



**EAST PROVIDENCE WATERFRONT  
SPECIAL DEVELOPMENT DISTRICT COMMISSION**

**Design Review Committee/Hearing Panel  
Public Hearing Minutes  
June 17, 2013**

*DRC* John Gregory, DRC Chairman  
*Members:* John Pesce  
Jeanne Boyle, Executive Director  
*Hearing*  
*Panel:* Steven Hardcastle, Chairman  
*Staff:* Roberta Groch, AICP- Planner

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Chairman Gregory called the hearing to order at 6:38PM.

**1. DRC- Approval of Meeting Minutes**

VOTE: A motion was made to approve the minutes May 30, 2013 Design Review Committee (DRC) hearing: the motion was seconded and was approved unanimously, without discussion.

**2. DRC- Old Business**

**A. Public hearing- Cory Brailsford/Comedy Connection (39 Warren Ave): pole sign request**

Mr. Cory Brailsford, representing the Comedy Connection and Mr. Raymond Messoro, a sign manufacturer, gave a brief presentation to the Committee. Mr. Brailsford stated that the current sign on the building is not visible due to a large street tree in the park area across the street and two trees in the front of the building. The existing sign is also not visible from the highway. He does not want to further prune the trees (they have already been extensively pruned to allow for the power lines). Pole signs are not allowed in the Waterfront District.

He is proposing a pole sign that is 35' to the top of the sign and would be located in a parking space to the west side of the building. It will be constructed be on a 6' x 6' concrete pad located approximately nine to ten feet from the side of the building, in an existing parking space. The building is approximately 20' tall. He would remove the existing sign on top of the building, which is non-functional. The sign would be rectangular and externally lit and would not be visible from the surrounding homes. He wants the sign to be attractive.

Mr. Gregory opened the hearing to comments from the public: no members of the public were present.

VOTE: The following motion was made:

The Design Review Committee of the East Providence Waterfront Commission has evaluated the application submitted by Cory Brailsford and the Comedy Connection and found it to be in conformance with Section 19-477(e) of the Revised Ordinances of the City of East Providence, except where deviations have been requested.

Based upon the submitted application and supporting documentation; testimony presented by the applicant and the public; the Design Review Committee finds that:

1. The proposal both procedurally and substantively meets the purposes and objectives of Section 19-470, "Zoning," of the *Revised Ordinances of the City of East Providence* and is consistent with the goals and objectives of the *East Providence Special Waterfront Development District Plan* and the Waterfront District's design guidelines, and conforms with the regulations and reviewing criteria of the Design Review Committee.

The motion was seconded and passed unanimously, without discussion. :

VOTE: A motion was made to close the DRC hearing: the motion was seconded and unanimously approved, without discussion. The hearing was adjourned at 6:50PM.

### **3. Hearing Panel- New Business**

#### **A. Public hearing- Cory Brailsford/Comedy Connection (39 Warren Ave): pole sign request**

Mr. Hardcastle opened the public hearing at 6:50PM. There were no members of the public present.

Mr. Hardcastle read the following statement:

At its public hearing of June 17, 2013 the Hearing Panel heard testimony provided by the Applicant attesting to the necessity of the requested deviation. The Applicant also demonstrated the consistency with the goals and policies of the Waterfront District.

Based upon the evidence of the Applicant, the testimony of the members of the public and the materials submitted and the Design Review Committee's advisory recommendation, the Hearing Panel finds the following:

1. That the literal enforcement of the regulations relating to the prohibition of pole signs as outlined in Section 19-477 of the *East Providence Zoning Ordinance*, Article IX, would preclude the full enjoyment of the owner and would amount to more than a mere inconvenience. In its deliberations the Panel also considered the factors listed in Section 19-479 (g).

The Panel voted to recommend approval of the requested deviations subject to the following conditions:

- A. That the sign be in conformance with the site plans, preliminary elevations and other supporting documentation submitted as exhibits and entered into the record of the Design Review Committee's and Hearing Panel's public hearings of meeting of June 17, 2013.
- B. That all applicable local, State, or Federal requirements pertaining to the sign be met.

- C. That the applicant satisfies all conditions set forth in the Advisory Recommendation of the Design Review Committee, dated June 18, 2013.

**4. Adjournment**

VOTE: A motion was made to close the DRC and Hearing Panel public hearing: the motion was seconded and unanimously approved, without discussion.

The hearing was adjourned at 6:55PM.

Respectfully submitted,

JEANNE M. BOYLE

*Executive Director*

JMB/RG