



# EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

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## Waterfront Commission Hearing Panel and Design Review Committee Meeting Minutes

Thursday, April 24, 2024 – 6:30 PM

East Providence City Hall, Room 306

*Commissioners present:*

DRC Members:  
Steve Amoroso, Chair  
Glen Fontecchio  
Keith A. Brynes  
Jacques Afonso  
Kevin Roche

Hearing Panel Members:  
William Fazioli  
Steven Hardcastle  
Jennifer Griffith  
Domenic Pontarelli

*Staff present:*

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

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### 1. HEARING PANEL CALL TO ORDER

The Chair called the meeting to order.

### 2. OLD BUSINESS

#### A. Vote on Meeting minutes from December 19, 2024 Hearing Panel

Motion made to approve the meeting minutes from December 19, 2024 by G. Fontecchio, seconded by K. Roche. Motion passed unanimously.

### 3. NEW BUSINESS

**A. Public hearing regarding the application of Noble Development LLC for the development known as East Point, previously approved by the Waterfront Commission. The applicant is seeking to change the configuration of four units, requesting permission to modify their previously approved conditional use, by converting two (2) proposed condominium buildings containing four (4) separate units (2 units per building) into four (4) separate condominium buildings each containing one (1) unit. No change is proposed to the overall number of condominium units at this portion of the development. The property is located at East Point Drive, Map 203, Block 1, Parcel 7.**

On a motion by W. Fazioli, seconded by J. Griffith, the Hearing Panel voted unanimously to recommend approval of the petitioner's request to the Waterfront commission.

**B. Public Hearing to provide advisory opinion to the Waterfront Commission on requested variances of monument signage on Veterans Memorial Parkway regarding Metacomet Property LLC's development located on 500 Veterans Memorial Parkway Assessor's Map 107, Block 15, Lot 1, and Map 107, Block 15, Lot 1-10. The development has already been approved by the Waterfront Commission and this application relates only to the proposed monument signage on Veterans Memorial Parkway.**

On a motion by D. Pontarelli, seconded by S. Hardcastle, the Hearing Panel voted unanimously to recommend approval of the petitioner's request to the Waterfront commission.

#### **Design Review Committee**

**A. Public hearing regarding the application of Noble Development LLC for the development known as East Point, previously approved by the Waterfront Commission. The applicant is seeking to change the configuration of four units, requesting permission to modify their previously approved conditional use, by converting two (2) proposed condominium buildings containing four (4) separate units (2 units per building) into four (4) separate condominium buildings each containing one (1) unit. No change is proposed to the overall number of condominium units at this portion of the development. The property is located at East Point Drive, Map 203, Block 1, Parcel 7.**

Chairman Amoroso called the DRC to order. Petitioner's Engineer Lyn Small presented the petition to the Design Review Committee. On a motion by K. Roche, seconded by J. Afonso, the DRC voted unanimously to recommend approval of the change in configuration to the Waterfront Commission.

**B. Public Hearing to provide advisory opinion to the Waterfront Commission on requested variances of monument signage on Veterans Memorial Parkway regarding Metacomet Property LLC's development located on 500 Veterans Memorial Parkway Assessor's Map 107, Block 15, Lot 1, and Map 107, Block 15, Lot 1-10. The development has already been approved by the Waterfront Commission and this application relates only to the proposed monument signage on Veterans Memorial Parkway.**

The petitioner's sign consultant presented to the DRC.

Chairman Amoroso opened the public hearing. Melodie Pimentel, Jimmy Dufurrena, and Ruarri Miller provided comments in support of approving the petitioner's request. Candy Seel, Cynthia Galotte, and Heather Andrade provided comments requesting the Committee deny the petitioner's request. The public hearing portion of the meeting was closed.

A motion to approve the petitioner's request was made by G. Fontecchio, seconded by Kevin Roche. The motion was unanimously approved.

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

Motion to adjourn by G. Fontecchio, seconded by J. Afonso. Motion passes unanimously.

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR