



# EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

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## Waterfront Commission Design Review Committee Meeting Minutes Thursday, May 9, 2024 – 7:00 PM City Council Chambers

### *Commissioners present:*

Steve Amoroso, Chair  
David O'Connell  
Jacques Afonso  
Daniel Borges (arrived late)  
CT Narayanan  
Keith A. Brynes

### *Staff present:*

Raymond Lavey, Executive Director  
Amy Goins, Legal Counsel  
Glen Fontechio  
Sara Bradford

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### **1. CALL TO ORDER**

The Chair called the meeting to order at 7:00 PM.

### **2. OLD BUSINESS**

#### **A. Vote on Meeting minutes from April 10<sup>th</sup>, 2024 Design Review Committee meeting.**

Motion made to approve the meeting minutes from April 10th, 2024 by D. O'Connell, seconded by Jacques Afonso. Motion passed unanimously.

### **3. NEW BUSINESS**

#### **A. Vote: Continuation of Public Hearing on recommendation to the Waterfront District Commission on Metacomet Property LLC's application for its proposed development located on 500 Veterans Memorial Parkway Assessor's Map 107, Block 15, Lot 1, and Map 107, Block 15, Lot 1-10, including but not limited to a recommendation concerning Phase 1 of the proposed development, consisting of a nine (9) hole public golf course.**

Attorney Josh Berlinsky, representing the applicant, presented updates to the Committee, as well as requesting approval of Phase 1 of the proposed development, consisting of a nine (9) hole public golf course.

Matt Mrva, Landscape Architect from Bohler Engineering, presented to the Commission, discussing updates to the site plans based on comments from the DRC at the April 10<sup>th</sup> meeting, including pedestrian paths and lighting.

Josh Berlinsky provided an update on the status of the archaeological survey.

Architect John Selle from Phaze Zero Design provided an update on the architectural design of the project and building materials based on comments from the April 10<sup>th</sup> meeting.

Paul Bannon from Crossman Engineering presented to the commission with updates on the transportation elements of the project.

Paul Pisano from Marshall Properties presented the Golf Course plan to the Committee. Robert McNeil, Landscape Architect of the 9-hole Golf Course design presented the layout of the Golf Course to the Committee, explaining each hole of the course and how the course functions.

Chairman Amoroso opened the meeting to public comment.

Members of the public provided comments on public walking paths to the water, the name of the development, the access points to the property from the Parkway, and maintenance of utility lines. There was a discussion among the applicant, public, and committee on the feasibility and risks of walking paths through the golf course.

A motion was made by D. O’Connell, seconded by J. Afonso, to recommend a positive advisory opinion to the Waterfront Commission to approve Phase 1 of the Metacomet redevelopment, based on findings in the applicant’s application and plan set dated December 21, 2023, and supplemental submission dated April 18, 2024, applicant’s testimony, 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. This recommendation is limited to Phase 1 (golf course redevelopment) only.
2. The Applicant shall engage in a discussion with the Waterfront Commission regarding walking paths on the property.

The motion passes unanimously.

A motion was made by J. Afonso, seconded by D. O’Connell, to continue this agenda item to the next meeting in June. Motion passed unanimously.

#### **4. VOTE: ADJOURNMENT**

Motion to adjourn by J. Afonso, seconded by D. O’Connell. Motion passes unanimously.  
Meeting adjourned at 10:30 PM.

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR