



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Meeting Minutes July 27, 2016

Attendees: William Fazioli, Vice Chairman
Paul Moura, Secretary
Steven Hardcastle, Treasurer
John Pesce
Roy Coulombe

Ex Officio: Michael Walker, RI Commerce Corp.

Members absent: Peter Willey
Luis Torrado
Jay Kern
Jacob Harpootian

Staff: Jeanne B. Boyle, Executive Director
Roberta Groch, AICP- Planner

The meeting was called to order at 5:46PM.

1. Vice Chairman's opening remarks

2. **VOTE: Approval of Meeting Minutes-** A motion was made to approve the minutes from the April 28, 2016 Waterfront Commission hearing: the motion was seconded and passed, without discussion.

Fazioli AYE
Moura AYE
Coulombe AYE
Pesce AYE
Hardcastle AYE

3. New Business

- A. **VOTE: FY17 Proposed Budget-** Ms. Groch presented the proposed FY17 Waterfront Commission budget: there were no outstanding issues. A motion was made to approve the FY17 budget: the motion was seconded and passed, without discussion.

Fazioli AYE
Moura AYE
Coulombe AYE
Pesce AYE
Hardcastle AYE

B. VOTE: Minor modification to a previously-approved project: change in elevation of Waterfront Drive and multi-use path

Village on the Waterfront development project
431 Veterans Memorial Parkway
Owner: Chevron Land and Development Company
Applicant: Providence Realty 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

Ms. Boyle said that, due to an excessive amount of fill on the Village on the Waterfront site, the developer is requesting to raise the height of Waterfront Drive through the project. There was a discussion about the final height of the roadway and the slope, which will still be gradual. The road would still be landscaped as in the previous plans. Ms. Boyle pointed out that the Coastal Resources Management Council will be happier with the new height of the raised road.

Ms. Boyle requested that the Commission let staff review the changes administratively with the understanding that, if the changes are significant, the developer must appear before the Commission.

VOTE: A motion was made to allow staff to review and approve the proposed changes in height of Waterfront Drive through the Village on the Waterfront development project. The motion was seconded and passed, without discussion.

Fazioli AYE
Moura AYE
Coulombe AYE
Pesce AYE
Hardcastle AYE

Mr. Moura left the meeting at 6:06PM.

C. Presentation by Mr. Wayne Barnes, Emergency Management Planner, regarding hurricane preparedness.

Mr. Wayne Barnes of the Planning Department gave a PowerPoint presentation regarding the history of hurricanes in southern New England and the potential for another hit in the future. He also gave some tips on how residents should prepare for hurricanes and other natural disasters.

Mr. Fazioli left the meeting at 6:22PM.

D. Update on University Orthopedics/Kettle Point development projects

Ms. Boyle updated the Commission on the recent work at Kettle Point. AR Builders has started work on the five large apartment buildings and townhouses that make up Phase One of the project.

The model units will be coming on-line soon. Ms. Boyle is issuing a final approval for the University Orthopedics building and they will then apply for their building permit.

E. Discussion about potential changes to Waterfront District zoning

Ms. Boyle stated that there are some conditional uses in the zoning ordinance for the Waterfront District that could be changed to uses allowed by right, rather than having an applicant have three public meetings with the Waterfront Commission.

4. Staff Reports

A. Executive Director's Report- Ms. Boyle had nothing more to report.

5. Adjournment

The meeting was adjourned at 6:22PM.

Respectfully submitted,

JEANNE BOYLE
Executive Director

JB/RG

DRAFT