



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Design Review Committee Draft Meeting Minutes Thursday, August 17, 2023 – 6:00 PM City Hall, Room 306

Commissioners present:

Steve Amoroso, Chair
David O'Connell
Jeanne Boyle (recused)
Tim Conley
Keith Brynes

Staff present:

Raymond Lavey, Executive Director
Amy Goins, Legal Counsel
Glen Fontechio (Via Phone)

1. CHAIRMAN'S OPENING REMARKS:

The Chair called the meeting to order at 6:05 PM.

2. OLD BUSINESS

None

3. NEW BUSINESS

A. Public Hearing and vote on recommendation to the Waterfront District Commission 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).

Design Review Committee Chairman Steve Amoroso called the meeting to order.

Josh Berlinski representing Noble Development, and Richard Baccari, Principal of Noble Development provided a presentation to the Committee, explaining the proposed modification is to the types of unites and buildings resulting from the desire to convert a portion of the number of apartments to be condominiums.

The applicant's Engineering and Consulting firm provided an overview of the proposed modified buildings and site plan.

Glen Fontecchio provided comments via phone, discussing the size of the new apartment buildings, the

entrances of the buildings, and landscaping for a sidewalk canopy.

Chairman Amoroso discussed the need to have more going on at the corner of “Apartments 4” and “Apartments 5” in the form of landscaping or signage.

Chairman Amoroso opened the meeting to public comment.

A member of the public provided comments discussing the placement of welcoming signs, the height of the proposed 5-story buildings and if there is any commercial component to the development. Richard Baccari informed the member of the public the 5-story buildings would be comparable to the height of the 5-story structures at the neighboring Phillipsdale property and that no commercial component is proposed at this time.

A member of the public provided public comment asking if there is a green space required. The applicant informed the member of the public that there is about 6 acres of green space included in the proposal.

A member of the public provided public comment asking if there are restrictions on motorcycles in the development.

On a motion by T. Conley, seconded by D. O’Connell, the Board voted unanimously to close public comment.

On a motion by T. Conley, seconded by D. O’Connell, the Board voted unanimously to provide a positive advisory recommendation to the Waterfront Commission 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.

4. VOTE: ADJOURNMENT

Motion to adjourn by T. Conley, seconded by D. O’Connell. Motion passes unanimously.
Meeting adjourned at 6:55 PM.

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR