



# EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

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## Waterfront Commission Meeting Minutes Thursday, April 16, 2020 – 6:30 PM

**A remote/virtual meeting was held in accordance with Governor Gina Raimondo's EXECUTIVE ORDER 20-25, April 15, 2020, TWENTY-SECOND SUPPLEMENTAL EMERGENCY DECLARATION - PUBLIC MEETINGS AND PUBLIC RECORDS REQUESTS.**

*Commissioners present via video and audio:*

William Fazioli, Chair	David Sluter
Tim Conley, Vice Chair	Luis Torrado
Steven Hardcastle, Treasurer	Rick Lawson
Jennifer Griffith	Paul Moura, Secretary (arrived after roll call)
Domenic Pontarelli	Mike Walker, Commerce RI
David O'Connell	

*Absent:*

Peter Willey

*Staff present via video and audio:*

Pamela M. Sherrill, AICP, Executive Director  
Chris Martin, Waterfront Planner  
Amy Goins, Ursillo, Teitz & Ritch, Ltd., Legal Counsel  
Glen Fontecchio, Architectural Consultant  
Sara Bradford, Landscape Architectural Consultant

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**1. CHAIRMAN'S OPENING REMARKS** The Chair called the meeting to order at 6:32 PM and gave an overview of remote meeting protocol in this new environment of social distancing including the requirement for speakers to identify themselves and that video of all commissioners will be shown. The posted agenda includes instructions for public participation including a toll-free number. Proceedings of the Zoom meeting were recorded. Mr. Fazioli thanked the DRC for their thorough review at the April 9, 2020 hearing and then gave highlights of a Standard & Poors webinar that indicated that with steep jobless claims and projections of a slow and gradual comeback ahead, approval of projects through forums such as this will help provide energy for the local and state economy to move forward. Places that will do better are those that are continuing to review and approve projects.

**2. WATERFRONT COMMISSION ROLL CALL**

Ms. Sherrill conducted a roll call to confirm quorum of voting members and introduced staff and applicant team members.

<i>Roll Call:</i> William Fazioli, Chair	David O'Connell
Tim Conley, Vice Chair	David Sluter
Steven Hardcastle, Treasurer	Luis Torrado
Jennifer Griffith	Rick Lawson

**3. OLD BUSINESS**

- A. VOTE:** The motion by Mr. Hardcastle to approve the minutes of February 20, 2020 and April 7, 2020 was seconded by Mr. Lawson and voted by a unanimous voice vote.

**4. NEW BUSINESS****A. PUBLIC HEARING**

- 1. VOTE:** on an advisory opinion to the Waterfront Commission to amend previously approved plans for a total of twelve townhomes in Buildings 6 and 7, increasing the number of units from four to six per building.

Applicant:	Kettle Point Apartments, LLC
Location:	38 Capt. John Jacobs Road
Assessor's:	Map 209, Block 03, Lots 1.0 and 1.1
Zoning:	Kettle Point Sub-district

Applicant representatives including Jason Kambitsis, AR Building Co.; Geoff Campbell, Rothschild Doyno Collaborative; and Brandon Carr, DiPrete Engineering, were sworn in by Ms. Goins. Mr. Kambitsis indicated that his firm is pushing strong in RI to look beyond the current economy to provide jobs for the local workforce. He reported that of the 39 subcontractors hired to date for this project, twenty are from RI, per AR's prior commitment. Geoff Campbell, architect, indicated that proposed changes reflect market shifts to include three-bedroom units as well as 1- and 2-bedroom units. Graphic presented during the hearing were previously posted on the Commission website. He provided updates since the DRC hearing including a continuous roof detail to give a 2-story feel (including porch roofs) with hip roofs at end unit entrances. Mr. Carr provided highlights of the landscape plan submitted April 13, 2020 including street trees and final grading with reinforced turf on 3:1 mowable slopes. Finished floor elevation (FFE) of proposed townhomes are approximately 8 feet above the FFE of the nearest condo; both are three-story buildings proposed 40 feet apart.

Ms. Sherrill provided highlights of the recorded DRC advisory opinion (revised and recorded April 15, 2020). She indicated that staff had worked with the applicant since December 2018 to revise a hybrid design to more closely reflect the previously approved townhouse concept, create a buffer between more intensive apartments and lower density condos, and provide eyes on the adjacent Squantum Woods park. The DRC positive advisory opinion included three conditions for architectural changes to the front elevation roofline, preparation of a landscape architectural plan, and staff approval of materials.

Ms. Bradford presented landscape plan comments regarding grading with possible treatments such as boulders or retaining walls along slopes, steps up the four-foot rise from Kettle Point Avenue to the more southerly units, additional landscaping at the toe of slope behind the carbarns, consideration of shrubs and landscape details,

continuation of bigger street trees between curblin and sidewalk, and placement of the dumpster enclosure. Mr. Carr indicated that the landscape architect will reach out directly to Ms. Bradford to address these concerns. Mr. Campbell indicated that dumpster placement shields the view from the townhomes while assuring necessary accessibility.

Mr. Fontecchio thanked the applicant team for responsiveness to design review over the past year, reiterated Ms. Bradford's comments on grading including walkway access to southerly units, and indicated that architectural changes to the front elevation adequacy addressed concerns raised by the DRC.

The chair opened the floor to comments by commissioners. In response to a question Mr. Carr indicated that the landscape plan will be amended to indicate a 3- and not 2-story structure. Mr. Kambitsis indicated that upon approval they will finalize construction documents so that construction of townhomes will proceed in the next couple of months when Building 5 is completed. All construction is anticipated to be complete in March 2021.

The chair opened the hearing to public comment. Dan Baudouin, 48 Kettle Point Avenue, indicated that he appreciated how the developer had worked with staff and the DRC to evolve the architectural design from a hybrid concept to the far superior design presented, and to quickly present a landscape plan. He reiterated the need for landscaping in the sensitive area along the property boundary including along the flat area at the toe of slope, to provide more visual separation between apartment/carbarns and the condos. In response to a dumpster design question, Mr. Kambitsis confirmed that it will be a brick enclosure. Ms. Sherrill indicated that per regulations, all dumpsters must be enclosed. Mr. Kambitsis committed to looking at landscaping in the flat area at the toe of slope. John Alden, a caller who recently purchased condo #5, had no comment. The chair confirmed that all had been afforded the opportunity to comment.

A motion was made by Mr. Pontarelli, seconded by Mr. Hardcastle, to accept the advisory opinion of the Design Review Committee, subject to staff review and approval of the landscape plan. In discussion, the DRC chair, Mr. Torrado, thanked the applicant for quick response to DRC comments. On a roll call vote the Waterfront Commission voted 10-0 to approve the motion:

William Fazioli - Aye	David O'Connell - Aye
Tim Conley - Aye	David Sluter - Aye
Steven Hardcastle - Aye	Luis Torrado - Aye
Jennifer Griffith - Aye	Rick Lawson - Aye
Domenic Pontarelli - Aye	Paul Moura - Aye

The chair indicated that thanks to the applicant and the Commission, the local economy is still making moves toward the future with this remote meeting forum. Mr. Moura supported efforts to keep local contractors at work.

**5. VOTE:** A motion was made by Mr. Moura, seconded by Mr. Pontarelli, to adjourn the meeting. By unanimous voice consent, the meeting adjourned at 7:14 PM.

Respectfully submitted,

PAMELA SHERRILL, AICP, EXECUTIVE DIRECTOR