



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission

Meeting Minutes

Wednesday, October 17, 2024 – 7:00 PM

City Hall, City Council Chambers

Commissioners present:

William Fazioli, Chair
Domenic Pontarelli
Steve Amoroso
Robert Andrade
Jennifer Griffith
Tim Conley
Steve Hardcastle

Members Absent:

Staff present:

Raymond Lavey, Executive Director
Amy Goins, Legal Counsel

1. CHAIRMAN'S OPENING REMARKS:

The Chair called the meeting to order.

2. OLD BUSINESS

Vote: Approval of Meeting Minutes from September 25, 2024 meeting

Motion to approve minutes of September 25, 2024 made by J. Griffith Seconded by D. Pontarelli. Motions passes unanimously.

3. NEW BUSINESS

A. Report on Fiscal Year 24 Financial Audit

Mr. Parisi from Damiano & Company, LLP presented the annual Audit to the Waterfront Commission. On a motion by D. Pontarelli, seconded by J. Griffith, the Commission voted unanimously to accept the audit as presented.

B. 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.

Josh Berlinsky, representing the applicant, presented to the Commission.

Derek Hug of Pare Engineering presented to the Commission discussing his peer review of the petitioner's traffic report. Bob Sykes of Pare Engineering presented to the Commission regarding his review of the petitioner's submitted storm water management plan.

Paul Bannon, traffic engineer from Crossman Engineering, presented to the Commission as a part of the

Marshall team, discussing the comments of Pare Engineering and access from Lyon Ave to the Bike Path as a pedestrian or cyclist.

Josh Berlinsky discussed David Coate's response to questions regarding questions on the noise impact of the proposed development. Mr. Berlinsky presented David Coate's resume to the Commission who is the noise consultant for the development team.

Josh presented Ashley Sweet's resume to the Commission who is currently a Planner from Weston and Sampson, and discussed her report on the proposed development's comprehensive plan consistency.

Chairman Fazioli opened the public hearing portion of the public meeting. Members of the public provided comments regarding the proposed roundabout and crosswalks on Lyon Ave, how trucks will be able to access the property, that Paul Bannon, David Coate, and Ashley Sweet were retained by the Marshall team, the ownership of land where the proposed rotary is located, the deed of the subject parcel, traffic counts and noise projections. Paul Bannon informed the Commission a new sidewalk on one side of Lyon Ave will be installed from Mercer Street to Veterans Memorial Parkway.

Attorney Goins informed the Commission that municipalities do not determine property boundary disputes and that those disputes are determined by Rhode Island Superior Court.

A motion to continue the public hearing to November 21st, 2024 was made by J. Griffith, seconded by D. Pontarelli. Motion passes unanimously.

4. STAFF REPORT

Executive Director R. Lavey provided an update to the Commission on recent meetings and other administrative activity over the past month.

5. VOTE: ADJOURNMENT

Motion to adjourn by D. Pontarelli, seconded by J. Griffith.
Motion passes unanimously.

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR