



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Hearing Panel Minutes September 13, 2018

Attendees: Stephen Hardcastle, Chairman
William Fazioli
Peter Willey

Members absent: Jay Kern
Paul Moura

Staff: Pamela M. Sherrill, Executive Director
Rhiannon Campbell, legal counsel, Hinckley Allen & Snyder LLP

The meeting was called to order at 6:34 PM.

1. **Old Business.** Minutes of the July 12, 2018 Hearing Panel were not presented for approval.

2. NEW BUSINESS

A. Hearing Panel Public Hearing

Applicant: Enotap, LLC
Location: 310 Bourne Ave, Building 22, Unit 1
Assessors: Map 302, Block 1, Parcel 3
Zoning: Phillipsdale Sub-district

Mr. Hardcastle, Hearing Panel chair, introduced Mr. Fazioli and Mr. Willey, members of the Hearing Panel and ascertained that three of five members present constituted quorum. James Davids, applicant, explained that Enotap LLC proposes to establish a wine distribution warehouse at Phillipsdale Landing. The firm imports wine in bulk containers from Europe, California and local vineyards in New England and then repackages the ready to drink product in reusable kegs for delivery to local restaurants. The firm's goal is to keep cost down for customers and restaurants and to be environmentally conscious.

Warehousing is a conditional use in the Phillipsdale sub-district and a deviation from parking requirements is required (10 spaces required for 5,000 sf of warehouse space). Ms. Sherrill reiterated points from the planner's memo including response to Sec. 19-479 of the zoning ordinance for consideration for conditional use and deviations.

Public comment was presented by Preston Halperin, a Bourne Holdings LLC owner, who indicated that one space for 500 sf of space at Phillipsdale Landing is unwarranted since the number of employees is minimal compared to the extensive available space. Parking spaces are allocated to tenants as needed. Ample parking is available on site.

On a motion by Mr. Hardcastle, seconded by Mr. Willey, the Hearing Panel voted 3-0 to send a positive advisory opinion to the Waterfront Commission on warehousing as a



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conditional use and to recommend a deviation from one parking space per 500 square feet of warehouse to two spaces total with the availability of five additional spaces.

Mr. Willey - Aye
Chair votes - Aye

Mr. Fazioli - Aye

3. Adjournment

On a motion by Mr. Fazioli, seconded by Mr. Willey, the Hearing Panel voted 3-0 to adjourn the public hearing at 6:48 PM.

Respectfully submitted,

PAMELA M. SHERRILL, AICP
Executive Director