



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Public Hearing/Meeting Minutes of October 24, 2012

Attendees: William Fazioli, Vice Chairman
Bruce Chick
John Gregory
Jacob Harpootian
Paul Moura
Luis Torrado

Ex-officio: Michael Walker, RIEDC

Staff: Jeanne Boyle, Executive Director
John Pariseault, Legal Counsel
Roberta Groch, AICP- Planner
Stephen Coutu, DPW Director

Consultants: Sara Bradford, Landscape Architect
Glen Fontecchio, Architect
Bradley Leach, Engineer

The meeting was called to order at 6:50PM.

1. Vice Chairman's Opening Remarks

Vice Chairman Fazioli made no remarks.

2. Approval of Meeting Minutes

VOTE: A motion was made to approve the meeting minutes of September 6, 2012, with changes: the motion was seconded and approved unanimously, without discussion.

Mr. Fazioli stated that the Commission would change order of the meeting agenda so that the public hearing would be held first.

3. Continued Business

A. Public Hearing- "Sky Zone" indoor trampoline park project located at 70 Pawtucket Ave. (plans and application previously submitted to DRC). Applicant: Jump City Providence, LLC.

Ms. Stella Downie of Jump City Providence LLC and her attorney, Ms Christine Engustian appeared before the Commission, representing Sky Zone Indoor Trampoline Park, to be located at 70 Pawtucket Ave. Ms. Downie is seeking approval for a 25,000 square foot trampoline park to be located in an existing building. Ms. Engustian requested approval of the Design Review Committee's (DRC) Advisory Recommendation and the Hearing Panel has approved a conditional use permit and one waiver for the project.

Mr. Fazioli opened up the hearing to comments from the public.

Mr. David Czerwonka of Stanley Granite, located at 91 Pawtucket Ave., across the street from the proposed project, stated that there is heavy truck traffic turning into the existing driveway for Baer

Supply (which will also be used for Sky Zone). A truck entering Baer Supply tore the electrical wires off of the top of Mr. Czerwonka's building and knocked out power to his business. This is the second time that this has happened. Mr. Coutu said that he would look into it. Mr. Fazioli suggested that Mr. Czerwonka call National Grid immediately if it happens again, but that the issue is really between two private property owners, not with the Waterfront Commission or Ms. Downie.

Mr. Paul Valois of 88 Pawtucket Ave., a neighbor adjacent to the Baer Supply/ Sky Zone building, asked that the building owner not widen the existing driveway to accommodate more truck traffic. He also requested that the location of the proposed Sky Zone sign be changed: Ms. Engustian said that the sign would be moved to accommodate Mr. Valois. Mrs. Engustian also stated that

VOTE: A motion was made to approve the Sky Zone conditional use permit: the motion was seconded and was approved unanimously without discussion.

VOTE: A motion was made to approve the Sky Zone request for a deviation: the motion was seconded and was approved unanimously without discussion.

VOTE: A motion was made to approve the DRC's Advisory Recommendations for Sky Zone, as amended: the motion was seconded and was approved unanimously without discussion.

The public hearing ended at 7:22PM and the meeting continued.

B. Kettle Point development project- Churchill & Banks LLP

Ms. Christine Engustian, attorney for the Applicant, appeared before the Commission regarding the project, which will have a total of 436 residential units; approximate half of the project will consist of open space. The development plans were submitted as part of a pre-application process requested by the Applicant to identify potential issues during the Applicant's due diligence period prior to the submission of a formal application to the Waterfront Commission. The level of detail of the plans submitted as part of this pre-application process is not as developed as those that would be required for a formal application submission (see attached). Supporting documentation is also at the developmental stage and will be guided in part by the comments and direction supplied by the Waterfront Commission as part of this pre-application process.

The Waterfront Zoning requires design review by the Waterfront Design Review Committee (DRC) prior to final action by the Waterfront Commission. These recommendations are not formal DRC approval: approval will be forthcoming after a development application is submitted.

The Applicant has indicated that a formal application to the Commission will be submitted in late December of 2012.

Mr. Gregory, chairman of the DRC, stated that the DRC had drafted its recommendation for conditional approval of the master plan for the site.

VOTE: A motion was made to approve the DRC's Advisory Recommendations for the Kettle Point preliminary plans: the motion was seconded and was approved unanimously without discussion.

C. 10 New Road- EDA grant update

The lease for the building was signed earlier in the day. Construction on the building is continuing: a recent building conditions survey revealed more defects than was previously thought. Eaton wants to occupy part of the building by January 2013. There was a discussion about increasing the amount of the insurance policy held by the Commission's architectural consultant, Mr. Glen Fontecchio and whether it will cover change orders. Ms. Boyle stated that a review of the policy is a condition of the agreement for the grant. Ms. Boyle will send the Commission a copy of the current policy so that all members are aware of the type and amount of coverage. Mr. Torrado requested that the names of all of the Commissioners be included on the policy. He also asked that Ms. Boyle give the Commission a "mini report" every month during the life of the project.

VOTE: A motion was made for conditional approval to award the 10 New Road construction contract to Ahlberg Construction Corporation: the motion was seconded and unanimously approved, with the addition of a condition that requires legal counsel review of the Commission's insurance policy and bond.

D. Additional fees for inspections related to Conditions of Approval- clarification

4. New Business

A. Appointment of new Hearing Panel member

Mr. Fazioli was appointed as the third member of the Hearing Panel.

B. Bold Point dock- East Providence Fire Department

5. Staff Reports

A. General Counsel's Report

Mr. Pariseault had nothing to report.

B. Executives Director's Report

Ms. Boyle had nothing additional to report.

E. Adjournment

VOTE: A motion was made to adjourn the meeting: the motion was seconded and unanimously approved without discussion.

The meeting was adjourned at 8:00PM.

Respectfully submitted,

JEANNE M. BOYLE
Executive Director

JMB/RG