



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Hearing Panel Meeting Minutes November 15, 2018

Attendees: Steven Hardcastle, Chair
William Fazioli
Paul Moura

Absent: Peter Willey
Jay Kern

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

The chair called the meeting to order at 6:38 PM and confirmed quorum.

1. Old Business

Unanimous vote to approve the minutes of July 12, 2018 and September 13, 2018, motioned by Mr. Fazioli and seconded by Mr. Moura.

2. 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 applicant requests 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. He requested a parking deviation of the required 134 spaces to 69. He described current operations of the 40-year old firm that is currently located at 560 Mineral Spring Avenue in Pawtucket, indicating that 90 employees currently use 45 on-site parking spaces and that 45 carpool, walk or use transit. Mr. Lipsitz described the proposed parking lot layout, reduction in landscaping along the front of the building to maximize parking spaces, and the demolition of the accessory structure to the south to enable access to the two loading docks. Landscaping will be provided to define the traveled way. There will be no increase in impervious area. The existing easement which provides access to adjacent properties will be relocated to the traveled way. The traveled way is of sufficient width to accommodate passage of tractor trailer trucks in each direction.

In response to questions from the Hearing Panel, it was explained that on-the-job training is offered for new employees and those being promoted. The president indicated his intent to maximize operations in one shift at the subject site. Currently Colonial Mills is the primary tenant in a 300,000-sf mill complex that is being converted to live/work space.

Ms. Sherrill indicated that an abutter had visited the office to review plans. She reported that the abutter was concerned that lower limbs of a tree located west of the accessory structure are interfering with tractor trailer access to their property. Mr. Capizzio indicated that this will be worked out between abutters.

There were no questions from the public.

On a motion by Mr. Fazioli and seconded by Mr. Moura, the HP voted 3-0 to send a 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. Fazioli - Aye
Chair votes - Aye

Mr. Moura – Aye

3. VOTE: Adjournment

A motion was made by Mr. Fazioli, seconded by Mr. Moura, and voted unanimously to adjourn. Hearing adjourned at 6:54 PM.

Respectfully submitted,

PAMELA M. SHERRILL, AICP
Executive Director