



## EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

### Public Hearing/Meeting Minutes April 23, 2013

*Attendees:* William Fazioli, Vice Chairman  
Bruce Chick  
John Gregory  
Steven Hardcastle  
Paul Moura  
John Pesce  
Luis Torrado

*Ex-officio:* Michael Walker, RIEDC

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

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The meeting was called to order at 6:30PM.

#### **1. Vice Chairman's Opening Remarks**

Vice Chairman Fazioli said that the planned public hearing for the Kettle Point development project would not be held, as originally scheduled: the new hearing date is May 7, 2013 at 6:30PM. Mr. Fazioli said that a stenographer was present and would be recording any comments that members of the public would like to offer.

#### **2. Approval of Meeting Minutes**

There were no meeting minutes to approve: the March 28, 2013 minutes will be submitted at a later date.

#### **3. Continued Business**

##### **A. Kettle Point development project: C&B Kettle Point LLC**

Mr. Fazioli stated that the Commission would not be holding the scheduled public hearing for Kettle Point, due questions that the Commissions had regarding the Fiscal Impact Analysis for the project. The deadline for the Commission to render a decision on the project is now June 1, 2013. A member of the public expressed disappointment that the hearing was postponed.

VOTE: A motion was made to approve an agreement with C&B Kettle Point for an extension of time to render a decision on the Kettle Point development project, pursuant to Section 19-476 (b) (4): the motion was seconded and unanimously approved without discussion.

VOTE: A motion was made to authorize the Commission's Vice Chairman to sign the agreement with the Applicant, C&B Kettle Point LLC, for an extension of time to render a decision on the Kettle Point development project, pursuant to Section 19-476 (b) (4): the motion was seconded and unanimously approved without discussion.

**B. Promulgation of rules and regulations regarding affordable housing in-lieu fee**

The Commission discussed the option of having an in-lieu option for developers who do not want to construct the required ten percent affordable housing units within their project. The Commission's legal counsel stated that in 2011, the Rhode Island Supreme Court decided against the town of East Greenwich, RI regarding the establishment of an in-lieu housing fee: the court ruled that there is no State enabling legislation for the establishment of such a fee. The Commission agreed that pursuing an in-lieu fee was not feasible. There was a discussion about speaking with local legislators to change the legislation.

**4. New Business**

**A. Referral to DRC for application from CC Warren Ave. LLC.**

VOTE: A motion was made to refer the application for a free-standing sign at the Comedy Connection, located at 39 Warren Ave. (Assessor's Map 16, Block 5, Parcel 1), to the Design Review Committee: the motion was seconded and passed unanimously, without discussion.

**B. Request for authorization of matching funds**

The City has received a grant award from RI Historic Preservation and Heritage Commission (RIHPHC) to conduct a condition survey of the Odd Fellows Hall at 63-65 Warren Avenue, which is owned by the City. The Commission was asked to allocate \$7,500 in matching funds for a historic structure report to determine the extent of work needed to stabilize and/or rehabilitate the structure. There is already a tenant interested in leasing the building.

VOTE: A motion was made to authorize the use of no more than \$7,500 in Waterfront Commission funds as a match to the RIHPHC grant for the Odd Fellow's Hall; if the building is eventually leased or sold, the Commission will request that the City refund the \$7,500 to the Waterfront Commission. The motion was seconded and passed unanimously, without discussion.

**C. Appointment of new Hearing Panel member**

Mr. Chick resigned from the Design Review Committee and was appointed as the third member of the Hearing Panel.

**5. Staff Reports**

**A. General Counsel's Report**

Mr. Pariseault had nothing to report.

**B. Executives Director's Report**

Ms. Boyle said that the Eaton Corp. renovations at 10 New Road were one hundred percent complete: the plan to hold an open house in June of 2013. There may also be a new tenant to lease the remainder of the building at 10 New Road.

**A. Adjournment**

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

The meeting was adjourned at 7:30PM.

Respectfully submitted,

JEANNE M. BOYLE  
*Executive Director*

JMB/RG