



## EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

### Waterfront Commission

#### Meeting Minutes

Thursday, November 16, 2023 – 6:30 PM

City Hall, Room 306

*Commissioners present:*

William Fazioli, Chair  
Peter Willey  
Steve Amoroso  
Domenic Pontarelli  
David O'Connell  
Tim Conley  
Steve Hardcastle  
Jennifer Griffith  
Manny Barrows  
Mike Walker

*Staff present:*

Raymond Lavey, Executive Director  
Amy Goins, Legal Counsel  
Keith Brynes, Director of Planning and  
Economic Development

***Voting Members Absent:***

Jeanne Boyle

**1. CHAIRMAN'S OPENING REMARKS:**

The Chair called the meeting to order at 6:30 PM.

**2. OLD BUSINESS**

**Vote: Approval of Meeting Minutes from October 19, 2023 meeting**

Motion to approve minutes of October 19, 2023 made by D. O'Connell, Seconded by S. Hardcastle with the amendment that Steve Amoroso was not present at the October 19<sup>th</sup> meeting.

Motions passes unanimously.

Jennifer Griffith joined the meeting at this time.

**3. NEW BUSINESS**

**A. Recommendation on proposed amendments to Section 19-485 "Affordable/Inclusionary Housing", Section 19-471 "Definitions", Section 19-481 "Schedule of use regulations", and Section 19-482 "Performance standards" of the City's Zoning Ordinance to conform to Rhode Island General Law**

Planning Director Keith A. Brynes provided an overview of the proposed amendments to City's Zoning Ordinance that impact the Waterfront Commission to be consistent with Rhode Island General Law.

The Commission discussed the impact of the affordable housing requirement on housing development and the potential impact the adaptive reuse regulations will have on commercial development in the City.

On a motion by D. O'Connell seconded by P. Willey, the Commission voted unanimously to provide a positive recommendation on proposed amendments to Section 19-485 "Affordable/Inclusionary Housing", Section 19-471 "Definitions", Section 19-481 "Schedule of use regulations", and Section 19-482 "Performance standards" of the City's Zoning Ordinance to conform to Rhode Island General Law to the City Council.

**4. STAFF REPORT**

Executive Director R. Lavey provided an update to the Commission on recent meetings he has had and on the progress of current development in the Waterfront District.

**5. VOTE: ADJOURNMENT**

Motion to adjourn by D. Pontarelli, seconded by T. Conley.

Motion passes unanimously.

Meeting adjourned at 7:13 PM.

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR