Waterfront Commission Hearing Panel Minutes
Meeting Minutes
Thursday, April 16, 2026 – 6:30 PM
City Hall, Room 306

Commissioners present:
William Fazioli, Chair
Christopher Fragomeni
Domenic Pontarelli

Staff present:
Raymond Lavey, Executive Director
Amy Goins, Legal Counsel

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1. CHAIRMAN'S OPENING REMARKS:
The Chair called the meeting to order at 6:30

2. OLD BUSINESS
Vote: Approval of Hearing Panel Meeting Minutes from November 20, 2025
Motion to approve minutes of November 20, 2025 made by D. Pontarelli, Seconded by W. Fazioli.
Motion passes unanimously

3. NEW BUSINESS

A. Public Hearing on Conditional Use requested by East Coast Beverage, LLC, a wine distributor interested in establishing a distribution center in the rear portion of an existing building located at 65 Valley Street, Map 106, Block 1, Parcel 11. No Exterior alterations are proposed.

Petitioner's legal counsel Peder Fredericks presented the application to the Hearing Panel describing the proposed use and how the specific distribution operation meets the requirements of a conditional use permit as required in the Waterfront District Zoning Regulations. The Hearing Panel opened the public hearing. Following no comments, the public hearing was closed.

On a motion by D. Pontarelli, seconded by C. Fragomeni, the Hearing Panel voted unanimously to send a positive advisory opinion to the Waterfront Commission regarding a Distribution Center as a conditional use for the rear portion of 65 Valley Street.

4. VOTE: ADJOURNMENT
Motion to adjourn by C. Fragomeni, seconded by D. Pontarelli.
Motion passes unanimously.

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR