



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Public Meeting

Thursday, February 21, 2019 - 6:00 PM

City Hall, Room 306 - 145 Taunton Ave.
East Providence RI 02914

AGENDA *(Amended 2-12-19)*

1. CHAIRMAN'S OPENING REMARKS

2. OLD BUSINESS

- A. VOTE:** Approval of Waterfront Commission Meeting Minutes from the December 13, 2018 meeting.

3. NEW BUSINESS

A. Design Review Committee Public Hearing

a. Old Business

- i. **Vote:** Approval of February 16, 2017 Design Review Committee minutes.
- ii. **Vote:** Approval of July 12, 2018 Design Review Committee minutes.

b. New Business

- i. **Vote:** Public hearing to consider a request for an advisory opinion to the Waterfront Commission for The Residences at Bold Point, a two-story residential complex with twenty-two residential units through the conversion of a vacant one-story building.

Applicant: PKL Ventures LLC

Owner: East Providence Properties, LLC

Location: 30 Veterans Memorial Parkway

Assessor's: Map 016, Block 06, Lot 001

Zoning: Bold Point Sub-district

- ii. **Vote:** to close Design Review Committee Hearing

B. Hearing Panel Public Hearing

a. Old Business

- i. **Vote:** Approval of November 15, 2018 Hearing Panel minutes.

b. New Business

- i. **Vote:** Public hearing to consider a request for an advisory opinion to the Waterfront Commission regarding Flex Tech as a conditional use for the entire building at 89 Valley Street, including a proposed wine distribution business.

Applicant: James and Dorothy Moore

Owner: Almor Corporation

Location: 89 Valley Street

Assessor's: Map 106, Block 01, Lot 008

Zoning: Crook Point Sub-district



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- ii. **Vote:** Public hearing to consider a request for an advisory opinion to the Waterfront Commission regarding requested deviations for The Residences at Bold Point from the requirement that 10% of units on-site be affordable, that a payment be made for the fraction of a unit, and that deed restrictions for off-site affordable housing be 30 and not 40 years.
Applicant: PKL Ventures LLC
Owner: East Providence Properties, LLC
Location: 30 Veterans Memorial Parkway
Assessor's: Map 016, Block 06, Lot 001
Zoning: Bold Point Sub-district
- iii. **Vote:** close Hearing Panel hearing

C. Waterfront Commission Hearing

- i. **Vote:** to consider Design Review Committee and Hearing Panel advisory opinions for The Residences at Bold Point, a two-story residential complex with twenty-two residential units through the conversion of a vacant one-story building.
Applicant: PKL Ventures LLC
Owner: East Providence Properties, LLC
Location: 30 Veterans Memorial Parkway
Assessor's: Map 016, Block 06, Lot 001
Zoning: Bold Point Sub-district
- ii. **Vote:** to consider Hearing Panel advisory opinion regarding Flex Tech as a conditional use for the entire building at 89 Valley Street, including a proposed wine distribution business.
Applicant: James and Dorothy Moore
Owner: Almor Corporation
Location: 89 Valley Street
Assessor's: Map 106, Block 01, Lot 008
Zoning: Crook Point Sub-district
- iii. **Vote:** to consider an amendment to a previously approved Waterfront Commission application and processing fees
- iv. **Vote:** to close Waterfront Commission Hearing

D. Waterfront Commission Meeting

- i. **Vote:** To send an advisory opinion to the Planning Board on proposed text amendments to Article IX. Waterfront Special Development Districts. *Additional information is available for review in Room 206.*
 - Sec. 19-470. Purpose.
 - Sec 19-471. Definitions.
 - Sec. 19-473. Administration.
 - Sec. 19-476. Procedure and applications.
 - Sec. 19-477. Public hearings and notice requirements.
 - Sec. 19-478. Issuance of permits.



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- Sec. 19-481. Schedule of use regulations.
 - Sec. 19-482. Performance standards.
 - Sec. 19-483. Site development criteria.
 - Sec. 19-485. Affordable/inclusionary housing.
- ii. **Vote:** To approve annual report for 2019
 - iii. **Vote:** FY19 Q2 financial report

4. STAFF REPORT

5. VOTE: ADJOURNMENT

Proposals may be altered or amended prior to the close of the public hearing without further advertising as a result of further study or because of the views expressed at the public hearing. Any alteration or amendment must be presented for comment in the course of the hearing.

Plans and supplemental material are available for review at the Department of Planning in Room 206 of East Providence City Hall, Monday through Friday from 8AM to 4PM.

Individuals requesting interpreter services for the hearing impaired or needing other special services may call 435-7500 or 431-1633 (v/tdd) forty-eight (48) hours in advance of the meeting date.