



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes November 15, 2018

Attendees: William Fazioli, Chair
Steven Hardcastle
Roy Coulombe
Paul Moura
Luis Torrado
Tim Conley

Absent: Peter Willey
Jay Kern
David Sluter

Ex-officio: Diane Feather, Acting Planning Director

Staff: Pamela M. Sherrill, AICP, Executive Director
Glen Fontecchio, Architectural Consultant

The chair called the meeting to order at 6:54 PM and confirmed quorum. Mr. Fazioli indicated that the Chevron team will be presenting their TIF modification request to City Council on November 20, 2018. City Council vote on the proposed ordinance is anticipated December 4, 2018.

1. New Business - Public hearing

Colonial Mills, Inc., a light manufacturer of braided rugs proposes to locate their business in the existing structure at 105-R Pawtucket Ave. The Waterfront Commission has received a positive advisory opinion from the Hearing Panel on a request by the applicant for a deviation in the parking and landscape requirements.

Applicant: Colonial Mills, Inc.
Owner: Euston LLC
Location: 105R Pawtucket Avenue
Assessor's Map 302, Block 1, Parcel 32
Zoning: Pawtucket Ave Sub-district
Lot area: 2.71 acres
Buildings: Existing 2-story masonry / metal office building, 67,058 net sf with proposed demolition of an accessory structure

Christian Capizzio, environmental attorney with Partridge Snow & Hahn, representing the applicant, introduced Donald Scarlota, president, Greg Scarlota, executive vice president, and Richard Lipsitz, president of Waterman Engineering for the record.

In response to questions from the commission, Mr. Waterman described the main entrance with handicapped parking on the north side of the building. Interior will be fully renovated. D. Scarlota indicated that they anticipate moving in May or June, 2019. Mr. Fontecchio requested that trees selected for landscaping be chosen for their shading potential over ornamental trees with limited branching.

There was no public comment. Mr. Capizzio indicated for the record that his client will come back to the Waterfront Commission at a later date for approvals for a small retail operation. Mr. Fazioli indicated his support for redevelopment of this former FRAM building which has been vacant (and vandalized) for twenty years, returning it to the tax roles and providing employment for 90. This represents the continued success of the Waterfront Commission in redevelopment of another former FRAM building for Eaton Aerospace.

On a motion by Mr. Moura and seconded by Mr. Hardcastle, the Waterfront Commission voted 6-0 to accept the positive advisory opinion to the Waterfront Commission on a deviation of parking spaces from 134 spaces to 69 under Sec. 19-482(E) and landscaping under Sec. 19-483(e), parking and circulation standards.

Mr. Coulombe - Aye	Mr. Torrado – Aye
Mr. Hardcastle – Aye	Mr. Moura - Aye
Mr. Conley - Aye	Chair votes - Aye

A motion was made by Mr. Coulombe, seconded by Mr. Hardcastle, and voted unanimously to adjourn the hearing. Hearing adjourned at 7:05 PM.

2. New Business - Waterfront Commission Meeting

A. University Orthopedics has proposed signage for the west façade.

Address: 1 Kettle Point Ave.
Owner: University Orthopedics, Inc.
Applicant: Pete Lucas
Assessors Map 109, Block 01, Parcel 002.2
Zoning - Kettle Point Waterfront Sub-District

Pete Lucas indicated that the objective of proposed signage is to improve the identification of the University Orthopedics building. Ms. Sherrill indicated that she and Glen Fontecchio have been working with University Orthopedics and Pete Lucas since September on their request for signage on the west façade. Proposed signage will be visible from the bike path and not from Providence, the hospitals or Washington Bridge. Mr. Lucas indicated that signage on the west façade will help address problems associated with Google map directions to the abandoned section of Kettle Point Ave. Ms. Sherrill indicated that she concurs with Mr. Fontecchio on the recommendation for Option B with smaller logo (5'-3") and letter size as this option is appropriate in scale and massing for this building set 300'+/- from the bike path. Signage would be similar to the unlit, white aluminum signage on the east façade although smaller.

Concern was expressed about the need for signage visible from the bike path and that this could set a precedent that could affect the character of the path.

On a motion by Mr. Hardcastle and seconded by Mr. Conley, the Waterfront Commission voted 4-2 to approve Option B for signage on the west façade with 5'-3" square logo and 28" tall letters.

Mr. Coulombe – Nay
Mr. Hardcastle – Aye
Mr. Conley - Aye

Mr. Torrado – Aye
Mr. Moura – Nay
Chair votes – Aye

B. Advisory opinion to the Planning Board on 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 Light Industrial / Flex Tech Uses as discussed at the October 30, 2018 meeting and discussed 11/15/18 email comments received from Preston Halperin. Commissioners expressed concern about any amendments which would increase truck volume on Roger Williams Avenue. Parking standards for industrial use were presented. Ms. Sherrill will compile all recommendations for a vote at the December 13, 2018 meeting.

C. Discussion: East Providence Waterfront Commission Application and Processing Fees. Continued to the December 13, 2018 meeting.

3. Mr. Conley expressed concern about the sustainability of the Waterfront Commission's finances and requested that this be a future agenda item. The chairman concurred that this is the appropriate time to approach the mayor-elect and the state legislature regarding the need for funding to supplement current Eaton rent and application fee income.
4. A motion was made by Mr. Coulombe, seconded by Mr. Hardcastle, and voted unanimously to adjourn the meeting. Meeting adjourned at 7:35 PM.

Respectfully submitted,

PAMELA M. SHERRILL, AICP
Executive Director