



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Public Meeting

**Thursday January 19, 2023
6:30 PM**

City Hall, Room 306- 145 Taunton Avenue
East Providence, RI 02914

1. Chairman's Opening Remarks
2. Old Business
 - A. Vote: Approval of Meeting Minutes from December 15, 2022 meeting
3. New Business
 - A. Vote: Approval of 2023 Annual Meeting Calendar
 - B. Appointment of Jeanne Boyle to Design Review Committee
 - C. Appointment of Jeanne Boyle as Secretary (replacing former Secretary Rick Lawson)
 - D. Discussion of design guidelines for Metacomet sub-district
4. Staff Report
5. Vote: Adjournment

Plans and supplemental material are available for review at <https://www.eastprovidencewaterfront.com/>

Individuals requesting interpreter services for the hearing impaired or needing other special services may call 435-7500 or 431-1633 (v/tdd) forty-eight (48) hours in advance of the meeting date.

Posted 1/17/2023

145 Taunton Ave. East Providence, RI 02914 401-435-7500 eastprovidencewaterfront.com



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes Thursday, December 15, 2022 – 6:30 PM

Commissioners present:

William Fazioli, Chair
David O’Connell
Steve Amoroso
James Moran
Domenic Pontarelli
Manny Barrows
Steve Hardcastle
Rick Lawson

Voting Members Absent:

Peter Willey
Tim Conley
Jennifer Griffith
Mike Walker, Commerce RI

Staff present:

Raymond Lavey, Executive Director

1. CHAIRMAN’S OPENING REMARKS:

The Chair called the meeting to order at 6:30 PM. Chairman Fazioli provided opening remarks discussing the highlights of the projects that kicked off in 2022.

2. OLD BUSINESS

Vote: Approval of Meeting Minutes from November 17, 2022 meeting

Motion to approve minutes of November 17, 2022 made by D. Pontarelli, Seconded by S. Amoroso.

Motions passes unanimously.

3. NEW BUSINESS

A. Presentation and Acceptance of Audit Report from Greg Parisi, Baxter, Dansereau, and Associates LLP

Greg Parisi presented the annual audit report, finding the Commission’s financial statements are in accordance with generally accepted accounting principles.

Motion to accept the audit by D. O’Connell, seconded by Domenic Pontarelli.

Motion passes unanimously.

B. Report from Design Review Committee site walk of 500 Veterans Memorial Parkway on Dec 9, 2022

Steve Amoroso provided a summary of his site walk of the property explaining its helpfulness to see the sightlines and grading in person.

W. Fazioli discussed an updated draft of design guidelines may be available at the January Waterfront Commission meeting.

A member of the public who attended the site-walk, Candy Seel, discussed her experience of the site-walk, noting it was her first time on the property other than attending a high school reunion several years ago and provided suggestions on the draft design guidelines.

4. STAFF REPORT

Executive Director R. Lavey provided an update to the commission explaining a site-visit occurred at the former Metacomet property, the annual audit was completed and accepted, the Commerce RI grant to the Commission has been approved and signed, and that the East Point property may make scheduling changes as to which buildings are constructed first and may replace some rental units with owner-occupied units.

5. VOTE: ADJOURNMENT

Motion to adjourn by S. Amoroso, seconded by M. Barrows. Meeting adjourned at 6:54 PM.

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR



EAST PROVIDENCE WATERFRONT SPECIAL DEVELOPMENT DISTRICT COMMISSION

2023 Meeting Schedule

Meetings are generally held the third Thursday of the month

January 19, 2023

February 16, 2023

March 16, 2023

April 20, 2023

May 18, 2023

June 15, 2023

July 20, 2023

August 17, 2023

September 21, 2023

October 19, 2023

November 16, 2023

December 21, 2023

The meetings of the East Providence Waterfront District Commission are generally held at 6:30 PM in Room 306, East Providence City Hall, 145 Taunton Ave when not held remotely. Meeting dates are subject to change and may be cancelled, with notice, for lack of an agenda. For more information, please call 401-435-7500 ext. 11251 or visit www.eastprovidencewaterfront.com.



**EAST PROVIDENCE WATERFRONT SPECIAL
DEVELOPMENT DISTRICT COMMISSION
EXECUTIVE DIRECTOR'S STAFF REPORT**

Date: January 19, 2023
To: Waterfront Commission
RE: Staff Report

There was a Zoom Meeting on December 28, 2022 with Matthew Tsimikas (representing Blackstone Capital), Jim Moran, Bill Fazioli and Ray Lavey to discuss possible Development Projects for Al Milho's Properties and others on Water Street. He will come back to us when he has a preliminary plan.

There was a Meeting with the Mayor, Jim Moran, Ray Lavey and One Neighborhood Group: Jen Hawkins, Gordon Fox, Lisa Guillette, Tony Simon to discuss a proposed Housing Development of 130 to 140 affordable apartments on Taunton Avenue. Although not in the Waterfront District, they are seeking additional funding for the Development from the Waterfront District if available.

There was a Zoom call on January 6, 2023 with Attorney Amy Goins, Glen Fontecchio, Ray Lavey, and Bill Fazioli continuing discussion of the Metacomet District Design Guidelines which should be presented at the February Meeting.

Adele Beck committed to submitting Plans for a 25,000 square foot addition to her Baer Supply building At 70 Pawtucket Avenue. Diprete Engineering is preparing the Plan for submission in February.

The East Point Development infrastructure construction is in progress and the third TIF requisition has been submitted. The Developer is still preparing a revised development plan amending the construction sequence and changing some units to Duplex style. Total unit count remains as permitted.

Respectfully Submitted

A handwritten signature in blue ink that reads "Raymond T. Lavey". The signature is fluid and cursive, with a long, sweeping tail on the letter "y".

Raymond T. Lavey
Executive Director
East Providence Waterfront District
