



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Draft Meeting Minutes Thursday, May 16 2024 – 7:00 PM City Hall, Room 306

Commissioners present:

William Fazioli, Chair
David O’Connell
Jennifer Griffith
Steve Amoroso
Tim Conley
Robert Andrade
Domenic Pontarelli
Mike Walker, Commerce RI

Members Absent:

Steve Hardcastle

Staff present:

Amy Goins, Legal Counsel
Raymond Lavey, Executive Director
Keith A. Brynes, Planning Director

1. CHAIRMAN’S OPENING REMARKS:

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

2. OLD BUSINESS

Vote: Approval of Meeting Minutes from April 18, 2024 meeting

Motion to approve minutes of April 18, 2024 made by D.Pontarelli, Seconded by D.O’Connell.
Motions passes unanimously.

3. NEW BUSINESS

A. Discussion and Vote on 0 Massasoit Ave (Map 204, Block 2, Parcels 3, 3.1, 3.3) submission to Rhode Island Ready program of Commerce Rhode Island.

Robert Sykes presented to the Commission on the RI Ready permitting process for 0 Massasoit Ave. On a motion by J.Griffith, seconded by D. Pontarelli, the commission voted unanimously on the process of authorizing the Executive Director and Waterfront Commission Legal Counsel Amy Goins to meet with Robert Sykes to develop a memorandum of understanding that will be presented to the Waterfront Commission when their plan develops.

B. Vote: Continuation of Public Hearing 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 Phase 1 of the proposed development, consisting of nine (9) hole public golf course.

The applicant, their attorney Nicholas Hemond, and proposed golf course manager presented to the commission their plan to operate a 9 hole public golf course.

Steve Amoroso, Chair of the Waterfront DRC, provided an update to the full Waterfront Commission on the process before the DRC, informing the Commission that the DRC provided a positive recommendation to the Waterfront Commission on Phase 1 of the proposed development. Planning Director Keith A. Byrnes presented to the commission that the Planning Board found the applicant's Phase 1 golf course proposal to be consistent with the City's Comprehensive Plan.

Chairman Fazioli opened the meeting for public comment. Members of the public provided comments on the potential for a public walking path through the course and access points to the property.

After reviewing the evidence and hearing the testimony in connection with the Proposal, Mr. Domenic Pontarelli made a motion that was seconded by Mr. Steven Hardcastle as follows:

Motion to approve Phase 1 of the proposed development, finding that it satisfies all requirements set forth in Article IX of the Zoning Ordinance, and based upon the recommendations and findings of the DRC and the Planning Board. This approval is limited to Phase 1 only, as set forth in the addendum to the application detailing the phasing schedule for the development as a whole. Additionally, the Commission approves the proposed phasing schedule for the development as a whole. This approval is subject to the following conditions:

1) As recommended by the DRC, the applicant shall return to the Commission for a discussion regarding walking paths.

C. Discussion on June Waterfront Commission Meeting Date of June 27th instead of Regularly scheduled June 20th.

Motion to move the meeting date in June to June 27th made by D. Pontarelli seconded by S. Amoroso. Motion passed unanimously.

4. STAFF REPORT

R. Lavey provided a staff report to the Commission, providing an update on the previous DRC meeting, and 0 Massasoit Ave.

5. VOTE: ADJOURNMENT

Motion to adjourn made by by S. Amoroso, seconded by D. Pontarelli.
Motion passes unanimously.

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR