



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Design Review Committee Hearing Minutes October 29, 2020

A remote/virtual meeting was held in accordance with Governor Gina Raimondo's EXECUTIVE ORDER 20-46, JUNE 12, 2020, FORTY-SECOND SUPPLEMENTAL EMERGENCY DECLARATION - PUBLIC MEETINGS AND PUBLIC RECORDS REQUESTS, EXTENDED BY EXECUTIVE ORDER 20-84, OCTOBER 9, 2020, SEVENTY-NINTH SUPPLEMENTAL EMERGENCY DELCARATION – EXTENSION OF EXECUTIVE ORDERS.

Waterfront Commissioners present via video and audio:

Luis Torrado, DRC Chair	Jim Moran, DRC, Planning Dept.
David Sluter, DRC	David O'Connell, DRC
Tim Conley, DRC	Steve Coutu, DRC, Public Works

Staff present via video and audio:

Chris Martin, Executive Director
Sara Bradford, Landscape Architect Consultant
Glen Fontecchio, Architectural Consultant
Amy Goins, Ursillo, Teitz & Ritch, Ltd., Legal Counsel
Dominic Leonardo, Waterfront Intern

- 1. WATERFRONT COMMISSION CHAIRMAN'S OPENING REMARKS.** The DRC chair, Luis Torrado, called the hearing to order at 6:33. Proceedings of the Zoom meeting were recorded. Members of the public interested in speaking during the public comment period were requested to raise their hand, use the Chat feature, or *9 on a phone if they would like to speak.
- 2. DESIGN REVIEW COMMITTEE ROLL CALL**
Mr. Martin conducted a roll call to confirm quorum of voting members.
Roll Call:

Luis Torrado, Chair	David Sluter
Tim Conley	David O'Connell
Jim Moran, Planning Department	Steve Coutu, Public Works
- 3. OLD BUSINESS**
 - A. VOTE:** The motion by Mr. Conley to approve the minutes of the April 9, 2020 DRC meeting, was seconded by Mr. Sluter and approved unanimously.
- 4. NEW BUSINESS**
 - A. PUBLIC HEARING**
 - 1. VOTE:** to send an advisory opinion to the Waterfront Commission to amend previously approved plans Kettle Point Condo Buildings 1-6.
Project: Kettle Point Condo Buildings 1-6 Modification
Applicant: Long Rock Cove, LLC
Location: Kettle Point Ave



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Assessor's: Map 209, Block 03, Lots 1.5
Zoning: Kettle Point Sub-district

The Chair opened the meeting with a request to the applicant to present what was previously approved for Condos 1 – 6 by the Waterfront Commission.

The applicant Richard Baccari from Long Rock Cove, LLC introduced the request and how the project fits in to the larger Kettle Point project and that the project consists of the last six buildings to be built in Kettle Point. The originally proposed units 1-6 were to be side by side townhouses. The applicant is requesting to change the layout based on market. Buildings 1-3 & 6 will be “Flat” style units where each of the upper floors is one unit. Buildings 4 & 5 will have a lower profile with side by side duplex units, very similar to what already exists in the development, across the street. The number of units will not change from the originally proposed 12 units. The project is expected to finish by the end of 2021, given approval of the modifications. Brandon Carr from DiPrete Engineering presented comparing the changes from the approved plan to the currently proposed plan and the site constraints on the project. The new plan changes the garage placement in the units to minimize the number of curb cuts along Kettle Point Ave while maintaining the streetscape. Ron Stevenson from ZDS Architects presented on the previously approved design of the units compared to the newly proposed design and emphasized the units will keep the same character and materials as the previously approved designs. Building 6 has the same footprint as previously approved, but has been changed to a “Flat” style layout. Buildings 1-3 are similar to Building 6, but one garage has been added as an additional unit in the back of the building. Buildings 4 & 5 have a lower profile and move the garage to the back of the unit.

In response to questions and comments from the DRC, the applicant noted that the price point will be in a similar range to the current condos. Glen Fontecchio mentioned that the applicant responded well to his concerns about breaking up the streetscape and that he had no concerns about the proposed application.

The Chair requested that the applicant change the front of Building 6 to emphasize the dormers more—either by changing materials or pushing out the space under the dormers out 6”. The Chair also requested that the louvers on the sides be broken up using other materials. The Chair requested that the cantilevered decks on the side of buildings 1-3 have a more traditional feel and use larger brackets. The Chair also applied the previous comment on the Building 6 dormer to the dormers on Buildings 1-3.

Sara Bradford, landscape architect, commented that the landscape design is acceptable, but would like to see more elaborate planting once construction is finished.

The chair opened the hearing to public comment. No public comment was given.

In response to the Chair’s request, Mr. Martin 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 to approve the Kettle Point Condos 1 – 6 project modification based on findings



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in the applicant's application and architectural plan set dated October 9, 2020, applicant's testimony, the executive director's October 21, 2020 memo, Glen Fontecchio, Architect's October 5, 2020 memo, Sara Bradford, Landscape Architect's October 6, 2020 memo and public comment and the finding 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. All conditions of approval that were previously approved by the Design Review Committee and the Waterfront Commission and that are not in conflict with the following conditions for the modified development plans, shall remain in full force and effect.
- B. Applicant shall emphasize the dormers on Buildings 1, 2, 3 and 6 more, either by changing the materials used or pushing the space out under the dormers.
- C. Applicant shall modify the cantilevered decks on Buildings 1, 2 & 3 to have a more traditional feel and to use larger brackets.

Motion was moved by Mr. Sluter, seconded by Mr. Moran and voted 6-0 on a roll call vote:

Mr. O'Connell – Aye

Mr. Sluter – Aye

Mr. Moran – Aye

Mr. Conley -- Aye

Mr. Coutu – Aye

Chair – Aye

- 5. Motion to adjourn was made by Mr. Sluter, seconded by Mr. Torrado and voted unanimously at 7:24 PM.

Respectfully submitted,

CHRIS MARTIN, EXECUTIVE DIRECTOR