



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Design Review Committee 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.

Commissioners present via video and audio:

Luis Torrado, DRC Chair	David O’Connell, DRC
James Moran, EP Planning Dept/ DRC	Steve Coutu, DRC
Steve Hardcastle, HP Chair	William Fazioli, HP
Peter Willey, HP	Paul Moura, HP

Absent:

David Sluter
Tim Conley

Staff present via video and audio:

Chris Martin, Executive Director	Glen Fontecchio, Architect
Amy Goins, UTR Legal Counsel	Sara Bradford, Landscape Architect
Dominic Leonardo, Waterfront Intern	

1. CHAIRMAN’S OPENING REMARKS The Chair called the meeting to order at 4:06 PM. The Chair then conducted a roll call to confirm quorum of voting members.

<i>Roll Call:</i> Luis Torrado, Chair	David O’Connell
David O’Connell	James Moran

2. OLD BUSINESS

A. VOTE: The motion by Mr. Moran to approve the minutes of October 29, 2020 was seconded by Mr. O’Connell and passed by a unanimous voice vote.

3. NEW BUSINESS

A. PUBLIC HEARING

VOTE: To send an advisory opinion to the Waterfront Commission on the development 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 applicant clarified that this is a new application for Ivy Place, not an approval of a previously approved plan. 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. Cynthia Langlykke from Demeter, LLC testified on the project narrative. 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. Joel VanderWeele, Union Studio Architects 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. Scott Moorehead, PE, SFM Engineering Associates testified on the civil engineering plans for Ivy Place, including parking specifications, utility details, stormwater management, trash collection plans and the land trust maintenance plans for the development.

In response to the layout and location of the ADA-accessible unit #9 on the plan and how it relates to the assigned parking spot for the unit, the Commission requested that the applicant work with the Governor's Commission on Disabilities to ensure that it is compliant with their rules on accessibility.

Diane Soule, RLA, from Diane C. Soule & Associates 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 requested that the applicant consider design elements that will break of the repetition of the Ivy Street townhouses' façade. The applicant confirmed that they will look into options including unit color, window treatments and other design details.

Public testimony was heard from Dana from DeCrescenzo Chiropractic, an abutter located at 160 Taunton Ave, expressed her concern about the project's impacts on parking, traffic and how construction will affect to the neighborhood and surrounding businesses. The applicant responded that all parking for the development will be off-site (26 spots), which will not add demand to the on-street parking. The applicant also stated that they will make efforts to meet with the community and provide transparency on construction impacts to the community.

On a motion by Mr. Moran, seconded by Mr. O'Connell, voted on unanimously by the Committee, the public hearing was closed.

On a motion from Mr. Coutu seconded by Mr. O'Connell, the Design Review Committee voted 4-0 to send a positive advisory opinion to the Waterfront Commission to approve

the development at Ivy Place based on findings in the applicant’s application and architectural plan set dated November 2, 2020, applicant’s testimony, the executive director’s November 10, 2020 memo, comments from City staff and consultants, public comment and the finding that the project is in conformance with the reviewing criteria set forth in Section 19-477 of the East Providence Zoning Ordinance and the purposes of Article IX, “Waterfront Special Development Districts” regulations of the East Providence Zoning Ordinance, subject to the following conditions:

1. The applicant explore the introduction of design elements intended to break up the architectural repetition on Ivy Street.
2. The applicant further investigate the requirements of the Governor’s Commission on Disabilities in regards to ADA accessibility for unit 9.
3. The applicant will meet with neighbors in the area to discuss the construction process, access during construction and impacts to the community.

Chair – Aye

James Moran – Aye

David O’Connell – Aye

Steve Coutu – Aye

Not present: Mr. Sluter & Mr. Conley

4. VOTE: ADJOURNMENT

A motion was made by Mr. Coutu, seconded by Mr. Moran to adjourn. On voice vote the Design Review Committee voted unanimously to adjourn at 5:45 PM.

Respectfully submitted,

CHRIS MARTIN, EXECUTIVE DIRECTOR