



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes Thursday, August 17, 2023 – 6:30 PM City Hall, Room 306

Commissioners present:

William Fazioli, Chair
Tim Conley
Mike Walker
Manny Barrows
David O'Connell
Steve Amoroso
Domenic Pontarelli
Jennifer Griffith
Peter Willey

Voting Members Absent:

Steve Hardcastle

Staff present:

Raymond Avey, Executive Director
Amy Goins, Legal Counsel

1. CHAIRMAN'S OPENING REMARKS :

The Chair called the meeting to order at 6:56 PM.

2. OLD BUSINESS

Vote: Approval of Meeting Minutes from June 15, 2023 meeting

Motion to approve minutes of June 15, 2023 made by T. Conley, seconded by D. O'Connell.

Motion passes unanimously.

3. NEW BUSINESS

A. Public Hearing and Vote on Noble Development LLC's (Owner and Applicant) application to modify the mix of residential dwelling types while maintaining the overall number of units initially approved for the East Point Development for property located at 300 and 0 Bourne Ave, (Map 203, Block 1, Lot 4, and Map 303, Block 13, Lots 4 and 5).

Richard Baccari provided a presentation to the Commission, explaining the proposed modification is to replace a portion of the apartment units with condominium units.

The Waterfront Commission considered the Design Review Committee recommendation. The Design Review Committee provided a positive advisory recommendation on the proposed modification, with a recommendation that the corner of the proposed buildings "Apartments 4" and Apartments 5" incorporate a feature and additional landscaping to screen the six-space parking lot and recycling receptacle, as well as making that corner accessible to pedestrians.

There was a discussion on the size of the units and when the buildings will be occupied.

Chairman Fazioli opened the meeting to public comment. No members of the public provided comments.

On a motion by D. O'Connell, seconded by P. Willey, the Commission voted unanimously to close public comment.

On a motion by D. O'Connell, seconded by P. Willey, the Commission voted unanimously to accept the advisory opinion of the Design Review Committee, based on the findings in the applicant's application and architectural plan set dated June 2023, applicant's testimony, comments from City staff and consultants, 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.

4. STAFF REPORT

Executive Director R. Lavey provided his staff report to the Commission providing updates on recent meetings over the past month.

5. VOTE: ADJOURNMENT

Motion to adjourn by M. Barrows, seconded by D. O'Connell. Motion passes unanimously.
Meeting adjourned at 7:10 PM.

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR