



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes Thursday, July 21, 2022 – 6:30 PM

Commissioners present:

William Fazioli, Chair
Manny Barrows
David Sluter
Rick Lawson
Steve Amoroso
Peter Willey
Steve Hardcastle
Domenic Pontarelli
David O'Connell

Voting Members Absent:

Peter Willey
Jennifer Griffith
Mike Walker, Commerce RI

Staff present:

Raymond Lavey, Executive Director
Amy Goins, UTR Legal Counsel

Tim Conley- present but not participating,
recused himself

1. CHAIRMAN'S OPENING REMARKS: The Chair called the meeting to order at 6:30 PM. Tim Conley recused himself from the meeting because he is related to an attorney representing the group. T. Conley left the table where the Commission was seated to the back of the room.

Motion to approve minutes of June 16, 2022 made by R. Lawson, Seconded by M. Barrows amending page two to reflect that R. Lawson seconded a motion and not D. Pontarelli.
Motions passes unanimously.

2. NEW BUSINESS

A. Sub-Committee Appointments –Discuss and Vote

• Stephen Amoroso to Design Review

Motion to appoint Stephen Amoroso to the Design Review Committee made by R. Lawson, Seconded by M. Barrows.

Motion passes unanimously.

• Richard Lawson to Design Review

Motion to appoint Rick Lawson to the Design Review Committee made by D. O'Connell, Seconded by M. Barrows.

Motion passes unanimously.

• Jennifer Griffith to Hearing Panel

Motion to appoint Jennifer Griffith to the Hearing Panel made by M. Barrows, Seconded by S. Amoroso.
Motion passes unanimously.

B. Public Hearing

Plan amendment to the 2003 East Providence Waterfront Special Development District Plan to include that certain real estate property known as 500 Veterans Memorial Parkway, (Map 107, Block 15, Lot 1) comprising the Metacomet sub-district, within the Waterfront District –Discuss and Vote

W. Fazioli explained the Planning Board approved the subdivision of the Metacomet property as required by the City Council's rezoning of the property.

Bill Conley, representing the applicant, explained the process of the procedural step of incorporating the Metacomet Property into the 2003 Waterfront Plan. B. Conley introduced Mike Cassidy, a Planning Consultant. M. Cassidy, representing the applicant, stated the process of amending a comprehensive plan is typical for a redevelopment agency.

W. Fazioli opened the floor for public comment.

Dan Baudouin provided public comment stating his opinion that the waterfront plan should be updated prior to amending the plan to include the Metacomet sub-district. Candy Seel provided public comment stating her interest in seeing the title report of the property and asked the item be tabled until next month. Heather Andrade provided public comment, asking the commission members who they are, if a title report was provided, and if the Waterfront Commission is supposed to follow the comprehensive plan. Rita C. Falaguerra provided public comment asking how the property qualified for an enterprise zone and who provided the title report.

Each Commission Member stated their name and their professional experience. W. Fazioli informed the public the title report was provided and determined to be acceptable by the City Solicitor. Legal Counsel Amy Goins informed the public the Waterfront Commission must follow the Waterfront District Comprehensive Plan. W. Fazioli informed the public that an enterprise/opportunity zone is a federal designation, not a city designation. Mr. Berlinski, representing the applicant, informed the public Chicago Title Company provided the title report.

Motion to close public hearing was made by R. Lawson, seconded by D. O'Connell.

Motion passes unanimously

Motion to approve the proposed amendment which incorporates the Metacomet property and Metacomet sub-district into the waterfront plan made by R. Lawson, seconded by S. Hardcastle.

Motion passes unanimously.

3. STAFF REPORT

Executive Director S. Lavey provided an update to the commission stating he has been meeting with the property owners throughout the District since he started.

4. VOTE: ADJOURNMENT

Motion to adjourn by R. Lawson and seconded by S. Amoroso. Meeting adjourned at 7:32pm

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR