



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes Thursday, April 18, 2024 – 7:00 PM City Hall, City Council Chambers

Commissioners present:

William Fazioli, Chair
David O'Connell
Jennifer Griffith
Steve Amoroso
Steve Hardcastle
Tim Conley
Robert Andrade

Members Absent:

Mike Walker, Commerce RI
Domenic Pontarelli

Staff present:

Amy Goins, Legal Counsel
Raymond Lavey, Executive Director

1. CHAIRMAN'S OPENING REMARKS:

The Chair called the meeting to order at 7:00 PM. Chairman Fazioli welcomed new commissioner Robert Andrade to the Commission.

2. OLD BUSINESS

Vote: Approval of Meeting Minutes from March 28, 2024 meeting

Motion to approve minutes of March 28, 2024 made by S. Amoroso, Seconded by T. Conley.
Motions passes unanimously.

3. NEW BUSINESS

A. Public Hearing on Metacommet Property LLC's application for its proposed development located on 500 Veterans Memorial Parkway Assessor's Map 107, Block 15, Lot 1, and Map 107, Block 15, Lot 1-10. For Discussion only.

Attorney Josh Berlinsky, representing the applicant, introduced Matt Mrva, Landscape Architect who provided an overview of the DRC meeting in April. Attorney Berlinsky informed the Commission he submitted a site plan and narrative outlining proposed Phase 1 which consists of a 9-hole golf course proposed to open in 2024.

Chairman Fazioli opened the meeting for public comment. Members of the public provided comment, discussing the proposed golf course, potential for artifacts from indigenous people, the proposed roundabout and its relation to the traffic capacity of the parkway, walking pathways throughout the development and golf course, the proposed golf course maintenance facility, the size of the proposed

grocery store, and the peer review study of the Crossman traffic study and noise study.

On a Motion by D. O'Connell, seconded by R. Andrade, the Commission voted unanimously to refer Phase 1 of the applicant's proposal consisting of a 9-hole golf course to the Planning Board for their review of its consistency with the Comprehensive Plan.

The Commission voted unanimously to continue the Public Hearing to May 16, 2024.

4. STAFF REPORT

R. Lavey provided a staff report to the Commission, providing a tentative date for the DRC meeting to be May 9th, and an update on the applicant of property owner on Dexter Road potentially applying to the RI Commerce's RI Ready Program, the potential for 105 Pawtucket Ave to be purchased, and Aspen Aerogel's small office expansion, and 15 Ivy Street.

5. VOTE: ADJOURNMENT

Motion to adjourn made by by S. Amoroso, seconded by S. Hardcastle.

Motion passes unanimously.

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR