



# EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

## Waterfront Commission Meeting Minutes Thursday, November 19, 2020 – 6:00 PM

A remote/virtual meeting was held in accordance with Governor Gina Raimondo’s EXECUTIVE ORDER 20-46, JUNE 12, 2020, FORTY-SECOND SUPPLEMENTAL EMERGENCY DECLARATION - PUBLIC MEETINGS AND PUBLIC RECORDS REQUESTS, EXTENDED BY EXECUTIVE ORDER 20-93, NOVEMBER 5, 2020, EIGHTY-EIGHTH SUPPLEMENTAL EMERGENCY DELCARATION – EXTENSION OF EXECUTIVE ORDERS.

*Commissioners present via video and audio:*

William Fazioli, Chair	David O’Connell	Steven Hardcastle, Treasurer
Jennifer Griffith	Rick Lawson	James Moran, EP Planning Dept
Domenic Pontarelli	Tim Conley, Vice Chair	Mike Walker, CommerceRI
Peter Willey		

*Absent:*

David Sluter  
Luis Torrado  
Paul Moura, Secretary

*Staff present via video and audio:*

Chris Martin, Executive Director	Glen Fontecchio, Architectural Consultant
Amy Goins, UTR Legal Counsel	Sara Bradford, Landscape Architect Consultant

**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 Chair conducted a roll call to confirm quorum of voting members.

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

### 2. OLD BUSINESS

**A. VOTE:** The motion by Mr. Lawson to approve the minutes of September 17, 2020 was seconded by Mr. Hardcastle and passed by a unanimous voice vote.

### 3. NEW BUSINESS

**A.** Preliminary discussion with developer with site development intentions regarding development at East Point. No formal action required at this time.

Project:	East Pointe
Applicant:	Noble Development, LLC
Assessor’s:	Map 303, Block 13, Lots 4 & 5/ Map 303, Block 1, Lot 4
Zoning:	Phillipsdale Sub-district

Richard Baccari and Lyn Small presented for the applicant and gave an overview of a potential residential development at the site formerly known as the Geonova property, now known as East Pointe. The applicant stated that the development will include between 330 – 370 total residential units across apartments, condos and townhomes over two phases of construction. The site will ensure public waterfront access through the Urban Coastal Greenway and will provide required public parking

for this access. The applicant is also considering adding bike and pedestrian trails through the site to encourage more local user access.

The applicant is hoping to work closely with the Waterfront Commission staff on the permitting process, as they are under a strict timeline to complete permitting by the end of summer, 2021 as a condition of the receivership that the property is currently under. They anticipate pre-application and staff reviews to happen in December 2020 with an application to the Waterfront Commission anticipated in January 2021.

**B. PUBLIC HEARINGS**

- i. **VOTE:** To consider adoption of the Design Review Committee advisory opinion to amend previously approved plans for Kettle Point Condos 1-6. This modification will keep the same number of condo buildings at six and the total units at 12, but changes the unit type for the six buildings.

Project: Kettle Point Condo Buildings 1-6 Modification  
Applicant/Owner: Long Rock Cove, LLC  
Location: Kettle Point Ave  
Assessor’s: Map 209, Block 03, Lots 1.5  
Zoning: Kettle Point Sub-district

The applicant was represented by Richard Baccari from Long Rock Cove, LLC, Brandon Carr from DiPrete Engineering and Ron Stevenson from ZDS Architects. Mr. Carr gave an overview of what the modifications requested were and that the proposal will keep the same number of condo buildings at six and total units at twelve, but will change the unit type for the six buildings. Mr. Stevenson presented on the changes to the previously approved plans, which include similar footprints, but changing the unit style to flats, as opposed to side-by-side. Mr. Stevenson also discussed that they are looking into changes recommended by the DRC, such as emphasizing the dormers on Buildings 1, 2, 3, & 6, either by changing the materials or by pushing the space out under the dormers. Another change suggested by the DRC that Mr. Stevenson addressed is that the cantilevered decks on buildings 1, 2, & 3 will have four foot decks, not six foot.

The Commission stated that the applicant has incorporated a lot of what staff has discussed and suggested including moving the garages to the back of the buildings and reducing curb cuts along Kettle Point Ave. This reduction in curb cuts lead to an increase in landscaped area and will mimic what is already in on the opposite side of Kettle Point Ave.

The Chair opened up the hearing to public comment. No public comment was given.

On a motion by Mr. Pontarelli, seconded by Mr. Conley, the Waterfront Commission voted unanimously to close the public hearing.

On a motion by Mr. O’Connell, seconded by Mr. Pontarelli, the Waterfront Commission voted 8-0 to accept the advisory opinion of the Design Review Committee memo dated November 4, 2020.

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	

- ii. **VOTE:** To consider adoption of the Design Review Committee and Hearing Panel advisory opinions for Ivy Place. A development of a .46-acre lot that will include thirteen multi-family ownership housing units—nine residential townhomes and four live/work townhomes.

Project: Ivy Place  
Location: 15 Ivy Street  
Assessor's: Map 106, Block 7, Lot 12  
Owner: Woonsocket Neighborhood Development Corporation  
Applicant: NeighborWorks Blackstone River Valley & Demeter, LLC  
Zoning: Taunton Ave Sub-district

The Chair gave an introduction and clarification that this is the first hearing to consider the applicant's full application for development at Ivy Place.

The applicant was represented by Cynthia Langlykke, Demeter, LLC, Joe Garlick, NeighborWorks Blackstone River Valley, Joel VanderWeele, Union Studio Architects, Scott Moorehead, SFM Engineering Associates, Diane Soule, Landscape Architect. The applicant presented an overview of the application for Ivy Place: a development that includes 13 multi-family ownership units—nine residential townhomes and four live/ work townhomes at the corner of Ivy Street and Taunton Ave in downtown East Providence. All units will be deed restricted affordable: the nine townhomes on Ivy Street at 80% AMI and the 4 live/work units on Taunton Ave at 100% AMI. Ms. Langlykke discussed the project's goals to provide additional density to the area, support increased economic and cultural activity and to support a livelier downtown. Additional goals for the project include: redevelopment of a blighted lot, which will work towards revitalizing Taunton Ave, environmental sustainability, increase in supply of affordable housing in East Providence, use of existing transportation infrastructure and access to public transportation, re-use of existing utility infrastructure, providing 2 parking spaces per unit off-street. Mr. VanderWeele testified on the architectural proposal, including design details of the residential and live/ work units, site plan and the goals to promote walkability, create a level of overall density for the area, and provide affordable housing in an amenity-rich location. Mr. VanderWeele commented on the DRC recommendation to investigate the ADA requirements for unit 9 to ensure full compliance. He also commented on the DRC recommendation to break up the repetition of the townhouses on Ivy Street through use of design elements. Mr. Moorehead testified on the civil engineering plans, including parking specifications, utility details, stormwater management, trash collection plans and the land trust maintenance plans for the development. Mr. Moorehead also commented on the slight deviations on side-yard setbacks requested, which were approved by the Hearing Panel. Ms. Soule testified on the landscape plans for the site, including the addition of street trees and foundation plantings on Ivy Street, interior site plantings, privacy fences between driveways, a bench at the bus stop at the corner of Taunton & Ivy and decorative fencing along parts of the exterior of the property.

The Commission questioned Mr. Moorehead about the maintenance of the stormwater catch basin. Mr. Moorehead assured that the maintenance is quite simple and will be taken care of by the association of owners on a regular basis.

The chair opened up the hearing to public comment. No public comment was given.

On a motion from Mr. Lawson, seconded by Hardcastle, the Waterfront Commission voted unanimously by voice vote to close the public hearing.

On a motion from Mr. Conley seconded by Mr. Hardcastle, the Waterfront Commission voted 8-0 to accept the advisory opinions of the Design Review Committee and Hearing Panel, subject to the following conditions:

1. Commencement of construction within 12 months of funding contracts in place.
2. The Waterfront Commission Executive Director & Legal Counsel shall review and approve the Operations and Management and Land Trust agreements.
3. Award of the approved \$743,500 In-Lieu funding on the following conditions:
  - a. In the event that the project does not reach its goal to provide affordable housing units in East Providence, the in-lieu fee award shall be reimbursed in full to the Waterfront Commission In-Lieu Affordable Housing Fund Account.
  - b. At project construction financing closing, a lien shall be recorded in the Land Evidence Records naming the Waterfront Commission as a creditor in the event that awarded funds do not lead to construction of certified affordable housing units. Said lien shall be discharged at the end of the 30 year compliance period.
  - c. At project construction financing closing, the developer shall sign a note and loan agreement, secured by a mortgage in favor of the Waterfront Commission In-Lieu Affordable Housing Fund Account.
  - d. In the event that an affordable unit is no longer occupied by an income-eligible household, the funding award shall be returned in full to the In-Lieu Affordable Housing Fund Account and the lien discharged.

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

- 4. STAFF REPORT.** Mr. Martin gave a staff report. He updated the board on the FY21 Commerce RI Legislative Grant. When the FY21 budget was created, the potential of a grant was uncertain, due to budget shortfalls due to COVID and the fact that the General Assembly wasn’t going to vote on a new state budget until after the November 3, 2020 election. Mr. Martin was made aware in September that the Waterfront Commission would be awarded the FY21 grant in the amount of \$50,000, continuing what was approved in the previous Fiscal Year. This comes with the caveat that the funding will be awarded in quarterly payments of \$12,500 until the full state budget is passed.

The next meeting will be held on December 17<sup>th</sup>.

**5. VOTE: ADJOURNMENT**

A motion was made by Mr. O’Connell, seconded by Mr. Hardcastle to adjourn. On voice vote the Waterfront Commission voted unanimously to adjourn at 8:00 PM.

Respectfully submitted,

CHRIS MARTIN, EXECUTIVE DIRECTOR