



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Design Review Committee Meeting Minutes Thursday, November 14, 2024 – 7:00 PM City Hall, City Council Chambers

Commissioners present:

Steve Amoroso, Chair
Dan Borges
Sara Bradford
Glen Fontecchio
Keith Brynes
CT Narayanan
Jacques Afonso

Staff present:

Raymond Lavey, Executive Director

1. CALL TO ORDER:

The Chair called the meeting to order.

2. OLD BUSINESS

A. Vote on Meeting Minutes from August 8, 2024 Design Review Committee Meeting

Motion to approve minutes of August 8, 2024 made by D. Borges, Seconded by J. Afonso.
Motions passes unanimously.

3. NEW BUSINESS

A. Continuation of Public Hearing and vote on Recommendation to the Waterfront District Commission 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.

Josh Berlinsky, representing the applicant, presented a site design review summary, architectural design review summary, and peer review conclusions to the DRC. Assisting in this presentation was Matt Mrva, Landscape Architect from Bohler Engineering, John Selle from Phase Zero Design, and Paul Bannon from Crossman Engineering.

Chairman Amoroso asked members of the public if they had any comments.

Dan Baudouin provided public comment, asking who approves the proposed walking paths in accordance with the language in the City Council's zone change of the property, and if there should be a more refined defined pedestrian access coming from the Fort Street Neighborhood.

A motion was made by J. Afonso, seconded by D. Borges, to close the public comment portion of the meeting.

A motion made by D. Borges, seconded by J. Afonso, to recommend a positive advisory opinion to the Waterfront Commission to approve Phases 1A, 2, 3 of Metacomet redevelopment, based on the findings in the applicant's application and plan set dated December 21, 2023, supplemental plans and submissions, applicant's testimony, including expert witnesses, comments from City Staff and consultants, public comment, 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, subject to the following conditions;

1. Planning Board recommendation on consistency with the comprehensive Plan;
2. Hearing Panel approval of the three required variances for monument signage on Veterans memorial parkway, parking rations, and fenestration percentage;
3. Updated noise, traffic, and public safety impact studies upon the earlier to occur of completion of Phase 2 or the commencement of Phase 3;
4. That the proposed Roundabout on Veterans Memorial Parkway contain a pedestrian walkway allowing access to the East Bay Bike Path, contingent on approvals from all required State Agencies;
5. That a construction management plan be developed by the applicant submitted prior to the commencement of construction on Phase 2. The applicant shall hold an informational meeting with members of the public to discuss the proposed construction management plan following its submittal to the City Building Department and Fire Department;
6. That the applicant comply with the directives of the Rhode Island Historical Preservation & Heritage Commission in connection with an in response to the archaeological inspections conducted at the property;
7. All interior roadway construction and underground and above ground utility infrastructure located both inside and outside project boundaries will be subject to the approval of the East Providence Department of Public Works, Water Department, Engineering Department, and Fire Department, as applicable
8. The Applicant shall utilize a condominium/homeowner's association agreement satisfactory to the Waterfront Commission that will include but not be limited to the following: maintenance of landscaping, streets, storm water basins, and utilities, trash removal; public access; and open space;
9. The applicant will identify the pre-qualification services and ongoing certification needed for the provided on-site ten percent (10%) affordable housing; and
10. That the applicant will receive final approval and necessary permits/assent from State agencies including the Rhode Island Department of Transportation, the Scenic Roadways commission and the Coastal Resources Management Council.

Motion passes unanimously.

4. VOTE: ADJOURNMENT

On a motion by J. Afonso, seconded by D. Borges, the Commission voted unanimously to adjourn.

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR