



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes December 13, 2018

<i>Attendees:</i>	William Fazioli, Chair Luis Torrado Tim Conley Peter Willey Jay Kern David Sluter Paul Moura
<i>Absent:</i>	Steven Hardcastle Roy Coulombe
<i>Ex-officio:</i>	Mike Walker, Commerce RI
<i>Staff:</i>	Pamela M. Sherrill, AICP, Executive Director

The chair called the meeting to order at 6:34 PM and confirmed quorum. Mr. Fazioli thanked commissioners for their work this busy year and cited the Chevron TIF modification that was approved by City Council on December 4, 2018 and Waterfront Productions which has started to announce bookings for the third year. The chair has scheduled a meeting with representatives of the General Assembly to discuss potential appropriations for Waterfront Commission operations.

1. Old Business

A. Unanimous vote to approve the minutes of October 30, 2018 and November 15, 2018, was motioned by Mr. Sluter and seconded by Mr. Kern.

B. Proposed text amendments to Article IX. Waterfront Special Development Districts.

Ms. Sherrill reviewed the history of amendments starting with a summer tour of Phillipsdale Landing, collaboration with Diane Feather, acting Planning Director, zoning workshops held October 30, 2018 and November 15, 2018, and follow-up review by legal counsel. Ms. Sherrill presented changes recommended by legal counsel.

It was recommended that time limits on approvals be limited to two years with no more than three one-year extensions. Discussion focused on proposed agricultural and aquaculture amendments as a permitted use at Phillipsdale Landing. Concern was expressed concerning odors associated with wastes and that the use should be conditional. Further discussion followed on permitting indoor agriculture with THC as a conditional use in the Phillipsdale Landing sub-district. Ms. Sherrill will review with Mayor DaSilva, police, fire and the city solicitor after the first of the year.

Ms. Sherrill will request a memo from the commission's legal counsel defending the need to require hearings by the Design Review Committee, Hearing Panel, and Waterfront Commission. Hearing requirements should be no more rigorous than city

zoning and land development regulation requires. A vote on amendments was continued to the January meeting.

2. NEW BUSINESS

A. Vote: SBA Green Loan Program Status

The chair summarized the status of the US Small Business Administration Green Business Initiative loan program initiated in 2009. Three loans were issued totaling \$129,000. Although over half of these were repaid, the three businesses are no longer in operation. As indicated in the FY17 audit, \$61,002.09 in outstanding loans is uncollectable and has been written off to bad debt as of June 30, 2018. No city or Waterfront Commission funds were involved. All loans and repayment are through a designated SBA Waterfront Commission account that is separate from Waterfront Commission general operations.

On a motion by Mr. Moura and seconded by Mr. Kern, the Waterfront Commission voted 7-0 to write off \$61,002.09 in bad loans associated with the US Small Business Association Green Business Initiative.

B. Vote: To approve annual meeting calendar for 2019

On a motion by Mr. Moura and seconded by Mr. Kern, the Waterfront Commission voted 7-0 to approve the 2019 meeting calendar (attached).

C. Discussion: East Providence Waterfront Commission Application and Processing Fees

Ms. Sherrill presented a draft fee schedule that assembles fees previously approved by the commission in one document and includes proposed fees for Hearing Panel review, extension of approvals, plan modification, signage review, and Tax Increment Financing modification as well as proposed amendments to fees for TIF applications. The fee schedule will be subject to state review and public comment in accordance with the Rhode Island Administrative Procedures Act.

3. Staff report. Ms. Sherrill indicated that Demeter was unsuccessful in receiving RI Housing funding for Ivy Place and that they have submitted a request for the Waterfront Commission's In-Lieu funding for gap financing to enhance future grant applications. Ms. Sherrill presented an update on the bid received by the Special Master that is under review by the city and GeoNova. Upcoming meetings will be held with PKL Associates for residential redevelopment at 30 Veterans Memorial Parkway and with Jason Kambitsis regarding a request for four additional units at Kettle Point Apartments.

4. A motion was made by Mr. Moura, seconded by Mr. Willey, and voted unanimously to adjourn the meeting. Meeting adjourned at 7:50 PM.

Respectfully submitted,
PAMELA M. SHERRILL, AICP, *Executive Director*

Attached: 2019 Meeting Schedule



**EAST PROVIDENCE WATERFRONT
DISTRICT COMMISSION**

2019 Meeting Schedule

Third Thursday of the month except where indicated

January 17, 2019

February 21, 2019

March 21, 2019

April 18, 2019

May 16, 2019

June 20, 2018

July 18, 2019

August 15, 2019

September 19, 2019

October 17, 2019

November 14, 2019 (*second Thursday*)

December 12, 2019 (*second Thursday*)

The meetings of the East Providence Waterfront District Commission are generally held at 6:30 PM in East Providence City Hall, 145 Taunton Ave. Meeting dates are subject to change and may be cancelled, with notice, for lack of an agenda. For more information, please call 401-435-7530 or visit www.eastprovidencewaterfront.com.