



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

4. NEW BUSINESS

A. PUBLIC HEARING

1. **VOTE:** to send an advisory opinion to the Waterfront Commission to amend previously approved plans for a total of twelve townhomes in Buildings 6 and 7, increasing the number of units from four to six per building.

Applicant: Kettle Point Apartments, LLC
Location: 38 Capt. John Jacobs Road
Assessor's: Map 209, Block 03, Lots 1.0 and 1.1
Zoning: Kettle Point Sub-district

Ms. Sherrill presented an overview of her April 3, 2020 memo to the DRC, including unit count, background on pre-application meetings, dates of application, Certification of Completeness, legal notice, and certified mailing. She indicated that the hearing has been determined to be an essential purpose in accordance with EO 20-05 as the Waterfront Commission must issue a decision within 40 days from the certificate of completeness in accordance with Sec. 19-476 of the zoning ordinance. Amy Goins, legal counsel concurred.

Jason Kambitsis, AR Building Co. introduced the request indicating that there is no change in use and that only the number of units and architectural details have been modified from prior approvals. Ms. Goins confirmed that images presented during the hearing have been posted on the Waterfront Commission website. Geoff Campbell, architect with Rothschild Doyno Collaborative, presented design details that are sensitive to the neighborhood context including porches that maximize Squantum Park views and a differentiated façade that enhances the pedestrian-oriented streetscape. Proposed buildings were sized to reflect the existing grading. Brandon Carr, DiPrete Engineering, described civil/site issues including building placement, grading, and stormwater management.

In response to questions and comments from the DRC, Mr. Carr indicated that any stormwater from Kettle Point Avenue near the Veterans Memorial Parkway intersection would be directed between the carbarns and the more northerly townhome structure to existing storm drains. To help reduce the expression of a three-story building on the proposed street elevation to one similar to the original approval where there is a two-story entry with a third story dormer, the applicant assented to continuing a roof line below the third story as an eve extension. Pediments above the corner unit entrances will be replaced with a simpler hip roof.

The chair opened the hearing to public comment. Dan Baudouin, 48 Kettle Point Avenue, close to the more southerly townhome, thanked the applicant for improving the design over the past year but questioned why the more southerly townhome had been shifted so close to the top of the slope. Mr. Kambitsis indicated that a National Grid transformer and water pump station, two utilities upon which he has little control, have been constructed by those utilities south of the Capt. John Jacobs Road intersection, necessitating that the building be shifted to the south. Mr. Kambitsis explained in response to Mr. Baudouin's question that no further apartments will be constructed and a brick dumpster enclosure and carbarn will be located adjacent to the southern end of the southern townhome. Mr. Baudouin commented that one of the reasons he invested in his property is the high degree of landscape detail throughout both developments and that the slope along the property line is sensitive and should receive the



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same treatment as the rest of the development. Mr. Kambitsis committed to preparing a landscape plan for approval of staff and Sara Bradford, the Waterfront Commission consulting landscape architect, as indicated in the draft condition of approval. As no others requested to make public comment either via the audio/video connection or on a call-in line, the public comment section of the hearing was closed.

The chair encouraged DRC members to feel comfortable bringing up design changes, to play a meaningful role in design. Further discussion included support for the design, staggered units, palette, stone façade and other treatments, great windows and second floor porches with park views. A member expressed support for continuing the lower roof line as roofs above porches on the Kettle Point Avenue façade to create more comfortable outdoor spaces.

In response to the Chair's request, Ms. Sherrill read the following draft motion and conditions of approval as discussed during the hearing:

The Design Review Committee votes to send a positive advisory opinion to the Waterfront Commission based on findings in the applicant's March 24, 2020 application and 13-sheet architectural plan set dated 1-6-2020, applicant's testimony, the executive director's April 3, 2020 memo, Glen Fontecchio, Architect's January 27, 2020 memo, and public comment that the project is in conformance with the reviewing criteria set forth in Section 19-477 of the East Providence Zoning Ordinance and the purposes of Article IX, "Waterfront Special Development Districts" regulations of the East Providence Zoning Ordinance subject to the following conditions:

- A. Applicant shall submit a landscape plan prepared by a registered landscape architect for review and approval by Sara Bradford, the commission's consulting landscape architect, and staff. The landscape plan shall include the immediate site and frontage to Kettle Point Ave (including the slope at the south end of the more southerly townhome) and the slope along the entire length of the westerly property line with Long Rock Cove LLC between Map 209/Block 3/Lots 1.1 and 1.4.
- B. Applicant shall amend front elevation architectural plans to include a continuous roof line above the second floor, with porch roofs. Hip roof shall replace pediments above corner unit entrances. Plan amendments shall be reviewed and approved by staff and Glen Fontecchio, consultant architect, prior to the April 16, 2020 Waterfront Commission hearing.
- C. Exterior materials shall be reviewed and approved by staff and Glen Fontecchio, consultant architect.

Motion was moved by Mr. Sluter, seconded by Mr. Conley and voted 5-0 on a roll call vote:

Mr. O'Connell – Aye

Mr. Sluter – Aye

Mr. Moran – Aye

Mr. Conley -- Aye

Chair - Aye

- 5. Motion to adjourn was made by Mr. Conley, seconded by Mr. Moran and voted unanimously at 7:32 PM.

Respectfully submitted,
PAMELA SHERRILL, EXECUTIVE DIRECTOR