



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes December 12, 2019

Attendees: William Fazioli, Chair
Steven Hardcastle
Rick Lawson
David O'Connell
Peter Willey
Domenic Pontarelli
Tim Conley
David Sluter
Paul Moura

Absent: Jennifer Griffith
Luis Torrado

Staff: Pamela M. Sherrill, AICP, Executive Director

- 1. CHAIRMAN'S OPENING REMARKS** The chair called the meeting to order at 6:35 PM and confirmed quorum. He welcomed David O'Connell to the commission and provided the following update: building permits have been pulled for the Residences of Bold Point and it is anticipated that at least one of the affordable housing units at 59 Purchase Street will be rented by the end of the year. He reflected on the history of Eaton Aerospace in the Waterfront and indicated the firm is now one of the most productive of Eaton facilities with 200 employees on three shifts, with xxx annual sales. The firm is committed to reaching out to the community, especially to middle and high school students to attract future workers. This is one of many successful high tech/advanced manufacturing facilities in East Providence.
- 2. OLD BUSINESS**
 - A. VOTE:** On a motion by Mr. Moura, seconded by Mr. Lawson, October 17, 2019 meeting minutes were voted unanimously.
- 3. NEW BUSINESS**
 - A. VOTE:** to approve "Calculation, Payment and Use of Fees In-Lieu of Affordable Housing" 885-RICR-00-00-01
TITLE 885 – East Providence Waterfront Commission
CHAPTER 00 – N/A
SUBCHAPTER 00 – N/A
PART 1 - CALCULATION, PAYMENT AND USE OF FEES IN-LIEU OF AFFORDABLE HOUSING

Ms. Sherrill summarized the proposed regulations, indicating that changes since the original 2018 draft reflect zoning amendments that limits application for in-lieu payments for onsite affordable housing to the initial project application; eliminates the requirement

to tie the request for in-lieu payments to an affordable housing “partner” in recognition that affordable housing projects may take considerably longer to receive funding than private development; and requires a lien for return of in-lieu funding if affordable units are not developed. Commissioners expressed continued support for on-site affordable housing including the proposed regulations which make in-lieu funding a less attractive option than providing on-site affordable units.

On a motion by Mr. Moura and seconded by Mr. Willey, the commission voted 6-0 to approve the proposed regulations. Regulations will be posted for comment in accordance with the Administrative Procedures Act.

- B. Vote:** On a motion by Mr. Lawson, seconded by Mr. Moura, the annual meeting calendar for 2020 was approved.
- C. Transportation Update.** Ms. Sherrill provided an update on two important RIDOT projects which will improve access and economic development in the Waterfront. Award of a \$25 million USDOT BUILD grant for the Washington Bridge project including a critical I-195 westbound off-ramp will go out as a design/build project in early 2020 with construction to be complete in 2024. The Henderson Bridge replacement design has been changed to eliminate one of two East Providence roundabouts by merging Waterfront Drive and Massasoit Avenue. Construction will begin in 2020 with completion in 2022.
- D. Ivy Place Update:** Ms. Sherrill indicated that Demeter LLC anticipates hearing on two funding requests by December 31. NeighborWorks Blackstone River Valley purchased the property in November.

4. Staff Report

Ms. Sherrill indicated that Christopher Martin, one of five Waterfront planner candidates, has accepted the position and will start January 6. She provided updates on a proposed functional medicine office at 89 Valley Street, change in tenants at Phillipsdale Landing, and improved townhome design at Kettle Point Apartments. Public outreach for the Watchemoket Waterfront Gateway project has begun with an Arts Council meeting and will continue on January 15 with a public meeting at Tockwotton. Chevron’s CRMC assent for site remediation requires that an off-site ADA accessible kayak launch be constructed elsewhere in East Providence.

- 5. VOTE:** A motion was made by Mr. Conley, seconded by Mr. Moura, and voted unanimously to adjourn the meeting. Meeting adjourned at 7:31 PM.

Respectfully submitted,

PAMELA M. SHERRILL, AICP, *Executive Director*