



# EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

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## Waterfront Commission Meeting Minutes January 16, 2020

*Attendees:* William Fazioli, Chair  
Paul Moura  
Rick Lawson  
Peter Willey  
Jennifer Griffith  
Domenic Pontarelli  
Mike Walker, Commerce RI

*Absent:* David Sluter  
Luis Torrado  
Steven Hardcastle  
Tim Conley  
David O'Connell

*Staff:* Pamela M. Sherrill, AICP, Executive Director  
Chris Martin, Waterfront Planner

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**1. CHAIRMAN'S OPENING REMARKS** The chair called the meeting to order at 6:45 PM and confirmed quorum. Mr. Fazioli welcomed Chris Martin as the newest staff member of the commission and provided the following update: There are statewide mandatory training modules for dealing with sea level rise that all commission members are required to take every two years. He also mentioned a training that will be put on by the RI Statewide Planning Institute & Grow Smart RI for board and commission members on March 14<sup>th</sup>, which the commission members are encouraged to participate in if they haven't already. Mr. Martin will send out the training information to the commission members. Mr. Fazioli also mentioned how the Waterfront Commission was created as a catalyst for development throughout East Providence and he wrote an article in the NEREJ covering the boom in development throughout East Providence.

### **2. OLD BUSINESS**

**A. VOTE:** On a motion by Mr. Moura, seconded by Mr. Lawson, December 12, 2019 meeting minutes were voted unanimously.

### **3. NEW BUSINESS**

**A. VOTE:** to approve sixty-day extension of 5/13/19 approval of \$743,500 affordable housing in-lieu funds to Ivy Place, conditional on the commitment of Building Homes Rhode Island (BHRI) funding for the project.

Applicant: Demeter LLC  
Owner: Woonsocket Neighborhood Development Corporation  
Address: 15 Ivy Street and 164 Taunton Ave  
Assessors: Map 106/ Block7/ Lot 12

Zoning: Taunton Ave Sub-district

Woonsocket Neighborhood Development Corporation presented with background on the Ivy Place project. All funding applications were submitted in August to Building Homes RI (BHRI) and Federal Home Loan Bank in Boston. They were notified in December 2019 that they were awarded the funding from the Federal Home Loan Bank and noted that they are expecting to get a definitive answer on the entire project's final funding piece (not the two phases that were initially considered) from RI Housing by January 21, 2020.

The commission questioned the applicant about any change in design since last presented and the applicant said that there would be some refinements to the design, but the original plan of mixed use along Taunton Ave and residential on Ivy Place will remain the same. The commission asked about the three market rate units, to which the applicant mentioned that they will be workforce housing and they will all be for-sale condos. Once the plans are refined, the applicant will come back to the commission for a design review.

On a motion by Mr. Lawson and seconded by Mr. Pontarelli, the commission voted unanimously to approve the 60-day extension subject to the following: Commitment of BHRI or other state funding; Approval of the Ivy Place project by the Waterfront Commission via design review; Allocation of funding for the complete project; Commencement of construction within 12 months of the contracts for state funding.

**B. Vote:** On a motion by Mr. Lawson, seconded by Mr. Pontarelli, the Annual Report for 2020 was approved.

**C. Vote:** On a motion by Mr. Moura, seconded by Mr. Lawson, the FY20, Q2 financial report was approved.

#### **4. Staff Report**

Ms. Sherrill mentioned that we had anticipated an application for a functional medicine office at 89 Valley Street. The applicant pulled out partly because of the parking requirements. Ms. Sherrill also mentioned a meeting with the developers of the Providence G, who are interested in locations in East Providence.

Mr. Fazioli mentioned that the outlook for 2020 will be focused on the application for South Quay. He also mentioned the commission should begin looking at other parcels to bring into the Waterfront zoning through the Planning Board and City Council. Mr. Fazioli discussed the need to develop affordable/workforce housing policy and that the City is moving towards that.

Ms. Sherrill mentioned the next meeting will have a hearing panel and a design review committee to discuss the Dexter Road solar project.

**5. VOTE:** A motion was made by Mr. Willey, seconded by Mr. Pontarelli, and voted unanimously to adjourn the meeting. Meeting adjourned at 7:30 PM.

Respectfully submitted,

CHRIS MARTIN, WATERFRONT PLANNER