



EAST PROVIDENCE WATERFRONT SPECIAL DEVELOPMENT DISTRICT COMMISSION

Design Review Committee/Hearing Panel Public Workshop and Public Hearing Minutes- March 27, 2014

DRC John Gregory, DRC Chairman
Members: John Pesce
Stephen Coutu, DPW Director
Jeanne Boyle, Executive Director

Hearing
Panel: Steven Hardcastle, Chairman

Staff: Roberta Groch, AICP- Planner

Consultants: Glen Fontecchio, Architectural Consultant

Chairman Gregory called the hearing to order at 6:33PM.

1. DRC- Approval of Meeting Minutes

VOTE: A motion was made to approve the minutes June 23, 2013 Design Review Committee (DRC) hearing: the motion was seconded and was approved unanimously, without discussion.

2. DRC- New Business

A. Public workshop and hearing- Stella Downie/Sky Zone (70 Pawtucket Ave): monument sign request

Ms. Stella Downie, representing Jump City Providence LLC, the owner of Sky Zone Indoor Trampoline Park, and Mr. Ray Dion, a sign manufacturer, gave a brief presentation to the Committee.

Sky Zone Indoor Trampoline Park has been operating at the site since spring 2013. Ms. Downie has requested a freestanding sign because the current sign on the building is not visible due to its size and location, and to the poor sight distances from with direction on Pawtucket Ave. She is concerned about the impact the poor signage is having on her business: many customers have told her that they do not initially see the sign when attempting to find the business. During its first year of operation, Sky Zone had 120,000 customers, slightly below initial projections.

Ms. Downie is proposing a freestanding "monument" sign that is approximately 7' 6" tall and 5' 6" wide. It will be constructed of black aluminum and will feature white letters with the orange-and-white Sky Zone logo. Mr. Dion stated that the sign will be lit internally and will be constructed at the location of the existing sign. The sign requires the granting of a waiver.

The 75,000-square foot building on the site also houses Baer Supply Co. Ms. Downie reached out to Baer Supply regarding a sign that would be shared by both businesses: however, an agreement could not be reached. She will remove the existing sign after the proposed sign is installed.

Mr. Gregory opened the workshop to comments from the public. Mr. Paul Valois of 88 Pawtucket Ave. stated that the owner of the building, Ms. Adele Beck (who was not present at the hearing) has asked him to pay her for past use of the driveway land that has served as Mr. Valois' driveway for years (that she owns) or she will take the land back, leaving Mr. Valois with no access to his lot. Ms. Boyle said that the purpose of the hearing was the proposed sign at Sky Zone and that the Commission's legal counsel has stated that it cannot become involved in private property ownership matters.

Mr. Valois expressed his frustration that the Commission would not intervene in an issue that is within its jurisdiction. He stated that Ms. Beck gave the Commission erroneous information about at the Sky Zone approval hearing in 2012. Mr. Pesce suggested that Mr. Valois could make a case for adverse possession of the land: Mr. Valois replied that he should not have to pay for a lawyer for this issue. Mr. Gregory said that he would like to look at the minutes from the Sky Zone project approval to see what was said on this subject.

Ms. Downie stated that she and Mr. Dion invited Mr. Valois to watch the installation of the proposed monuments sign.

VOTE: The following motion was made:

The Design Review Committee of the East Providence Waterfront Commission has evaluated the application submitted by Stella Downie and Jump City Providence LLC 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 6:55PM.

3. Hearing Panel- New Business

4. Public workshop and hearing- Stella Downie/Sky Zone (70 Pawtucket Ave): monument sign request

Mr. Hardcastle opened the public hearing at 6:56PM.

There was no public comments,

Mr. Hardcastle read the following statement:

At its public hearing of March 27, 2014 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 monument 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 March 27, 2014.
- 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 March 27, 2014.

5. Adjournment

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

The hearing was adjourned at 6:58PM.

Respectfully submitted,

JEANNE M. BOYLE
Executive Director

JMB/RG