

Waterfront Special Development District Commission

Minutes of Monday, May 15, 2006 Public Hearing

Present were members: Chairman Patrick Rogers, Jay Gregory, Dr. Isadore Ramos, John Lynch, John Pesce, Laura McNamara, Jacob Harpootian, Lori Capaldi; counsel: Attorney Robin Main; and staff: Jeanne Boyle and Heidi Green.

The meeting began at 6:35 p.m.

1. Chairman's Opening Remarks

Chairman Rogers stated that Ms. McNamara had attended the Rhode Island Business Exposition and invited her to speak about it. She said that the Rhode Island Business Exposition was held at the Convention Center and there were lots of interest shown in Ross Commons, interchange improvements and waterfront development.

2. Approval of Minutes

A. Minutes of April 17, 2006

Motion to approve was made by Dr. Isadore Ramos and seconded by Mr. Pesce. No changes.

3. New Business

A. Citizens Bank Affordable Housing Tour

Director Boyle informed the Commissioners that Citizens Bank offered to provide the Waterfront Commission a tour of attractive affording housing integrated within developments. Director Boyle indicated that the tour would take approximately 2-3 hours and would have to be posted pursuant to the Open Meetings Act. Director Boyle instructed the Commissioners to contact her via email if they were interested in taking the tour.

B. Letter of Support to CRMC Re: MetroBay Urban Coastal Greenway Policy

Director Boyle provided the Commissioners with the history of CRMC's Urban Coastal Greenway Policy. She stated that CRMC has significantly changed the original regulations, however, the MetroBay communities have concerns that CRMC may be delving into design review which belongs to the municipalities. Chairman Rogers drafted a letter to CRMC for the comment period for the MetroBay Urban Coastal Greenway Policy. He instructed the Commissioners to contact the Planning Department if they have any changes or suggestions to the letter he proposed.

C. MLS Realty LLC-Outside Storage, 10 Dexter Road, Map 304, Block 1, Parcel 2

Director Boyle explained that the original application from MLS Realty was received in January in response to a Notice of Violation for storing dumpsters issued by the Zoning Officer. Director Boyle stated that the property belongs to Manuel and Maria Soares and is next to Pond View. She indicated that dumpsters that are stored on their property belong to Pond View, which rents the property from the Soares. Director Boyle informed the Commissioners that no variance has been issued by the Zoning Board.

The application is incomplete and the survey submitted is from 2001. There was some discussion as to the limits that may be imposed on a conditional use permit such as conditions and time constraints. As such, Director Boyle recommended that the application be referred to the Design Review Committee and Hearing Panel with the final decision made by the full Waterfront Commission. Chairman Rogers suggested that Director Boyle obtain a copy of the lease agreement to determine the length of the lease between Pond View and the Soares.

D. East Pointe (GeoNova) Development Submission-Schedule pre-application meeting with Design Review Committee

Chairman Rogers indicated that his law firm has represented Geonova. Therefore, Mr. Gregory will be the chairman for all meetings pertaining to the East Pointe Development. Director Boyle indicated that Geonova had submitted ten copies of the full set of plans, documents and filing fee on Friday afternoon. Director Boyle stated that the traffic study had been submitted to Gordon Archibald for their peer review. Director Boyle further indicated that a copy of Geonova's plans will be sent to the City's engineer to evaluate the drainage plan. Director Boyle suggested that the Design Review Committee request a Preliminary Introduction Design Workshop to get acquainted with the project. Director Boyle also recommended that staff meetings take place among City officials, RICRMC, RIDOT, P & W Railroad and the RIDEM.

4. Continued Business

A. Lighting Plan for Ross Commons

Mr. Ethan Sluter of The Peregrine Group presented the lighting plan for Roger Williams Avenue in front of Ross Commons. He described the decorative lighting as a classic tear drop with a 12' cast aluminum pole manufactured by Halophane. There was some discussion among the Commissioners of cast aluminum versus cast iron light poles, maintenance and the degree to which the light fixtures were vandal proof. Mr. Sluter indicated that the development company would maintain the lights and then turn over the maintenance to the condominium association.

Chairman Rogers indicated that since The Peregrine Group was installing four lights versus five lights, that perhaps they could install cast iron poles rather than aluminum poles as a precedent for an upscale Waterfront District. Chairman Rogers asked for a motion to approve the lighting

proposal submitted by Mr. Sluter with the exception of having cast iron poles rather than cast aluminum poles. There was a motion made by Chairman Rogers and seconded by Dr. Ramos.

Vote:

Chairman Rogers	Aye
Mr. Harpootian	No
Mr. Lynch	No
Dr. Ramos	Aye
Ms. McNamara	No
Mr. Gregory	No
Mr. Pesce	No

In the alternative, there was a Motion made by Dr. Ramos and seconded by Mr. Harpootian to approve the lighting proposal submitted by Mr. Sluter with the cast aluminum poles.

Vote:

Chairman Rogers	Aye
Mr. Harpootian	Aye
Mr. Lynch	Aye
Dr. Ramos	Aye
Ms. McNamara	Aye
Mr. Gregory	Aye
Mr. Pesce	Aye

There was a further motion made by Mr. Harpootian and seconded by Mr. Gregory that the developer will be responsible for the maintenance of the street lighting and thereafter the condominium association will be responsible for the maintenance of the street lights.

Vote:

Chairman Rogers	Aye
Mr. Harpootian	Aye
Mr. Lynch	Aye
Dr. Ramos	Aye
Ms. McNamara	Aye
Mr. Gregory	Aye
Mr. Pesce	Aye

5. Reports of Commission's Subcommittees

A. Design Review Committee

No reports.

B. Hearing Panel

No reports.

6. Miscellaneous Other Business

None.

7. Staff Report

A. General Counsel's Report

Attorney Main informed the Commissioners that she has been working on updating the development package with Ms. Green.

B. Executive Director's Report

Ms. Boyle invited Mr. Glen Fontecchio to update the Commissioners on the status of the design guidelines for the Waterfront District. Mr. Fontecchio stated that he and Mr. Shamoon have completed draft design guidelines for the Phillipdale subdistrict and distributed them to the Commissioners for their review.

8. Communications

Director Boyle indicated that Chevron has been present during the waterfront planning process. Two years ago, Chevron issued an RFP to obtain a development partner. The Picerne Real Estate Group has been selected as a partner. Director Boyle is going to meet with Picerne later this week.

9. Adjournment

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Jeanne M. Boyle
Interim Executive Director

JMB/hjg