



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes Thursday, February 19, 2026 – 6:30 PM City Hall, Room 306

Commissioners present:

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

Members Absent:

Kevin Roche

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 November 20, 2025 meeting

Motion to approve minutes of November 20, 2025 made by D. Pontarelli, Seconded by J. Griffith

Motion passes unanimously with C. Fragomeni abstaining.

3. NEW BUSINESS

A. Update on Metacommet Development Project

Commission Legal Counsel A. Goins provided an update to the Commission on the approvals received to date for this project. A status report provided by the developer was read into the record.

B. Discussion & Act: Review & recommendation to the City Council re: proposed amendments to Article IX, Sec. 19-485 of the Zoning Ordinance (Affordable/Inclusionary Zoning) Revised 12.18.2025.

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

C. Appointment of Jeremy Licht to the Design Review Committee

On a motion by R. Andrade, seconded by D. Pontarelli, the Commission voted unanimously to appoint Jeremy Licht to the Design Review Committee.

D. Discussion and vote regarding updating the Waterfront District Plan

On a motion by C. Fragomeni, seconded by J. Licht, the Commission voted unanimously to instruct staff to draft an RFP to update the Waterfront District Plan.

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 B. Andrade, seconded by D. Pontarelli.

Motion passes unanimously.

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR