



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes October 30, 2018

Attendees: William Fazioli, Chairman
Peter Willey
Stephen Hardcastle
Jay Kern
Timothy Conley
David Sluter

Members absent: Roy Coulombe
Paul Moura
Luis Torrado

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

Staff: Pamela M. Sherrill, Executive Director
Glen Fontecchio, Consulting Architect

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

1. Chairman's Opening Remarks

A. Old Business. On a motion by Mr. Sluter, seconded by Mr. Hardcastle, the Commission voted 6-0 to approve the minutes of September 13, 2018.

2. NEW BUSINESS

The Chair entertained a motion to consider new business out of order. On a motion by Mr. Willey and seconded by Mr. Hardcastle, the Commission voted to take new business out of order.

A. Discussion: Request to consider construction of a post-operative residential condo for University Orthopedics.

Address: 0 Kettle Point Ave. (Road F)
Owner: Kettle Point LLC
Applicant: University Orthopedics
Assessors Map 109, Block 01, Parcel 002.3
Zoning - Kettle Point Waterfront Sub-District

Ms. Sherrill provided an overview of consultation with University Orthopedics and Richard Baccari regarding the siting of the post-operative condo.

Richard Baccari distributed a 10/30/18 memorandum with attached graphics prepared by DiPrete Engineering for the Kettle Point University Orthopedics Post Op Facility. He



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indicated that University Orthopedics wants to site a post op facility on the Kettle Point campus. He described the proposed location in a steeply graded depression off the bike path parking lot on Road F, located between the University Orthopedics parcel and the bike path. He indicated that the applicant may either request an administrative subdivision through the Planning Board to move the lot line to expand the UO parcel to incorporate the proposed site or to consider a land lease. Ms. Sherrill pointed out an administrative subdivision would avoid creating a lot that doesn't have frontage on a public road (Road F includes a public easement through land privately owned by Kettle Point LLC). Benefits cited by Mr. Baccari include views and access but especially how the proposed building, occupied Monday through Thursday nights (with building lights on the weekend) would provide activity and light in a potentially dark area. CRMC Assent modification would be required. A loss of 0.1 acre will maintain 31.9% open space.

Mr. Baccari responded to commissioners' questions. Union Studios will be the architect. Based on discussion the building should reflect the adjacent UO building and not the condo style with a more contemporary feel. Mr. Fontecchio indicated that the steep slopes may need retaining walls to address the erosion tracks that have developed where there is lawn. Ms. Feather requested that the Fire Chief be consulted during the design process to address emergency response to the site.

Mr. Baccari indicated that he is now about half way through condo construction, rental of apartments in the second building has begun, street trees on Road F will be planted shortly, and that the city will receive \$600,000 annually in property taxes above TIF bond repayment fees. He has loomed and seeded the former Kettle Point Avenue intersection and will post a "do not enter" sign.

A full application will be required to the Waterfront Commission for Design Review Committee review. It is recommended that a pre-ap meeting be scheduled with DiPrete Engineers to discuss project issues. Administrative subdivision requires Planning approval.

B. Staff Report. Ms. Sherrill presented her staff report.

C. Workshop: Proposed text amendments to Article IX. Waterfront Special Development Districts.

- Sec. 19-473. Administration.
- Sec. 19-477. Public hearings and notice requirements.
- Sec. 19-480. Uses permitted.
- Sec. 19-482. Performance standards.
- Sec. 19-483. Site development criteria.
- Sec. 19-485. Affordable/inclusionary housing.

Ms. Sherrill presented proposed amendments to reflect current practice, to consider changes in the schedule of uses with a focus on the Phillipsdale sub-district, and limits on



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requests for in-lieu funding for affordable housing. Additional requests for amendments were submitted by Mr. Walker, focusing on the need to reduce the uses requiring conditional approval since developers try to avoid associated uncertainty. He also recommended that the number of hearings required be reduced to streamline approvals and minimize expense to applicants. He also recommended that the commission consider indoor agriculture, software design, and renewable energy as an accessory use, among others.

Ms. Sherrill will revise zoning edits per comments received and submit to legal counsel for review before coming back to the Commission for a vote on an advisory opinion to the Planning Board. The Planning Board would then issue an advisory opinion to City Council for ordinance adoption.

- D. FY19 Q1 financial report was presented by Ms. Sherrill. Mr. Fazioli concurred with Ms. Sherrill that additional funding must be secured to assure that Waterfront Commission operations continue to be sustainable. Ms. Feather pointed out the Commission does not pay rent and that the Planning Department provides photocopying and other services. Mr. Fazioli indicated that the Commission will be seeking city and or state funding in the coming year.

3. Adjournment

On a motion by Mr. Willey and seconded by Mr. Hardcastle, the vote was 5-0 to adjourn Waterfront Commission meeting at 9:21 PM.

Respectfully submitted,

PAMELA M. SHERRILL, AICP
Executive Director
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