



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes Thursday, November 20, 2025 – 7:00 PM City Hall, Room 306

Commissioners present:

William Fazioli, Chair
Steve Amoroso
Chris Fragomeni
Jeremy Licht
Tim Conley
Domenic Pontarelli
Robert Andrade
Jennifer Griffith

Members Absent:

Kevin Roche

Staff present:

Raymond Lavey, Executive Director
Amy Goins, Legal Counsel
Glen Fontechio

1. CHAIRMAN'S OPENING REMARKS:

The Chair called the meeting to order, introducing new member Jeremy Licht.

2. OLD BUSINESS

Vote: Approval of Meeting Minutes from September 18, 2025 meeting

Motion to approve minutes of September 18, 2025 made by D. Pontarelli, Seconded by J. Griffith
Motions passes unanimously.

3. NEW BUSINESS

A. Appointment of Christopher Fragomeni to Hearing Panel

On a motion by S. Amoroso, seconded by T. Conley, the Commission voted unanimously to appoint Christopher Fragomeni to the Hearing Panel.

B. Public Hearing regarding the application of Aldersbridge Communities for the development known as The Landing at East Point, a 39-unit residential development previously approved by the Waterfront Commission. The application requests variances from certain architectural standards and site development requirements, as follows: (1) building façade material and fenestration/glazing; (2) a proposed monument sign located along Bourne Avenue adjacent to the entrance to the parking lot; (3) a proposed light pole height of 16'11" where 25' is required within parking lots; (4) front yard setback and first floor minimum elevation; (5) placement of front door; (6) location of transformer and dumpster enclosure; and (7) configuration of parking area on west side of building. No change is proposed to the approved number of residential units in this portion of the development. The property is located at 300 Bourne Avenue, Map 303, Block 17, Parcel 1.

Attorney Ken McGunagle, representing the applicant, presented the petition to the Commission. The Commission opened the public hearing. No public comment was provided. The public hearing was closed.

On a motion by D. Pontarelli, seconded by J. Griffith, the Commission voted unanimously to accept the recommendation of the Design Review Committee and the Hearing Panel, approving the proposed design and requested variances.

C. Audit Presentation by Greg Parisi of Damiano and Company CPA

Greg Parisi of Damiano and Company CPA presented the audit to the Commission. On a motion by D. Pontarelli, seconded by J. Griffith, the Commission unanimously accepted the Audit.

D. Discussion & Act: Review & recommendation to the City Council re: proposed amendments to Article IX, Sec. 19-485 of the Zoning Ordinance (Affordable/Inclusionary Zoning)

Planning Director Keith A. Brynes presented the proposed amendments to the City Zoning Ordinance regarding inclusionary zoning. On a motion by D. Pontarelli, seconded by J. Griffith, the Commission voted unanimously to recommend the proposal to the City Council.

E. Approval of 2026 Waterfront Commission meeting dates

On a motion by R. Andrade, seconded by J. Griffith, the Commission voted unanimously to approve the 2026 Waterfront Commission meeting dates.

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 S. Amoroso, seconded by J. Griffith.
Motion passes unanimously.

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR