



# EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

## Meeting Minutes November 19, 2015

*Attendees:* William Fazioli, Vice Chairman  
Paul Moura, Secretary  
Jay Kern  
Peter Willey

Members absent: Steven Hardcastle  
John Pesce  
Luis Torrado  
Jacob Harpootian

*Staff:* Jeanne Boyle, Director

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The meeting was called to order at 6:30PM but there was no quorum and no votes could be taken. The Commission members heard and discussed the agenda items that did not require a vote.

### 1. New Business

#### A. Address: Waterfront Drive

Owner: P&W Railroad  
Applicant: University Orthopedics  
Assessor's Map 6, Block 1, Lot 1  
Assessor's Map 17, Block 1, Lots 2 & 4  
Zoning: Bold Point Sub-district

The Commission members heard a brief presentation regarding the application for a proposed commercial building located on Waterfront Drive, just south of Tockwotton on the Waterfront. The applicant, University Orthopedics, wants to build a four-story 82,500 square-foot office building on an approximately thirteen-acre site that has a parking lot for approximately four hundred cars. It is estimated that the building will receive approximately 440 patient visits per day and house 147 staff members. The application was referred to the Design Review Committee for review.

#### B. Referral of an application to the Design Review Committee & Hearing Panel for cell tower equipment.

Address: 1 Dexter Road  
Owner: American Tower Corp.  
Applicant: AT&T Mobility/New Cingular Wireless PCS, LLC  
Assessor's Map 304, Block 1, Lot 1.1  
Zoning: Dexter Rd. Sub-district

AT&T plans to expand an existing wireless telecommunications facility by changing antennae and installing additional radio heads. The installation will not increase the height of the tower or the

dimensions of the equipment compound. The application was referred to staff for administrative approval.

## **2. Old Business**

- A. Modifications to Phase 1 of an approved project; for number of buildings, building size and architectural design.

Address: Kettle Point Ave. and Veterans Memorial Parkway

Owner: Kettle Point LLC

Applicant: AR Building Co.

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 Sub-district

The Applicant, AR Building Co., and the project engineering firm, DiPrete Engineering, gave a presentation regarding the proposed changes to Phase 1 of the previously-approved project, which will be constructed by AR Builders.

### Site layout and buildings

Phase 1 of the project will consist of five condominium buildings: the buildings' units will be a mix of one- and two-bedrooms. Phase 1 will also include three townhomes.

Townhomes- 13 units

40-unit building (2)- 80 units

45-unit building (3)- 135 units

Total- 228 units

The townhomes will be located along the perimeter of the condominium cluster. One is located along the entrance to the development and the other two are located on the bluff overlooking Squantum Woods, to provide additional "eyes" on the park and to create a pedestrian-oriented streetscape. All of the townhome units have rear access to individual garages.

Phase 1 also includes the construction of a clubhouse for resident use and a swimming pool.

### Architectural considerations

The condominium buildings will be five stories high: four stories of residential units and one story on the top for mechanicals. Several units per floor will have porches. The material palette for the condominium buildings will be a base of brick masonry with the walls above being vinyl lap siding in two colors; the porches will be wood wrapped in PVC Azek; and the trim will be PVC Azek.

The townhomes will be three stories high, with the units stepping down with the grade of the site. Corner units will have corner porches. Internal townhomes will have two separate color patterns to provide variety. The material palette for the condominium buildings will vinyl lap

siding on the lower stories with upper floors consisting of architectural vinyl shingles; the trim will be PVC Azek and the windows will be fully-framed vinyl.

Parking

Parking for Phase 1 of the project is proposed to be located on-street, off-street and in seventeen covered parking barns.

Total covered spaces - 200  
Total uncovered space- 135  
Total on-street spaces – 65  
Total parking spaces provided- 400

The Design Review Committee met on November 10, 2015 and voted 3-0 to approve the modifications, as outlined in the memorandum to the Waterfront Commission from the same date. Architectural consultant Glen Fontecchio also approved of the modifications.

**3. Staff Report**

- A. General Counsel was not present at the meeting.
- B. The Executive Director discussed the FY16 finances to-date and other matters.

The meeting ended at 8:06PM.

Respectfully submitted,

JEANNE BOYLE  
*Executive Director*

JB/RG