



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Meeting Minutes February 2, 2017

Attendees: William Fazioli, Vice Chairman
Paul Moura
Roy Coulombe
Jay Kern
Luis Torrado
Peter Willey

Members absent: Steven Hardcastle
John Pesce
David Sluter

Ex officio: Michael Walker, RI Commerce Corp.

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

The meeting was called to order at 6:31PM.

1. Vice Chairman's opening remarks- Mr. Fazioli welcomed everyone to the meeting.

2. Old Business

A. VOTE: Approval of Meeting Minutes- A motion was made to approve the minutes from the October 27, 2016 Waterfront Commission meeting: the motion was seconded and passed, without discussion.

Fazioli	AYE	Willey	AYE
Moura	AYE	Kern	AYE
Coulombe	AYE	Torrado	AYE

B. VOTE: FY16 Waterfront Commission FY16 Audit

Mr. Greg Parisi, an accountant with Baxter Dansereau LLP, presented the audit results for FY2016. HE stated that there were no outstanding issues.

VOTE: A motion was made to accept the FY16 audit: the motion was seconded and passed, without discussion.

Fazioli	AYE	Willey	AYE
Moura	AYE	Kern	AYE
Coulombe	AYE	Torrado	AYE

C. Update on Waterfront Commission finances

Ms. Groch reviewed the fiscal year 2017 to-date expenses as compared to the approved FY17 budget.

D. VOTE: Request to allow Executive Director’s approval of modifications to a previously-approved plan.

Address: 51 Dexter Road

Applicant: 51 Dexter Road LLC

Assessor’s Map 301, Block 1, Parcels 3 and 4

Zoning: Dexter Road Waterfront Sub-District

The applicant, Mr. Richard Palumbo, seeks approval to develop an approximately 2-acre site with a storage/office facility. The commercial condominium project was previously reviewed by the Waterfront Commission and approved on October 9, 2007. The applicant later submitted revised plans for the project that were substantively different from the approved plans. Ms. Boyle sent the applicant a letter dated June 13, 2008 stating that the modified plans would need to be reviewed again by Waterfront staff and City departments before approval.

VOTE: A motion was made to allow the Executive Director’s approval of modifications to a previously-approved plan: the motion was seconded and passed, without discussion.

Fazioli	AYE	Willey	AYE
Moura	AYE	Kern	AYE
Coulombe	AYE	Torrado	AYE

3. New Business

A. VOTE: Referral to DRC and Hearing Panel- Request for a reduction in the number of parking spaces required.

Address: 28 Water Street

Owner and applicant: Albertino Milho

Assessor’s Map 16, Block 2, Parcels 1 & 2

Zoning – Bold Point Waterfront Sub-District

The applicant, Mr. Albertine Milho, seeks a reduction in the required number of parking spaces for a restaurant/event space/marina.

VOTE: A motion was made to refer the application to the Design Review Committee and Hearing Panel: the motion was seconded and passed, without discussion.

Fazioli	AYE	Willey	AYE
Moura	AYE	Kern	AYE
Coulombe	AYE	Torrado	AYE

B. VOTE: Appointments to the Hearing Panel and Design Review Committee.

Mr. Fazioli nominated Mr. Sluter to the Design Review Committee. He also nominated Mr. Mora and Mr. Kern to the Hearing Panel.

VOTE: A motion was made to approve the appointments to the Hearing Panel and Design Review Committee: the motion was seconded and passed, without discussion.

Fazioli	AYE	Willey	AYE
Moura	AYE	Kern	AYE
Coulombe	AYE	Torrado	AYE

4. Staff Reports

- A. Executive Director's Report – Ms. Boyle discussed the statuses of: the development proposal for the former Fram building at 105 Pawtucket Ave. and the taxes owed to the City; the Odd Fellows Hall on Warren Ave. and the use of RIDOT land for additional parking; the progression of the Kettle Point and University Orthopedics development projects; the Live Nation project at Bold Point Park; the sale of Capital Terminal Company to Sprague Resources; and the former Bomes Theater parcel on Taunton Ave.

5. Adjournment

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

Fazioli	AYE	Willey	AYE
Moura	AYE	Kern	AYE
Coulombe	AYE	Torrado	AYE

The meeting was adjourned at 7:21PM.

Respectfully submitted,

JEANNE M. BOYLE
Executive Director

JB/RG