



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Meeting Minutes April 18, 2017

Attendees: Luis Torrado, Designated Acting Chairman
John Pesce
Roy Coulombe
Peter Willey
Paul Moura
David Sluter

Members absent: William Fazioli
Jay Kern
Stephen Hardcastle

Ex-Officio: Michael Walker Commerce RI
Staff: Jeanne M. Boyle, Executive Director

The meeting was called to order at 6:00 PM.

1. **Vice Chairman's opening remarks-** In the absence of Mr. Fazioli, Mr. Torrado was designated as Acting Chair. Mr. Torrado welcomed everyone to the meeting.
2. **Old Business**
 - A. **VOTE:** On a motion by Mr. Pesce seconded by Mr. Willey the Commission voted 6-0 to approve the minutes of February 2, 2017.
 - B. **VOTE:** On a motion by Mr. Pesce, seconded by Mr. Sluter the Commission voted 6-0 to approve the minutes of February 16, 2016.
3. **New Business**
 - A. **VOTE:** - Request for approval of a minor modification to the approved site plan at:
Address: Kettle Point Avenue
Owner and applicant: AR Building Company
Zoning – Kettle Point Waterfront Sub-District

The applicant, AR Building Company, appeared before the Commission seeking a revision to a previously approved plan. The revisions consisted of the following:

- Elimination of the five-town-homes on the western edge of the property and adding five unites to the adjacent 40 unit apartment building;
- Adding Landscaping and carports or Car-barns to the area previously occupied by the five town-homes;
- Increasing the size of the clubhouse to two stories and modifying its layout on the site

Acting Chairman Torrado asked the applicant to present the proposal to the Commission.

Testimony was submitted on behalf of the applicant by Lee Blackwell of Rothschild, Doyno Collaborative Architects. Mr. Blackwell described the proposed modifications to the site plan and the building and the rationale and justification for same. The Commission was provided with the positive conditional recommendation from the Design Review Committee. Mr. Blackwell stated that the applicant agreed to the conditions of the Design Review Committee. Acting Chairman Torrado noted that the rendering of the clubhouse which had been submitted to the Commission differed from the one submitted and approved by the Design Review Committee. Mr. Blackwell noted that this was an error and that it was the applicant's intention to construct the clubhouse per the rendering that was submitted to the Design Review Committee.

VOTE: A motion was made based upon the presentation, the submitted plans and documentation and the Design Review Committee Advisory Recommendation, on a motion by Mr. Pesce, seconded by Mr. Coulombe the Waterfront Commission voted 6-0 to approved the modifications to the previously approved plans subject to the following conditions:

1. That the approval be based upon the modifications of April 18, 2017 and plans and supporting documentation submitted to the Commission; and
2. That the approval be based upon the April 3, 2017 Design Review Committee memorandum to the Commission and its attachments.

Torrado	AYE	Coulombe	AYE
Pesce	AYE	Willey	AYE
Moura	AYE	Sluter	AYE

B. VOTE: Request for pre-application approval of the Ivy Place Mixed-Use Development at:

Address: 15 Ivy Street and 164 Taunton Avenue

Assessors Map 105, Block 7, Parcel 12

Applicant: Demeter, LLC

Zoning: Taunton Avenue Sub-District

The applicant, Demeter, LLC appeared before the Commission seeking pre-application approval of a mixed-use development called Ivy Place, consisting of 14 condominium units and 2,000 sf of commercial space. Acting Chairman Torrado asked the applicant to present the proposal. The Commission heard testimony from the representatives of Demeter, LLC, Cynthia Langlykke and Alain Noiset, the owner's representative, Manny Almeida and the architect Paul Atteman from Union Studios.

The Demeter, LLC representatives noted the comments of the Design Review Committee and agreed that they would be incorporated in the full submission to the Commission. There was discussion regarding the variation and articulation of the building facades, particularly along the Ivy Street frontage, and the applicant was asked to give greater consideration to this during the final design. The Commission also expressed concern regarding the sufficiency of parking during snow emergencies and asked the applicant to address this at the next submission stage.

VOTE: Based upon the presentation, submitted pre-application and supporting documentation and the Design Review Committee advisory recommendation, on a motion by Mr. Moura, seconded by Mr. Willey, the Waterfront Commission voted to approve the preliminary application subject to the following conditions:

1. The development shall be in conformance with the documentation and testimony submitted at the Waterfront Commission proceedings at their meeting of April 18, 2017.
2. That the approval be based upon the memorandum and its attachments, dated April 3, 2017 from the Design Review Committee to the Waterfront Commission.

Torrado	AYE	Willey	AYE
Moura	AYE	Pesce	AYE
Coulombe	AYE	Sluter	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.; the Odd Fellows Hall on Warren Ave. the progression of the Kettle Point and University Orthopedics development projects; the Live Nation project at Bold Point Park; and the status of the Chevron/Village on the Waterfront project.

5. Adjournment

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

Torrado	AYE	Willey	AYE
Moura	AYE	Sluter	AYE
Coulombe	AYE	Pesce	AYE

The meeting was adjourned at 7:30 PM.

Respectfully submitted,

JEANNE M. BOYLE
Executive Director

JB

