



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes June 21, 2018

Attendees: William Fazioli, Chairman
Paul Moura
David Sluter
Stephen Hardcastle
Jay Kern
Luis Torrado
Timothy Conley

Members absent: Roy Coulombe
Peter Willey

Ex-Officio: Diane Feather, Acting Planning Director
Mike Walker, CommerceRI

Staff: Pamela M. Sherrill, Executive Director

The meeting was called to order at 6:30 PM.

1. **Chairman's Opening Remarks.** Mr. Fazioli announced that he has been confirmed by the Senate as Chair and introduced Timothy Conley, Gov. Raimondo's appointee who was also confirmed by the Senate. Drop Kick Murphys attracted 4000 to Bold Point Park last Saturday at another successful RI Waterfront Event. The University Orthopedics ribbon cutting and continued success of Aspen Aerogels and Eaton are Waterfront District highpoints. Federal designation of CT 104 as an Opportunity Zone brings tax incentives that are favorable for capital gains and helps distinguish the Bold Point-South Quay-Chevron sites statewide for redevelopment.
2. **Old Business**
 - A. **VOTE:** On a motion by Mr. Moura, seconded by Mr. Kern, the Commission voted 7-0 to approve the minutes of May 17, 2018.
3. **New Business**
 - A. **VOTE:** On a motion by Mr. Moura, seconded by Mr. Kern, the Commission voted 7-0 to appoint Timothy Conley to the Design Review Committee.
 - B. **Workshop:** Euston Gardens development project, the rehabilitation of the former FRAM and Allied Signal office buildings, as 104 residential units.
Address: 105 and 105-R Pawtucket Avenue
Owner/Applicant: Euston LLC
431 Veteran's Memorial Parkway
Assessor's Map 302, Block 1, Parcels 31 & 32



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Chairman Fazioli indicated that this application will be subject to rigorous design review at the July 12 hearing. The commission is cognizant of the investment that private businesses make in the development process and is committed to assuring that proposed development is good for the Waterfront and the city.

Aurora Leigh, Euston LLC project manager indicated that she intends to comply with all Commission requests. She is looking to engage a civil engineering firm to design a new waterline to the rear building and would like the Commission to approve the project subject to construction of this line. Easement issues are being addressed by lawyers for Euston LLC and Charlie Dunn, Double Five LLC, owner of Gorham Lane, the private roadway that provides access from Pawtucket Ave to parcels west of the rail line. She indicated that Euston LLC is interested in donating the private driveway on Parcel 32 to the city.

Commission members requested a DEM wetlands determination with resolution of CRMC jurisdiction issues and RIDOT permits for change in use for the record, status of P&W railroad crossing (fall back is to provide separate access for each building and request a variance for 1 parking space per unit, to be included in lease agreement), and right turn only exit or closure of the Pawtucket Ave entrance to former FRAM building visitor parking. Applicant is strongly encouraged to bring a civil engineering firm on board.

The chair opened the floor to the public for questions. Charlie Dunn, abutter, indicated that he did not receive legal notice for the zone change from I-1 to PA for the rear building. Ms. Feather indicated that certified mailing and three weeks of legal ads were placed prior to the April zone change. Mr. Dunn wants the city to take over Gorham Lane.

Commission members indicated that access, utilities and easements need to be worked out prior to the July 12 hearing and approval should not be "subject to." Permits need to be in place as a good development practice. Question was raised regarding inconsistencies and dated sources in the Fiscal Impact Study, to be addressed at the hearing.

Items were taken out of order.

- C. Discussion:** Ms. Sherrill presented a proposed zoning amendment to allow temporary signage for new businesses.
- D. Staff Report:** Ms. Sherrill reported on a recent meeting with a developer interested in a four season destination water park resort at the South Quay, and that 15,000 tons of soil has been removed at the former Getty terminal on Massasoit Avenue as part of the remediation process. Affordable housing regs will be out for 30-day public comment next week. EDA has awarded the city \$144,000 (with a 50% local match) for vehicular,



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pedestrian and cycling improvements in the Vets Parkway/Waterfront Dr/Warren Ave corridors.

E. Design Workshop: Tax Increment Financing (TIF) modification request

Owner/Applicant: Chevron Land & Development Co.

431 Veteran's Memorial Parkway

Assessor's Map 17, Block 1, Parcel 1

Assessor's Map 18, Block 1, Parcel 1

Assessor's Map 18, Block 2, Parcel 2

Keenan Rice, Municap, presented an overview of an upcoming request to modify the April 2015-approved TIF to mirror Kettle Point TIF modification terms. Costs have been higher than anticipated for Waterfront Drive construction and removal of the pier. The anticipated development reflects changing market demand with fewer condos, more apartments and consistent commercial/medical office use.

Chairman Fazioli indicated that the Waterfront Commission's role is limited to sending an advisory opinion to City Council. The City issues TIF bonds with no exposure to the city if bonds fail. Mr. Rice confirmed that there will be no change in the TIF boundary.

Meeting was adjourned at 8:00 PM following a motion by Mr. Moura, seconded by Mr. Kern and unanimous vote.

Respectfully submitted,

PAMELA M. SHERRILL, AICP

Executive Director