



EAST PROVIDENCE WATERFRONT SPECIAL DEVELOPMENT DISTRICT COMMISSION

Design Review Committee Public Hearing Minutes- March 2, 2015

DRC John Gregory, DRC Chairman
Members: Jeanne Boyle, Executive Director
Steve Coutu, Director of Public Works

Staff: Roberta Groch, AICP- Planner

Consultants: Sara Bradford, Landscape Architect/Consultant

Chairman Gregory called the meeting to order at 6:37PM.

- 1. Public hearing (continued from Feb. 19, 2015)-
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, reviewed the deviations that were granted by the Hearing Panel at their hearing on February 19, 2015. She introduced Mr. Brandon Carr of DiPrete Engineering, who was sworn in. Ms. Engustian asked the Chairman if Mr. Carr could still be considered an expert witness because he was qualified as such at the first part of the hearing on Feb. 19, 2015: Mr. Gregory agreed.

Mr. Carr gave a presentation about the changes that have been made to the approved project and that were outlined in a February 18, 2015 memo from him and DiPrete Engineering to Ms. Boyle. The eighteen modifications include: the realignment of Road A and removal of Roads C, D and E; the realignment of Road F; the removal of parking under Building 20; the relocation of Buildings 21 and 22; a change in the mix of condominium units to duplexes only; the rotation of Building 9; the addition of green space in the former locations of Roads C and A; a new overlook; the change from public roads to private roads; a change from granite curbing to bituminous curbing (or no curbing); a request to change to road and utility standards; a realignment of sewer and water lines; a reduction of the required ten percent affordable housing component to five percent; and changes to designations of public and private spaces. The reasons given for these proposed changes included cost and efficiency.

The hearing was recessed at 6:54PM when Ms. Boyle excused herself.

The hearing was reconvened at 7:03PM when Ms. Boyle returned.

Mr. Jeremy Lake of Union Architects; and Mr. John Carter of The John Carter Co., members of the project team, were sworn in. Mr. Lake discussed the option for using vinyl siding on the upper parts of buildings only: he and the DRC's architectural consultant will work together on this issue.

The DRC, staff and consultants asked several questions. Mr. Coutu stated that alternate piping for water is only allowed within the development: City standards for piping must be followed for connections in City roads. Ms. Boyle stated that a condition needed to be added to the Advisory Recommendation's Conditions of Approval that addresses the public access easements with the City: Mr. Carr said that the team has already been working with the Coastal Resources Management Council regarding a public access easement for the Urban Coastal Greenway on the site and that it could be used as a framework. There was a discussion about Road F: it is private but feels like a public road that is used to access a public park.

There were no comments from the public.

VOTE: A motion was made by Ms. Boyle to approve the DRC Advisory Recommendation dated March 2, 2015 with the addition of the following Condition F:

The Applicant shall submit public access, utility and maintenance plans, easements and agreements, particularly for Road F, for review and approval by the Director of Public Works.

The motion was seconded by Mr. Coutu; there was no discussion. The motion passed unanimously.

Roll call:

Ms. Boyle AYE
Mr. Coutu AYE
Mr. Gregory AYE

2. Adjournment

VOTE: A motion was made to adjourn the public hearing at 7:45PM: the motion was seconded and unanimously passed without discussion.

Respectfully submitted,

JEANNE M. BOYLE
Executive Director

JB/RG