



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes Thursday, December 19, 2024 – 7:30 PM City Hall, City Council Chambers

Commissioners present:

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

Members Absent:

Steve Hardcastle

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 October 17, 2024 meeting

Motion to approve minutes of October 17, 2024 made by T. Conley, Seconded by J. Griffith.

Motions passes unanimously.

3. NEW BUSINESS

A. 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.

Nicholas Hemond, representing the applicant, presented to the Commission.

Deborah Cox provided an update to the Commission on the archaeological study of the property.

Paul Pisano discussed the phasing of the project.

Chairman Fazioli opened the public hearing portion of the public meeting. Members of the public provided comments to the Commission discussing the proposed signage, the boundaries of the parkway, tree maintenance along utility lines on the subject property, where the children living in the proposed development will go to school, affordable housing, condition 3 of the Design Review Committee's recommendation, housing and rental prices of the proposed development, and wildlife.

Ms. Seel asked the KMG memorandum be submitted into the record.

A motion was made to close the public hearing by J. Griffith, seconded by D. Pontarelli. The motion passed unanimously.

On a motion by R. Andrade, seconded by S. Amoros, the Commission voted unanimously to approve the proposed development subject to the following conditions:

1. Planning Board recommendation on consistency with the Comprehensive Plan [This condition has been satisfied];
2. Hearing Panel approval of the three required variances for monument signage on Veterans Memorial Parkway, parking ratios, and fenestration percentage [This condition has been partially satisfied: The Commission accepts the Hearing Panel's recommendation to approve the variances for parking ratios and fenestration percentage, and denies the requested variance for monument signage on Veterans Memorial Parkway, without prejudice];
3. Updated noise, traffic, and public safety impact studies upon the earlier to occur of completion of Phase 2 or the commencement of Phase 3;
4. That the proposed roundabout on Veterans Memorial Parkway contain a pedestrian walkway allowing access to the East Bay Bike Path, contingent on approvals from all required State agencies;
5. That a construction management plan be developed by the applicant submitted prior to commencement of construction on Phase 2. The applicant shall hold an informational meeting with members of the public to discuss the proposed construction management plan following its submittal to the City Building Department & Fire Department, and the applicant shall provide updates to the Waterfront Commission as requested;
6. That the applicant comply with the directives of the Rhode Island Historical Preservation & Heritage Commission in connection with and in response to the archaeological inspections conducted at the property;
7. All interior roadway construction and underground & aboveground utility infrastructure located both inside and outside project boundaries will be subject to the approval of the East Providence Department of Public Works, Water Department, Engineering Department, and Fire Department, as applicable;
8. The Applicant shall utilize a condominium/homeowner's association agreement satisfactory to the Waterfront Commission that will include but not be limited to the following: maintenance of landscaping, streets, stormwater basins, and utilities; trash removal; public access; and open space;
9. The applicant will identify the pre-qualification services and ongoing certification needed for the provided on-site ten percent (10%) affordable inclusionary housing; and
10. That the applicant will receive final approval and necessary permits/assent from State agencies including the Rhode Island Department of Transportation, the Scenic Roadways commission and the Coastal Resources Management Council, as well as Department of Environmental Management, if applicable.
11. Should the applicant wish to present a revised plan for monument signage on Veterans Memorial Parkway, such revised plan shall be presented to the DRC and Waterfront Commission for review and approval at a duly-noticed public hearing.

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