



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes Thursday, May 21, 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	Rick Lawson
Tim Conley, Vice Chair	Paul Moura, Secretary
Jennifer Griffith	Mayor DaSilva
Domenic Pontarelli	

Absent:

Peter Willey	David Sluter
Steven Hardcastle, Treasurer	Luis Torrado
David O'Connell	

Staff present via video and audio:

Pamela M. Sherrill, AICP, Executive Director	
Chris Martin, Waterfront Planner	

- 1. CHAIRMAN'S OPENING REMARKS** The Chair called the meeting to order at 6:31 PM and gave an overview of remote meeting protocol. The Zoom meeting is recorded. Mr. Fazioli indicated that although conditioned approval of the mattress recyclers at Phillipsdale Landing was very contentious, rental income generated during the five-year lease, enabled the owner to make renovations which have made the mill complex attractive to a growing community of new businesses. Ms. Sherrill provided highlights of a recent site visit. Mr. Fazioli reported on the positive buzz about a mural painted in tribute to COVID angels at 89 Valley Street, painted by Sam O White, a Providence muralist.

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

<i>Roll Call:</i> William Fazioli, Chair	Domenic Pontarelli
Tim Conley, Vice Chair	Rick Lawson
Jennifer Griffith	Paul Moura, Secretary

- 2. OLD BUSINESS**

- A. VOTE:** The motion by Mr. Pontarelli to approve the minutes of April 16, 2020 was seconded by Mr. Lawson and voted by a unanimous voice vote.

- 3. NEW BUSINESS**

- A. Vote: FY19 Waterfront Commission audit.**

Mr. Greg Parisi, Baxter Dansereau & Associates provided highlights of the last fiscal year, indicating that this was a smooth year, with the balance sheet indicating a net position of governmental activities of \$898,783, of which all but \$85,147 is in restricted funds (including \$743,750 for development of workforce housing). He concluded that there were no risky or questionable issues to report. There were no questions.

A motion was made by Mr. Moura and seconded by Mr. Lawton to approve the FY21 Financial Statement prepared by Baxter Dansereau & Associates, LLP. On a roll call vote the Waterfront Commission voted 6-0 to approve the motion:

William Fazioli - Aye	Rick Lawson - Aye
Tim Conley - Aye	Paul Moura - Aye
Jennifer Griffith - Aye	Domenic Pontarelli - Aye

B. Vote: FY20 Q3 Financial Report

Ms. Sherrill provided highlights of Q3 finances, indicating that income exceeded expenses by \$10,723.

A motion was made by Mr. Moura and seconded by Mr. Pontarelli to approve the financial report for the third quarter of FY20. On a roll call vote the Waterfront Commission voted

6-0 to approve the motion:

William Fazioli - Aye	Rick Lawson - Aye
Tim Conley - Aye	Paul Moura - Aye
Jennifer Griffith - Aye	Domenic Pontarelli - Aye

C. Discussion: FY21 Draft Budget

The chair indicated that the FY21 budget will be presented for vote at the June meeting, for the fiscal year beginning July 1. He announced that Ms. Sherrill has submitted her resignation, effective June 30 and that the budget reflects a decrease in staff expenses and a declining economy in response to the COVID-19 pandemic. Ms. Sherrill indicated that with a \$5,000 legislative grant, income is projected to exceed expenses by \$3,144.

D. Vote to consider an amendment to 885-RICR-00-00-3 Part 3, East Providence Waterfront Commission Application and Processing Fees.

Ms. Sherrill indicated that the three purposes of the amendment are to fix errors in the chart in Sec. 3.3.1 A.6; to add planning in Sec. 3.3.1 A.7b as an additional review fee that may be charged to the applicant; and to propose Sec. 3.5 B. to address fees for zoning amendments (text and/or map change). The fee for zone change requests will address staff effort specifically related to anticipated zone requests in the Henderson Bridge area. The fee would not apply to the Metacomet zone change request as the petition for zoning amendment has previously been received by City Council.

A motion was made by Mr. Moura and seconded by Mr. Lawson to approve amendments to 885-RICR-00-00-3 Part 3. On a roll call vote the Waterfront Commission voted 6-0 to approve the motion:

William Fazioli - Aye
Tim Conley - Aye
Jennifer Griffith - Aye

Rick Lawson - Aye
Paul Moura - Aye
Domenic Pontarelli - Aye

E. Discussion

- a. Upcoming Waterfront District development plans. Mr. Fazioli indicated that the city has the potential to deal with the economic downturn with large developments proposed outside of the Waterfront by Boston developers as well as continuing projects within the Waterfront District. The Ivy Place workforce housing project will be presented at a workshop at the next Waterfront Commission meeting. The property at 1 Waterman Ave has been purchased by RI Waterfront Enterprises, owners of the former railroad parcels south of the Henderson Bridge so a coordinated development may be anticipated. He outlined the process for the requested Metacomet zone petition and indicated that both the Planning Board and City Council will hold public hearings. The Waterfront Commission will make an advisory opinion to City Council on the proposed zone change. Mr. Fazioli reported that the terms of the settlement on the former East Pointe project have been reached by GeoNova, the city, and HUD and the next step is for the agreement to be recorded. He announced that the former FRAM building at 105 Pawtucket Ave will be demolished as a public health hazard.
- b. RIDOT project update. Henderson Bridge construction will begin this summer/fall. The video presented at the May 6 RIDOT virtual town hall meeting was shown. Waterfront Drive will be closed to through traffic between Warren Ave and Dexter Road from the spring of 2021 to December 2021. Improved bike path connections, landscaping, and Henderson Boulevard/Parkway connections to North Broadway will be part of Phase II. Design for the Washington Bridge design-build project, including the I-195 westbound off-ramp, will proceed in 2021 with construction coordinated with the Henderson Bridge project.

4. STAFF REPORT

Ms. Sherrill reported that transfer of the Kettle Point parcel including the fishing pier will likely be on the June Planning Board agenda for an advisory opinion to City Council for the June docket.

5. VOTE: ADJOURNMENT

A motion was made by Mr. Pontarelli, seconded by Mr. Lawson to adjourn. On voice vote the Waterfront Commission voted unanimously to adjourn at 7:36 PM.

Respectfully submitted,
PAMELA SHERRILL, AICP, EXECUTIVE DIRECTOR