



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes Wednesday, September 25, 2024 – 7:00 PM City Hall, City Council Chambers

Commissioners present:

William Fazioli, Chair
Domenic Pontarelli
Jennifer Griffith
Steve Amoroso
David O'Connell
Tim Conley
Mike Walker
Keith A. Brynes

Members Absent:

Steve Hardcastle
Robert Andrade

Staff present:

Raymond Lavey, Executive Director
Amy Goins, Legal Counsel

1. CHAIRMAN'S OPENING REMARKS:

The Chair called the meeting to order at 7:00 PM.

2. OLD BUSINESS

Vote: Approval of Meeting Minutes from August 13, 2024 meeting

Motion to approve minutes of August 13, 2024 made by D. Pontarelli, Seconded by S. Hardcastle.
Motions passes unanimously.

3. NEW BUSINESS

A. Kettle Point Annual Assessment Report

Chairman Fazioli presented an update on the Kettle Point TIF, detailing the surplus of tax revenue received to the City in excess of their bond payments.

B. Planning Department Report on Comprehensive Plan

Planning Director Keith A. Brynes provided an update to the Commission, explaining the Planning Board conducted two public hearings on the Comprehensive Plan, and recommended the Plan to the City Council for adoption. The City Council will have a public hearing at some time in the fall or winter.

C. Discussion on updating Ordinances for consistency with recently adopted Rhode Island General Laws

Attorney Goins provided an update to the board on new Rhode Island General Laws passed in 2024 regarding land use that may result in the Waterfront Commission needing to update its regulations. A motion to direct staff and legal counsel to present ordinances to conform to Rhode Island General Laws

for consideration made by S. Amoroso, seconded by D. O'Connell. Motion passes unanimously.

D. Continuation of Public Hearing on Metacomet 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.

Josh Berlinsky, representing the applicant, presented to the Commission, informing them Matt Mrva, Ashley Sweet, and Paul Bannon would testify this evening to discuss storm water management, comprehensive plan consistency, and the updated traffic study.

Matt Mrva, from Bohler Engineering provided an update to the commission on drainage improvements to the proposed site plan. Mr. Mrva explained how storm water is captured and retained on-site.

Ashley Sweet, Planner from Weston and Sampson, presented to the Commission discussing comprehensive plan consistency and proposed variances.

Paul Bannon, traffic engineer from Crossman Engineering, presented to the Commission, discussing his revised analysis addressing comments from the traffic report's peer review. The Commission discussed the traffic study's estimated traffic counts, proposed roundabout, access to and from the parcel, and the nature of commercial tenants and potential economic demand for a grocery store.

Chairman Fazioli opened the public hearing portion of the public meeting. Members of the public provided comments regarding the proposed plan's consistency with the comprehensive plan, the existing stone wall on Lyon Avenue, a request for an updated public safety report to be peer reviewed, the submitted noise study, and the potential for retaining the parkway's existing conditions.

Chairman Fazioli stated he expects an updated public safety report to be submitted following data being provided by the City's Police and Fire Departments.

Paul Pisano of Marshall Properties stated the existing stone wall on Lyon Ave is proposed to be removed.

A motion to continue to continue the public hearing to October 17th, 2024 was made by T. Conley, seconded by D. O'Connell. Motion passes unanimously.

4. STAFF REPORT

Executive Director R. Lavey provided an update to the Commission on recent meetings and other administrative activity over the past month.

5. VOTE: ADJOURNMENT

Motion to adjourn by D. Pontarelli, seconded by D.O'Connell.
Motion passes unanimously.

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR