



EAST PROVIDENCE WATERFRONT SPECIAL DEVELOPMENT DISTRICT COMMISSION

Design Review Committee / Hearing Panel Public Hearing Minutes- February 19, 2015

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

Hearing Panel: William Fazioli, Chairman

Staff: Roberta Groch, AICP- Planner

Chairman Gregory called the Design Review Committee (DRC) hearing to order at 6:36PM.

1. Public Hearing- Kettle Point development project

Address: Kettle Point Ave. and Veterans Memorial Parkway

Owner: BP Corporation

Applicant: Kettle Point LLC

Assessor's Map 108, Block 2, Parcels 1 and 2

Assessor's Map 109, Block 1, Parcels 1, 2 and 3

Assessor's Map 209, Block 3, Parcels 1 and 4

Zoning – Kettle Point Waterfront Sub-District

Ms. Christine Engustian, Legal Counsel for the project, introduced Mr. Brandon Carr of DiPrete Engineering, the project engineering consultant, as a witness. Mr. Carr was sworn in and Ms. Engustian and Mr. Carr discussed his education and experience.

VOTE: A motion was made to accept a memo written by Mr. Carr and dated February 18, 2015 as Exhibit #1: the motion was seconded and unanimously approved without discussion.

Mr. Gregory explained the process of how the DRC arrived at the current hearing. HE also explained that the DRC would only be discussing the proposed deviations and would continue the hearing top a later date to discuss the other design issues and the DRC's recommendation to the Waterfront Commission.

Mr. Carr gave a brief presentation regarding the requested deviations. The Applicant seeks relief from *Zoning Ordinance* regulations that require sidewalks on both sides of a street: the Applicant proposes to build a sidewalk on one side of Road A through the area within the condominium portion of the development. The Applicant also seeks relief from the *Zoning Ordinance* requirement for a one hundred-foot (100') minimum distance is required between curb cuts: under the proposed site plan, the driveways are accessed along Road A in intervals of approximately fifty feet (50').

VOTE: A motion was made to recommend that the Hearing Panel approve the requested deviations listed in Exhibit #1: the motion was seconded and unanimously approved without discussion.

VOTE: A motion was made to continue the DRC hearing to March 2, 2015 at 6:30P in Room 306 of East Providence City Hall: the motion was seconded and unanimously approved without discussion.

The DRC hearing was continued at 6:51PM.

Mr. Fazioli opened the Hearing Panel Hearing at 6:51PM

Ms. Christine Engustian introduced Mr. Brandon Carr of DiPrete Engineering, the project engineering consultant, as a witness. Mr. Carr was sworn in and Ms.. Engustian and Mr. Carr discussed his education and experience.

VOTE: A motion was made to accept Mr. Carr's résumé as Exhibit #1: the motion was seconded and unanimously approved without discussion.

Ms. Engustian introduced Mr. John Carter, landscape architect, and discussed his education and work experience.

VOTE: A motion was made to qualify Mr. Carr as an expert witness in civil engineering: the motion was seconded and unanimously approved without discussion.

Mr. Carr explained the deviations being requested for the project and why they are necessary.

VOTE: A motion was made to accept a set of civil engineering and landscape plans entitled "Permit Modification Plans" as Exhibit #2: the motion was seconded and unanimously approved without discussion.

VOTE: A motion was made to accept a set of drawings, elevations and perspectives also entitled "Permit Modification Plans" as Exhibit #3: the motion was seconded and unanimously approved without discussion.

Mr. Carr explained the reasons for relief from the *Zoning Ordinance* regulations.

No members of the public provided comment.

VOTE: A motion was made to approve the requested waivers proposed by the Applicant: the motion was seconded and unanimously approved without discussion.

2. Adjournment

VOTE: A motion was made to close the hearing at 7:16PM: the motion was seconded and passed unanimously, without discussion.

Respectfully submitted,

JOHN J. GREGORY III
Chairman

JB/RG