



EAST PROVIDENCE WATERFRONT STRICT COMMISSION

Waterfront Commission Meeting Minutes February 21, 2019

Attendees: William Fazioli, Chair
Steven Hardcastle
Tim Conley
Peter Willey
Jay Kern
Paul Moura
Roy Coulombe

Absent: Luis Torrado
David Sluter

Ex-officio: Mayor DaSilva
Diane Feather, Acting Planning Director
Mike Walker, Commerce RI

Staff: Pamela M. Sherrill, AICP, Executive Director

Legal Counsel: Rhiannon Campbell, Hinckley, Allen & Snyder

The chair called the meeting to order following the adjournment of the Hearing Panel and confirmed quorum.

A. 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

Robert Stolzman, attorney for the applicant, provided a brief overview of the project.

Commissioners thanked the applicant and his team for creative strategies to provide affordable housing and encouraged him to include future affordable units in his portfolio. Kent Lorenz indicated that he is very interested in building a portfolio of 100 to 200 unit in East Providence and would like to work with RI Housing to provide the “missing middle” for affordable units.

Mr. Lorenz indicated that AZ Corp., a related family construction firm, hired union labor through PLAs (Project Labor Agreement) for projects at Twin River, Mohegan Sun and Yale. Total project cost is \$2.4 million.

There were no public comments.

On a motion by Mr. Conley, seconded by Mr. Moura, the commission voted unanimously to accept the advisory opinions of the Design Review Committee and the decision of the Hearing Panel and to approve the Residences at Bold Point, 30 Veterans Memorial Parkway:
Mr. Conley – Aye Mr. Moura – Aye Mr. Kern – Aye Mr. Willey – Aye
Mr. Hardcastle – Aye Mr. Coulombe – Aye Chair votes - Aye

- 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

James Moore summarized his request for the record. There were no questions or public comment. Mr. Moore indicated that he is excited to see Waterfront pipedreams from 30 years ago come to fruition. He is very interested in bringing Valley Street properties into conformance with the Waterfront Plan.

On a motion by Mr. Moura, seconded by Mr. Hardcastle, the commission voted unanimously to accept the advisory opinions of the Hearing Panel:
Mr. Conley – Aye Mr. Moura – Aye Mr. Kern – Aye Mr. Willey – Aye Mr. Hardcastle – Aye
Mr. Coulombe – Aye Chair votes – Aye

- iii. **Vote:** to consider an amendment to a previously approved Waterfront Commission application and processing fees

Ms. Sherrill provided an overview of fee amendments and indicated that this is an opportunity to bring the fee structure into conformance with Administrative Procedures Act (APA) while holding a hearing on fee amendments required under Sect 7 (a) 2003 -- S 1187, An Act Relating To Special Development Districts -- East Providence. [The hearing was noticed in the February 7, 2019 East Providence Post.] She indicated that the hearing assures that amendments that have been voted previously by the Commission can be included in the updated fee structure. Fees for extension of approvals, plan modifications, signage review, and Tax Increment Financing (TIF) modification are proposed to help make Waterfront budget more sustainable. A major revision to the TIF fee structure is more in line with the level of staff effort than the previous 1% TIF fee.

There was no public comment.

On a motion by Mr. Hardcastle, seconded by Mr. Kern, the commission voted unanimously to amend previously approved Waterfront Commission application and processing fees:
Mr. Conley – Aye Mr. Moura – Aye Mr. Kern – Aye Mr. Willey – Aye Mr. Hardcastle – Aye
Mr. Coulombe – Aye Chair votes – Aye

- iv. **Vote:** On a motion by Mr. Hardcastle, seconded by Mr. Moura, the commission voted unanimously to close the hearing:
Mr. Conley – Aye Mr. Moura – Aye Mr. Kern – Aye Mr. Willey – Aye Mr. Hardcastle – Aye
Mr. Coulombe – Aye Chair votes – Aye

B. 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.
 - Sec. 19-481. Schedule of use regulations.
 - Sec. 19-482. Performance standards.
 - Sec. 19-483. Site development criteria.
 - Sec. 19-485. Affordable/inclusionary housing.

The Chair indicated that amendments have been discussed by the Commission for several meetings and that the vote is for an advisory opinion to the Planning Board which will review the amendments prior to sending an advisory opinion to City Council. The Council will advertise and hold a hearing before amending an ordinance.

Amendments initially were proposed to expedite the permitting process in the Phillipsdale sub-district. Proposed amendments have been reviewed by the Commission at several previous meetings. There was no further discussion.

On a motion by Mr. Hardcastle, seconded by Mr. Kern, the commission voted unanimously to send an advisory opinion to the Planning Board on proposed text amendments to Article IX. Waterfront Special Development Districts:
Mr. Conley – Aye Mr. Moura – Aye Mr. Kern – Aye Mr. Willey – Aye Mr. Hardcastle – Aye
Mr. Coulombe – Aye Chair votes – Aye

ii. **Vote:** To approve annual report for 2019

Ms. Sherrill provided highlights of the annual report, required by statute to be submitted to the Governor, Speaker of the House, President of the Senate, Mayor as president of the City Council, and the City Manager.

On a motion by Mr. Hardcastle, seconded by Mr. Kern, the commission voted unanimously to approve the 2018 Annual Report: Mr. Conley – Aye Mr. Moura – Aye Mr. Kern – Aye Mr. Willey – Aye Mr. Hardcastle – Aye Mr. Coulombe – Aye Chair votes – Aye

iii. **Vote:** FY19 Q2 financial report

The financial report documents that the current budget is not sustainable with income limited to EATON rent and application fees, and staff expenses higher than when the previous planning director jointly held the position of executive director and didn't collect a Waterfront Commission salary. The Chair indicated that he has reached out to state reps and senators and to the city for funding. Ms. Feather indicated that Ms. Sherrill works closely with the Planning Department and that the department provides office space, copier, administrative support as well as team support as needed. The mayor indicated that he is willing to look at how the City can help and will talk to Stephen Pryor, Commerce secretary, regarding potential funding.

On a motion by Mr. Hardcastle, seconded by Mr. Kern, the commission voted unanimously to send an advisory opinion to the Planning Board on proposed text amendments to Article IX. Waterfront Special Development Districts:

Mr. Conley – Aye Mr. Moura – Aye Mr. Kern – Aye Mr. Willey – Aye Mr. Hardcastle – Aye Mr. Coulombe – Aye Chair votes – Aye

C. Staff report. Ms. Sherrill indicated that the Mayor met with the Chevron team including Kevin McHale, on January 17. It is anticipated that Chevron will move forward with the broker process in March and that G&W will also announce the bidder for the South Quay in future months. A meeting of Green Jacket Shoal stakeholders including Sen. Whitehouse's office, Chevron, RIHPHC, and others at CRMC on March 1.

D. A motion was made by Mr. Kern, seconded by Mr. Willey, and voted unanimously to adjourn the meeting. Meeting adjourned at 8:10 PM.

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