

Waterfront Commission Meeting August 21, 2025; Metacommet Redevelopment Update

From Ray Lavey <rlavey@eastprovidenceri.gov>

Date Mon 8/18/2025 2:04 PM

1 attachment (512 KB)

Metacommet Redevelopment Update 20250818105247359.pdf;

To All:

Due to Quorum issues, there will not be a Waterfront Commission Meeting on August 21, 2025. The next Waterfront Commission Meeting is scheduled for September 18, 2025.

Attached is a Memo from Attorney Amy Goins, Ursillo, Teitz & Ritch, Ltd regarding current progress of the Metacommet Development. The Commission is CC'd on RIDEM and RI Historic coordination correspondence between the Agencies and the Developer for the three sites of arsenic level exceedances. The Developer has yet to submit a Construction Management Plan.

This memo will be posted to our website and will be updated as necessary.

Raymond Lavey
Executive Director
East Providence Waterfront District Commission



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MEMORANDUM

TO: Raymond Lavey, Executive Director, East Providence Waterfront Commission
William J. Fazioli, Chairman, East Providence Waterfront Commission

FROM: Amy H. Goins, Esq., EPWC Legal Counsel

DATE: August 18, 2025

SUBJECT: Metacomet Redevelopment – Status and Role of Waterfront Commission

As you know, the Waterfront Commission (the “Commission”) approved has approved plans for redevelopment of the former Metacomet Golf Course property. The Commission’s Notice of Decision, recorded on January 16, 2025, is attached hereto. Recently, abutting property owners and other interested residents have inquired as to the status of the redevelopment project, and specifically, the ongoing work on the property related to the archaeological survey and work related to environmental remediation. This memorandum addresses the status of the development from the perspective of the Commission.

As set forth in the Notice of Decision, the Commission’s approval was subject to several conditions. Condition No. 6 states as follows: “That the applicant comply with the directives of the Rhode Island Historical Preservation and Heritage Commission [RIHPHC] in connection with and in response to the archaeological inspections conducted at the property.” It is my understanding that the archaeological survey work remains ongoing and that RIHPHC has not yet issued their final approval for this work. Therefore, as to this condition of approval, the Commission is waiting for the developer to complete the survey, receive a written approval from RIHPHC, and provide a copy of that document to the Commission.

Condition No. 10 states as follows: “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.” It is our understanding that permitting with these various agencies remains ongoing. Recently, the Commission was informed that the DEM is supervising environmental remediation by the developer’s environmental engineers and consultants after soil with arsenic exceeding a jurisdictional threshold was identified on site. Like the archaeological survey, this environmental remediation

work remains ongoing. The developer is responsible to ensure that any required remediation efforts do not interfere with the ongoing archaeological survey, and vice versa.

Finally, Condition No. 5 requires the developer to propose a construction management plan for submission to the City (Building Department & Fire Department), to hold an informational meeting with the public to discuss this plan following its submittal to the City, and to “provide updates to the Waterfront Commission as requested.” Although the updates to the Commission may not be strictly necessary until a construction management plan has been submitted, the Commission can certainly request updates from the developer on a periodic or as-needed basis so that the Commission can be apprised of updates and permitting milestones.

It is important for both the Commission and interested residents to understand that the Commission’s role in reviewing this development proposal is essentially complete. The Commission will ensure that all conditions of its approval are satisfied as this project continues to move forward. As you know, the City also imposed conditions of approval in connection with the zone change that added this property to the Waterfront District. The City is also responsible for ensuring that its conditions of approval are satisfied. To the extent that residents have questions regarding specific matters that fall under the jurisdiction of agencies other than the Commission or the City, inquiries should be directed to the appropriate authorities having jurisdiction