



# EAST PROVIDENCE WATERFRONT SPECIAL DEVELOPMENT DISTRICT COMMISSION

## Design Review Committee Meeting Minutes: April 3, 2017

### Members

*present:* Luis Torrado, DRC Chairman  
Jeanne Boyle, Executive Director  
Steve Coutu, Director of Public Works  
John Pesce

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Chairman Torrado called the meeting to order at 6:05 PM.

### 1. New Business- Public Workshop

- A. **VOTE:** A request for a minor modification to the approved site plan at:  
Address: Kettle Point Avenue.  
Owner and Applicant: AR Builders  
Zoning: Kettle Point Sub-District

Applicant described modifications to the development plan, which the Waterfront Commission previously approved in 2015 including

- Elimination of the five townhomes on the western edge and adding five units to the adjacent 40 unit apartment building;
- Adding landscaping and carpports or carbarns to the area previously occupied by the five townhomes;
- Increasing the size of the clubhouse to two stories and modifying its layout on the site.

Applicant indicated that modifications have been proposed based on development of the University Orthopedics building which has opened up view corridors and required a need to relocate residential units to maximize privacy.

Glen Fontecchio, staff architect, provided comment.

On a motion by Mr. Pesce and seconded by Mr. Coutu, the DRC voted 4-0 to approve the request subject to carbarn modifications.

Torrado AYE  
Coutu AYE  
Boyle AYE  
Pesce AYE

- B. **VOTE:** A request for DRC review and comment regarding a preliminary plan for the Ivy Place Mixed-Use Development submission at:  
Address: 15 Ivy Street  
Assessor's Map 105, Block 7, Parcel 12

Applicant: Demeter, LLC  
Owner: Rose Realty Co.  
Zoning: Taunton Avenue Sub-District

The applicant seeks a pre-applicant determination from the Waterfront Commission prior to completion of certain due diligence steps. A formal application meeting all Commission submission requirements for full review by the Commission will be submitted at a later date. Project is a two-phase mixed-use development consisting of 14 condominiums and 2,000 square feet of commercial space. Phase I will consist of six condominium attached townhouses on Ivy Street. Phase II will include eight additional condominium units and 2,000 sf of ground floor commercial fronting on Taunton Ave.

On a motion by Mr. Pesce and seconded by Mr. Coutu, the DRC voted to recommend conditional approval of the pre-application plan as submitted by the Applicant.

Torrado AYE  
Coutu AYE  
Boyle AYE  
Pesce AYE

**2. VOTE:** Adjournment

Respectfully submitted,

LUIS TORRADO  
*Chairman*

LT/PS

DRAFT