



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Hearing Panel Meeting Minutes Thursday, November 19, 2020 – 4:00 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.

Hearing Panel members present via video and audio:

Steve Hardcastle, Chair
Paul Moura
William Fazioli
Peter Willey

Staff present via video and audio:

Chris Martin, Executive Director
Amy Goins, UTR Legal Counsel
Glen Fontecchio, Architectural Consultant

1. CHAIRMAN’S OPENING REMARKS The Chair called the meeting to order at 5:02 PM and gave an overview of remote meeting protocol. The Chair conducted a roll call to confirm quorum of voting members.

Steve Hardcastle, Chair
Paul Moura
William Fazioli
Peter Willey

2. OLD BUSINESS

A. VOTE: The motion by Mr. Fazioli to approve the minutes of February 20, 2020 was seconded by Mr. Moura and passed by a unanimous voice vote.

3. NEW BUSINESS

A. PUBLIC HEARING

VOTE: To send an advisory opinion to the Waterfront Commission on a deviation for the two minimum side-yard setbacks at 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 Executive Director requested to allow the previously heard testimony and exhibits presented in the earlier November 19, 2020 Design Review Committee public hearing on Ivy Place submitted for the record.

The applicant gave an overview of the request for side-yard setback deviations that have been requested: along the Ivy Street north side-yard property line, from 5 feet to 4.2 feet and along the Taunton Avenue east side-yard property line, from 5 feet to 4.0 feet.

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

On a motion from Mr. Moura, seconded by Mr. Willey, and on voice vote, the Hearing Panel voted unanimously to close the public hearing.

The Commission stated their opinion that the requested variations are very modest and don't represent a significant burden on the abutters.

On a motion from Mr. Moura seconded by Mr. Willey, the Hearing Panel voted 4-0 to send a positive advisory opinion to the Waterfront Commission on a deviation for the two minimum side-yard setbacks outlined below. It is the opinion of the Hearing Panel that these requests are a minor deviation from the requirements of Waterfront Commission Zoning Ordinance, Section 19-482, do not impact the character of the immediate area, and do not impact the privacy to the abutting property owners.

1. Along the Ivy Street north side-yard property line, from 5 feet to 4.2 feet
2. Along the Taunton Avenue east side-yard property line, from 5 feet to 4 feet

Steve Hardcastle – Aye Peter Willey – Aye
William Fazioli – Aye Paul Moura – Aye

4. VOTE: ADJOURNMENT

A motion was made by Mr. Moura, seconded by Mr. Fazioli to adjourn. On voice vote the Waterfront Commission voted unanimously to adjourn at 5:15 PM.

Respectfully submitted,

CHRIS MARTIN, EXECUTIVE DIRECTOR