



EAST PROVIDENCE WATERFRONT SPECIAL DEVELOPMENT DISTRICT COMMISSION

Design Review Committee Public Hearing Minutes- February 26, 2015

DRC Members: John Gregory, DRC Chairman
Jeanne Boyle, Executive Director
John Pesce
Luis Torrado

Staff: Roberta Groch, AICP- Planner

Consultants: Sara Bradford, Landscape Architect/Consultant

Chairman Gregory called the meeting to order at 6:39PM.

1. Public hearing-

Village on the Waterfront development project

Address: 431 Veterans Memorial Parkway

Owner and Applicant: Chevron Land and Development Co.

Assessor's Map 17, Block 1, Parcel 1

Assessor's Map 18, Block 1, Parcel 1

Assessor's Map 18, Block 2, Parcel 1

Zoning – Veterans Memorial Parkway Sub-District

Ms. Christine Engustian, Legal Counsel for the project, introduced the project team: Ms. Carla Baker of Chevron Land and Development Co.; Mr. Michael Hennessey, Principal, of Providence Realty Investment; Mr. Audie Osgood and Mr. Kevin Demers of DiPrete Engineering; Mr. James Szymanski of The Architectural Team (TAT); Ms. Lindsay Banner of MuniCap; and Mr. John Carter of The John Carter Co. All were sworn in.

Ms. Engustian introduced Mr. Kevin Demers, engineer, and discussed his education and experience: she noted that he was previously qualified as an expert witness.

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

Mr. Demers gave a presentation regarding the changes made since the workshop held on December 10, 2014.

VOTE: A motion was made to accept Mr. Demers' memo to Ms. Boyle dated February 23, 2015 as Exhibit #2: the motion was seconded and unanimously approved without discussion.

VOTE: A motion was made to accept four modified plan sheets dated February 24, 2015 as Exhibit #3: the motion was seconded and unanimously approved without discussion.

Ms. Engustion introduced Mr. James Szymanski of TAT, architect, and discussed his education and experience.

VOTE: A motion was made to accept Mr. Szymanski's résumé as Exhibit #4: the motion was seconded and unanimously approved without discussion.

Ms. Engustian introduced Mr. John Carter, landscape architect, and discussed his education and experience: she noted that he was previously qualified as an expert witness.

VOTE: A motion was made to accept Mr. Carter's résumé as Exhibit #5: the motion was seconded and unanimously approved without discussion.

Mr. Carter discussed changes to the landscape plans based on input from the DRC and the Ms. Bradford.

VOTE: A motion was made to accept "Revised Permit Modification Landscape Plans" dated February 24, 2015 as Exhibit #6: the motion was seconded and unanimously approved without discussion.

VOTE: A motion was made to accept letter from Mr. Carter to Ms. Boyle dated February 24, 2015 as Exhibit #7: the motion was seconded and unanimously approved without discussion.

VOTE: A motion was made to accept the printed version of the evening's PowerPoint presentation as Exhibit #8: the motion was seconded and unanimously approved without discussion.

Mr. Keenan Rice of MuniCap was introduced and sworn in. He stated that the modifications to the site plan have had a slightly positive fiscal impact on the project.

Mr. Gregory opened the hearing to comments from the public. City Councilman Britto asked about the traffic impact on Veterans Memorial Parkway (VMP): there will be no level of service change due to the modifications from the approved 2009 plan. Mr. Gregory said that the speed on the VMP is an enforcement issue with the East Providence Police Department.

Mr. Manual Fidalgo of 400 Veterans Memorial Parkway Ave. in East Providence asked a question about the height of the buildings that are closest to the VMP, particularly Building 10. Mr. Demers stated that the buildings have actually been pushed westward, away from VMP, and lowered. Mr. Fidalgo stated that he can see the water from his house and is concerned that his view will be ruined.

VOTE: A motion was made by Ms. Boyle to approve the DRC Advisory Recommendation dated February 26, 2015: the motion was seconded and passed unanimously, without discussion.

Roll call:

Ms. Boyle AYE
Mr. Pesce AYE
Mr. Torrado AYE
Mr. Gregory AYE

2. Adjournment

VOTE: A motion was made to adjourn the public hearing at 8:00PM: the motion was seconded and unanimously passed without discussion.

Respectfully submitted,

JEANNE M. BOYLE
Executive Director

JB/RG