifications

Commission members,

On the Waterfront Commission's 11/16/23 agenda is discussion of required modifications to the Waterfront zoning regulations. Earlier this year, the General Assembly passed several bills aimed at streamlining the land use approval process with the goal of increasing housing production. Every community is required to revise their zoning and subdivision regulations to conform to these bills by 1/1/24. While the Waterfront Commission's regulations and review process are distinct from the City's, it is the determination of Attorney Goins that certain changes to the Waterfront zoning regulations are required.

Changes drafted by Atty. Goins are enclosed and include the following:

- Updating the Waterfront Commission's "Affordable / Inclusionary Housing" regulation (Sec. 19-485) to conform to the new bill #2023-H 6058. This bill requires that any municipality that chooses to require a minimum amount of affordable housing as part of residential developments, must require no less than 25% of the units to be affordable; minimum density bonuses must also be included.
- Updating the Waterfront Commission's regulations to allow greater flexibility for adaptive reuse of existing buildings as per 2023-H 6090 Substitute A.

A vote by the Waterfront Commission is required at the 11/16/23 meeting to allow review by the Planning Board on 12/4/23 and the City Council on 12/19/23.

enc: Proposed Inclusionary Zoning language
Proposed Adaptive reuse language
Proposed approval timeframe