



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes Thursday, November 17, 2022 – 6:30 PM

Commissioners present:

William Fazioli, Chair
James Moran
Steve Amoroso
David O’Connell
Peter Willey
Rick Lawson
Steve Hardcastle
Tim Conley

Voting Members Absent:

Domenic Pontarelli
Manny Barrows
Jennifer Griffith
Mike Walker, Commerce RI

Staff present:

Raymond Lavey, Executive Director
Amy Goins, UTR Legal Counsel
Glen Fontecchio, Architect

1. CHAIRMAN’S OPENING REMARKS: The Chair called the meeting to order at 6:30 PM. Chairman Fazioli discussed the the ground breakings that occurred in the Waterfront District since the last meeting.

2. OLD BUSINESS

Vote: Approval of Meeting Minutes from September 15, 2022 meeting
Motion to approve minutes of September 16, 2022 made by R. Lawson, Seconded by S. Amoroso.
Motions passes unanimously.

3. NEW BUSINESS

A. Vote: Appointment of Steve Amoroso as Chair of DRC

Motion to appoint Steve Amoroso at Chair of DRC by D. O’Connell, Seconded by R. Lawson.
Motion passes unanimously.

B. Discussion of design guidelines for Metacomet sub-district

Glen Fontecchio provided a background on how he approached drafting the draft design guidelines, looking at both site characteristics and structure characteristics.

Commissioners discussed the inclusion of solar and renewable energy in design guidelines, as well as sidewalks and fencing for pedestrian safety. There was a discussion on how issues of climate change and storm water management are addressed through the mechanism of design review guidelines or through zoning ordinances, and through conditions of approval when development applications are reviewed.

Counsel A. Goins explained the role design guidelines play in the development review process.

Commissioners discussed the draft text of outdoor tents used for outdoor weddings and events in the non-developable area of the parcel. G. Fontecchio explained those guidelines were included to address the potential for how golf courses often host weddings as a part of their service offerings and utilize temporary tents on a seasonal basis.

G. Fontecchio offered his availability to walk the site in person. W. Fazioli informed the public that a potential site visit would be open to the public.

Dan Baudouin provided public comment, submitting his letter of proposed suggestions be added to the design guidelines of the Metacomet sub-district, that as many trees as possible be saved, that the developer work with the natural landscape as much as possible, and that the zone change of the parcel did not discuss tents being located in the area of land not to be developed. D. Beaudoin also suggested historical interpretive signage be included at the site.

William Conley provided public comment as one of the members of the Marshall team developing the site. W. Conley submitted comments to the board and discussed his opinion of the difference between design guidelines and a zoning ordinance. W. Conley also asked the Commission to look at the setback, signage, lighting, property entrance, parking, noise, curb cuts, electric car charging stations, building height, and big box structures, drive-thru, and renewable energy language of the design guidelines as to not contradict zoning regulations.

The Commission discussed the process of how development applications are approved, including city staff review, certification of completeness, design review, and public meetings.

a. Comments from Heather Andrade from the Culture Landscape Foundation

Heather Andrade presented to the Commission on the historic nature of the Veterans Memorial Parkway and her effort to place the Parkway on the National Register of Historic Places and be designated a National Scenic Byway.

There was a discussion on the Veterans Memorial Parkway's ownership and its boundaries.

4. STAFF REPORT

Executive Director R. Lavey provided an update to the commission on the East Point development and concert venue at Bold Point, the Commission's 2023 application for state funding, Baer Supply Company's potential expansion, the financial audit, and Rhode Island Energy's electrical substation.

5. VOTE: ADJOURNMENT

Motion to adjourn by R. Lawson and seconded by D. O'Connell. Meeting adjourned at 8:25pm

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR