



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes Thursday, June 18, 2020 – 6:30 PM

A remote/virtual meeting was held in accordance with Governor Gina Raimondo's EXECUTIVE ORDER 20-34, MAY 15, 2020, THIRTY-FIRST SUPPLEMENTAL EMERGENCY DECLARATION - PUBLIC MEETINGS AND PUBLIC RECORDS REQUESTS.

Commissioners present via video and audio:

William Fazioli, Chair	David O'Connell
Jennifer Griffith	Rick Lawson
Domenic Pontarelli	David Sluter
Peter Willey	Tim Conley, Vice Chair (joined at 6:41 pm)
Steven Hardcastle, Treasurer	Paul Moura, Secretary (joined at 7:30 pm)
	Mike Walker, CommerceRI

Absent:

Luis Torrado

Staff present via video and audio:

Pamela M. Sherrill, AICP, Executive Director
Chris Martin, Waterfront Planner
Amy Goins, UTR Legal Counsel

Ms. Sherrill conducted a roll call to confirm quorum of voting members.

<i>Roll Call:</i> William Fazioli, Chair	Domenic Pontarelli
Jennifer Griffith	Rick Lawson
Peter Willey	David O'Connell
Steven Hardcastle	David Sluter

- 1. CHAIRMAN'S OPENING REMARKS** The Chair called the meeting to order at 6:30 PM and gave an overview of remote meeting protocol. The Zoom meeting is recorded. Although the public is welcome to view and listen to meeting proceedings, public comment will be limited to the public hearing portion of the meeting. Mr. Fazioli announced that this is Ms. Sherrill's last Waterfront Commission meeting before retiring as executive director. City Council has voted to accept the transfer of the 4-acre Kettle Point parcel, including 600-foot pier, from Long Rock Cove, LLC/Churchill & Banks. Opening of Café Zara and lofts across from City Hall, together with continued progress on the Ivy Place development are indications of Taunton Avenue corridor revitalization.
- 2. OLD BUSINESS**
 - A. VOTE:** The motion by Mr. Sluter to approve the minutes of May 21, 2020 was seconded by Mr. Pontarelli and voted by a unanimous voice vote.
- 3. NEW BUSINESS**
 - A. Discussion: Ivy Place Design Workshop**

Ms. Sherrill indicated that the nine townhouses and four live-work units are approved uses in the Taunton Avenue sub-district. Proposed 37 on-site and on-street parking spaces

exceed the required 17 to 26 spaces. A minimum of five percent of residential tracts shall be designated open space. She also indicated the project's three-year history and thanked the team for their continued progress in securing funding.

Cynthia Langlylle, Demeter LLC, introduced the project team including Union Studio architects. Now that financing is secured, the project is moving quickly. Joel Vanderwall, Union Studios, presented an overview of the project, indicating that the intent is to replicate the residential character of Ivy Street and the commercial character of the Taunton Avenue corridor. Rendered perspectives demonstrate that massing on Taunton Avenue will be lower than City Hall and of a finer grain. Two-bedroom townhouses will reflect building heights and density in the adjacent neighborhood and will be lower in height than the 3-bedroom townhouses closer to Taunton Avenue. The project will be constructed in one phase with a fee simple/land condominium format.

Nine of the 13 units will be affordable to households with incomes at or below 80% of the area median income (AMI). Chris Martin reported the census tract median household income is \$57,000 and that 80% AMI for a four-person household is \$69,600. The Chair cited walkability to shops, city hall, churches, schools, and the library and that funding has been provided by the fee in-lieu of onsite affordable housing at Kettle Point Apartments.

Commission comment regarding Unit 9, a potentially accessible unit without a garage, included concern about how the two-level unit breaks the pattern of massing and layout could be modified to permit a first-floor den or bedroom. Adjacent parking could be considered for landscaping or permeable pavers. The unit could include a third floor to maximize floor area while minimizing cost. Commissioners questioned if first floor live/work units on Taunton Avenue should be deed restricted to prohibit at-grade residential use on the commercial corridor. The applicant indicated that owners of Taunton Avenue units would have the potential to rent out the first floor for commercial use. Others were concerned about counting on-street parking given snow emergencies, future increased on-street parking demand on Taunton Avenue, and the potential for more than two cars in 3-bdroom units. The applicant indicated that parking for at least two cars per unit is important for marketing. A proforma was requested to demonstrate project feasibility. The applicant team was complimented on the design.

Ms. Sherrill indicated that rear elevations, bike racks, potential street furnishings and other details are needed. Once a complete application is submitted a staff review meeting will be held before bringing the project to the Design Review Committee for an advisory opinion to the full Waterfront Commission.

B. Vote: FY21 Budget for final approval. The Chair indicated that the budget includes a potential \$5,000 state grant. A motion was made by Mr. Hardcastle and seconded by Mr. Conley to approve the FY21 budget. The Waterfront Commission voted 9-0 to approve the motion on a roll call vote:

William Fazioli – Aye	Peter Willey – Aye	Rick Lawson - Aye
Tim Conley – Aye	Steven Hardcastle - Aye	David O’Connell - Aye
Jennifer Griffith – Aye	Domenic Pontarelli - Aye	David Sluter – Aye

C. Hearing

a. Vote: approval of proposed Fee Amendment, 885-RICR-00-00-3 Part 3, East Providence Waterfront Commission Application and Processing Fees, effective date June 11, 2019. Ms. Sherrill indicated that although the commission had voted to approve the amendment at the May meeting, that upon review of the statute creating the Waterfront Special Development District, a hearing is required for any change in fees. She recommended that proposed Sec. 3.5 B.2 be amended to “Design guidelines for new sub-district. Applicant shall be responsible for the fee for the commission’s architectural consultant to develop guidelines, with staff coordination,” deleting “\$500 payable to the East Providence Waterfront Commission.” No comments were made by commissioners. There were no public attendees to make comment.

A motion was made by Mr. Pontarelli and seconded by Mr. Hardcastle to approve amendments to 885-RICR-00-00-3 Part 3, as recommended by Ms. Sherrill. On a roll call vote the Waterfront Commission voted 10-0 to approve the motion:

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| William Fazioli – Aye | Peter Willey – Aye | Rick Lawson - Aye |
| Tim Conley – Aye | Steven Hardcastle - Aye | David O’Connell - Aye |
| Jennifer Griffith – Aye | Domenic Pontarelli - Aye | David Sluter – Aye |
| | Paul Moura - Aye | |

4. STAFF REPORT

Ms. Sherrill reported that the transition to Chris Martin as executive director has begun. In the past month staff have worked with the Planning Department and the Metacomet zone change petitioner to revise the proposed use table for the 128-acre parcel. She reported that based on a recent tour of Phillipsdale Landing with the mayor and staff, that uses at this mill complex are very impressive and appear to be compatible with future redevelopment of the adjacent GeoNova site. Ms. Sherrill reported that staff have met virtually with RIDOT to discuss the upcoming Washington Bridge project, including the long awaited I-195 westbound off ramp to Waterfront Drive. Mr. Martin provided an update on the First St demonstration project to create a separated bike lane with a one-way vehicle pattern. The Chair indicated that Kent Lorenz’s firm is continuing with construction of the Residences at Bold Point and has plans to expand the development. It is anticipated that the July 16 meeting will in person, in accordance with the latest executive order. Mr. Fazioli announced that a retirement celebration for Ms. Sherrill will be held later in July.

5. VOTE: ADJOURNMENT

A motion was made by Mr. Moura, seconded by Mr. Ponterelli to adjourn. On voice vote the Waterfront Commission voted unanimously to adjourn at 7:45 PM.

Respectfully submitted,
PAMELA SHERRILL, AICP, EXECUTIVE DIRECTOR