



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Meeting and Public Hearing Minutes April 9, 2015

Attendees: William Fazioli, Vice Chairman
Steven Hardcastle
Jay Kern
Paul Moura
John Pesce
Peter Willey

Ex-officio: Michael Walker, Commerce RI

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

The meeting was called to order at 6:03PM.

1. Vice Chairman's Opening Remarks

Mr. Fazioli thanked Mr. Jay Gregory for his many years of dedicated service to the Waterfront Commission and welcomed the newest member, Jay Kern.

2. Approval of Meeting Minutes

VOTE: A motion was made to approve the meeting minutes of October 28, 2014: the motion was seconded and approved without discussion.

3. New Business

A. Public Hearing

Village on the Waterfront development project- modified plans
431 Veterans Memorial Parkway
Owner and Applicant: Chevron Land and Development Company
Assessor's Map 17, Block 1, Parcel 1
Assessor's Map 18, Block 1, Parcel 1
Assessor's Map 18, Block 2, Parcel 1

Mr. Fazioli read the following:

The Commission has received and reviewed the minutes from the January 22 [2015] and February 26 [2015] Design Review Committee public hearings, along with all exhibits that were entered into the record of those hearings, and the written recommendation of the Design Review Committee, dated February 26, 2015. The Commission acknowledges that the minutes of the Design Review Committee's two public hearings and the exhibits submitted by the applicant at those public hearings will be part of the record for this public hearing. In addition, the Commission accepts as expert witnesses for the purposes of this public hearing, the expert witnesses presented and qualified by the applicant and accepted

as expert witnesses by the Design Review Committee at its January 22 [2015] and February 26 [2015] public hearings on this application.

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 Ms. Lorna Wright of The John Carter Co. All were sworn in.

Ms. Engustian introduced Mr. Kevin Demers, engineer: she noted that he was previously qualified as an expert witness. Mr. Demers gave a presentation of each of the proposed changes to the project since its original 2009 approval (excepting the landscape plans).

VOTE: A motion was made to accept the plan set entitled "Permit Modifications Plans" date April 8, 2015 as Exhibit #1: the motion was seconded and unanimously approved, without discussion.

Ms. Engustian introduced Ms. Lorna Wright, a landscape architect with the John Carter Company, landscape consultants for the project, since 2012. Ms. Engustian discussed Ms. Wright's education and experience.

VOTE: A motion was made to accept Ms. Wright's resume as Exhibit #2: the motion was seconded and unanimously approved, without discussion.

Ms. Wright reviewed the general revisions to the landscape plans.

VOTE: A motion was made to accept the evening's PowerPoint presentation as Exhibit #3, with the date changed to "April 9, 2015": the motion was seconded and unanimously approved, without discussion.

Ms. Lindsay Banner from MuniCap Inc., fiscal impact consultant for the project, stated that there is not material change to the value of the project or to the approved tax increment financing (TIF) agreement with the City.

Mr. Pesce summarized the Design Review Committee's recent hearings and workshops with the Applicant and read the new Conditions of Approval from the Advisory Recommendations of the Design Review Committee dated February 26, 2015

VOTE: Mr. Hardcastle made the following motion:

"I make a motion to enter into the record the findings of fact and the Advisory Recommendations of the Design Review Committee dated February 26, 2015." The motion was seconded and passed unanimously, without discussion.

VOTE: Mr. Hardcastle made the following motion:

"I move to adopt the Advisory Recommendations of the Design Review Committee dated February 26, 2015, and all of the findings of fact and conditions contained therein." The motion was seconded and passed unanimously, without discussion.

VOTE: Mr. Hardcastle made the following motion:

Based upon the testimony and supporting materials presented to the Waterfront Commission by the applicant and the public; the Advisory Recommendations of the Design Review Committee and the record before us: I move to approve the application of Chevron Land & Development Company as presented to the Commission and subject to the Advisory Recommendation of the Design Review Committee, dated February 26, 2015 and the satisfaction of all conditions contained therein, based upon the following findings of fact:

1. The Proposal meets the purposes and objectives of Section 19-470 of the *Revised Ordinances of the City of East Providence* and is consistent with the goals and objectives of the *East Providence Special Waterfront Development District Plan*.
2. The Proposal is in conformance with the performance standards established in Article IX, "Waterfront Special Development Districts."

The Commission's approval is subject to the applicant's satisfaction of the following conditions:

- A. All conditions of the Advisory Recommendation, dated February 26, 2015, of the Design Review Committee to the Waterfront Commission;
- B. All conditions imposed by this Commission at this hearing; and
- D. The Proposal shall meets all applicable federal, State and local regulatory requirements.
- E. The applicant obtains all applicable federal, state and municipal permits and approvals for the proposed development.

The motion was seconded and passed unanimously, without discussion.

VOTE: A motion was made to close the public hearing: the motion was seconded and passed unanimously, without discussion.

The public hearing ended at 6:51PM.

4. Appointment to the Hearing Panel

VOTE: A motion was made to appoint Mr. Willey to the Hearing Panel: the vote was seconded and passed unanimously, without discussion.

5. Update

Ms. Groch reviewed the Waterfront District's FY15 budget and gave an update on the Commission's third quarter actuals vs. budgeted.

6. Staff Reports

A. General Counsel's report

Mr. Pariseault had nothing to report.

B. Executive Director's report

Ms. Boyle gave an update on several items.

7. Adjournment

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

The meeting was adjourned at 7:25PM.

Respectfully submitted,

JEANNE M. BOYLE
Executive Director

JMB/RG

DRAFT