



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Hearing Panel and Design Review Committee Meeting Minutes Thursday, November 20, 2025 – 6:30 PM East Providence City Hall, Room 306

Commissioners present:

DRC Members:
Steve Amoroso, Chair
Glen Fontecchio
CT Narayanan
Keith A. Brynes
Robert Andrade

Hearing Panel Members:
William Fazioli
Tim Conley
Jennifer Griffith
Domenic Pontarelli

Staff present:

Raymond Lavey, Executive Director
Amy Goins, Legal Counsel

1. DESIGN REVIEW COMMITTEE AND HEARING PANEL CALL TO ORDER

The Chair called the meeting to order.

2. OLD BUSINESS

A. Vote on Meeting minutes from April 24, 2025 Hearing Panel

Motion made to approve the meeting minutes from April 24, 2025 by K. Brynes, seconded by R. Andrade. Motion passed unanimously.

3. NEW BUSINESS

A. Public Hearing to provide an advisory recommendation to the Waterfront Commission 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.

The petitioner presented their design and requested variances to the Design Review Committee and Hearing panel. Testimony was provided by the applicant’s design professionals. The Design Review Committee and Hearing Panel opened a public hearing on the applicant’s request.

On a motion by K. Brynes, seconded by B. Andrade, the Design Review Committee voted unanimously to recommended approval to the Waterfront Commission.

On a motion by D. Pontarelli, seconded by J. Griffith, the Hearing Panel voted unanimously to recommend approval of the requested variances to the Waterfront Commission.

4. VOTE: ADJOURNMENT

Motion to adjourn by D. Pontarelli, seconded by J. Griffith. Motion passes unanimously.

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR