

**CITY OF EAST PROVIDENCE
PLANNING BOARD
MINUTES**

Date: May 13, 2024

Time: 7:00 PM

Place: City Hall, City Council Chambers

Video recording of this meeting is also viewable at:

<https://www.youtube.com/channel/UC0YEW6s1RpjcKR47VMil1LA>

Present: Michael Robinson (Chair), Christopher Grant, Stephany Lopes, Eric Crook, Michelle Rockwell and Keith A. Brynes (staff)

1. CALL TO ORDER

The meeting was called to order at 7:06 PM.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. APPROVAL OF PLANNING BOARD MINUTES

On a motion from Mr. Crook, seconded by Ms. Rockwell, the Board voted 5-0 to adopt the April 8, 2024 Planning Board minutes as amended.

4. NEW BUSINESS

- A. Recommendation to the Waterfront Special Development District Commission and Waterfront Commission Design Review Committee regarding consistency with the City of East Providence Comprehensive Plan and Subdivision and Land Development Review Regulations for *Phase 1* of Metacomet Property LLC's application for a proposed mixed-use development located on 500 Veterans Memorial Parkway, Assessor's Map 107, Block 15, Lot 1, and Map 107, Block 15, Lot 1-10.

This review is for the public golf course portion of the proposal only.

Plans and supplemental material are available for review at

<https://www.eastprovidencewaterfront.com/>

Joshua Berlinsky, attorney for Metacomet Property LLC, introduced the current request for Phase 1 of his client's application; this phase only includes opening of a public 9 hole golf course with no new construction. The Waterfront Commission's Design Review Committee recommended approval of Phase 1 on May 9, 2024 with 2 conditions:

1. This recommendation is limited to Phase 1 (golf course redevelopment) only.

2. The Applicant shall engage in a discussion with the Waterfront Commission regarding walking paths on the property.

Phase 1A, not under consideration tonight, includes a new golf course maintenance building along Fort St, while Phases 2 and 3 include the commercial and residential aspects of the development. Mr. Berlinsky stated that the applicants are working on providing more information on the other phases before returning to the Planning Board. Mr. Berlinsky presented slides and summarized the history of this application. Paul Pisano of Marshall Development described plans for the golf course. Golf course architect and operations manager, Robert McNeil, discussed the current golf course layout, which preserves the original Donald Ross design. Due to the pre-existing layout of the course directly along the cove, a public waterfront path would not be possible without risking injury.

Mr. Brynes summarized the Planning Department's 5/8/24 memorandum which recommends that Phase 1 is consistent with the City's 2010-2015 Comprehensive Plan and Land Development and Subdivision Review regulations.

Chairman Robinson opened up the meeting to public comment:

Candy Seel stated that the public golf course is a positive amenity but needs public walking trails along the waterfront to comply with the Comprehensive Plan.

Linda Lee stated that the general public should be able to walk through the course at times when it is not actively in operation and that cross country skiing should be allowed.

Mr. Berlinsky stated that the current proposal opens the golf club up to the public where the site was previously a private country club.

On a motion by Mr. Crook, seconded by Mr. Grant, the Planning Board unanimously voted to accept staff's 5/8/24 report and attachments into the record.

On a motion by Mr. Grant, seconded by Ms. Rockwell, the Planning Board unanimously voted to offer an advisory opinion to the Waterfront Commission and Design Review Committee that the 9 hole public golf course is fully consistent with the purposes and intent of the City's 2010-2015 Comprehensive Plan and with Section 1-2 General Purposes of the Land Development and Subdivision Review Regulations.

- B. Public hearing on proposed amendments to the City's Subdivision and Land Development Review Regulations regarding outdoor dining. Proposal would amend Article 10 (Development Plan Review) and Article 11 (Land Development Projects and Development Plan Review Uses and Activities) to add outdoor dining at restaurants and fast food restaurants as an activity requiring submission of a Development Plan Review application.

Mr. Brynes summarized proposed changes to the Land Development and Subdivision Review Regulations which would designate Outdoor Dining as an activity requiring Development Plan Review. This change corresponds to a Zoning Text Amendment, recommended by the Board on

4/8/24, and approved by the City Council on 5/7/24, which offered parking relief for outdoor dining.

On a motion by Mr. Crook, seconded by Ms. Rockwell, the Board voted unanimously to:

1. Enter the following into the record:
 - Planning Department's memorandum dated 5/8/24.
 - Proposed outdoor dining Land Development and Subdivision Review Regulation amendments dated 4/9/24.

On a motion by Mr. Crook, seconded by Ms. Rockwell, the Board voted unanimously to:

1. Adopt Staff's findings of consistency with the Comprehensive Plan as spelled out in Staff's 5/8/24 memorandum.
2. Adopt Staff's finding of consistency with the General Purposes of the Land Development and Subdivision Review Regulations as spelled out in Staff's 5/8/24 memorandum.
3. Adopt Staff's findings of consistency with the General Purposes of Zoning as spelled out in Staff's 5/8/24 memorandum.
4. Adopt the proposed amendments to the Land Development and Subdivision Review Regulations as submitted.

5. ANNOUNCEMENT

Chairman Robinson informed the Board that the next Planning Board meeting is scheduled for June 10, 2024.

6. STAFF REPORT

Mr. Brynes summarized the status of several development applications and municipal projects. The City was recently recognized with an award by Grow Smart RI for implementation of its Mixed Use Overlay Districts.

7. ADJOURNMENT

On a motion by Mr. Grant, seconded by Ms. Rockwell, the Board unanimously voted 4-0 to adjourn the meeting at 8:23PM.

cc: Mayor Roberto DaSilva
Director of Public Works
City Engineer
City Solicitor
Fire Chief
Zoning Officer