



East Providence Waterfront Special Development District Commission

Meeting Minutes of August 20, 2007

Present: William Fazioli, John Pesce, John Gregory, Jacob Harpootian, Patrick Rogers, Bruce Chick, Steven Hardcastle; ex-officio: Stephen Coutu, Jeanne Boyle; consultants: Sara Bradford, Glen Fontecchio, Samuel Shamoon; counsel: Robin Main; and staff: Roberta Groch.

1. Chairman's opening Remarks

Chairman Rogers called the meeting to order at 6:45PM.

2. Approval of Meeting Minutes

A motion was made to approve the minutes meeting of the June 18, 2007 Waterfront Commission. The motion was seconded and passed unanimously without discussion.

3. New Business

A. Public Hearing- Tockwotton Home

Representatives for the Tockwotton Home project discussed their request for a major modification to previously-approved plans in order to shift the main building to the north. Mr. Scott McKay of the Tockwotton Home gave an overview of the project and the changes in the revised plans from the 2005 plans. He also discussed the changes that have been made to the plans based on comments from the Design Review Committee (DRC), the City, and the Commission's consultants: the grease trap, originally located at the front of the building, has been relocated around the side of building; an additional catch basin has been added at the southern driveway to reduce the amount of stormwater that will flow onto Waterfront Drive; plantings have been added to the southern detention pond to camouflage it; the porte-cochere has been redesigned to more fully reflect the buildings architect rural style; the crosswalk to the adjacent side of Waterfront Drive has been relocated to minimize the change in elevation. The amount of commercial space available for development remains the same from the previous plan. The team has reviewed the conditions contained in the Advisory Recommendation as drafted by Commission staff and is in full agreement with their content; Tockwotton is also requesting an extension of their Conditional Use permit.

Mr. Gregory, chairman of the Design Review Committee, stated that the Committee held a public workshop with the Applicant on July 19, 2007: the outstanding issues about which the City and its consultants had concerns were discussed and resolved. The choice of material that will be used for the emergency access driveway to the south of the project (Condition #14) will be brought before the DRC in the future, in conjunction with the Fire Chief.

In response to a question from a Commissioner, Mr. McKay stated that the Tockwotton Home is a non-profit organization. It currently has a Payment In Lieu of Taxes (PILOT) agreement with the City of Providence and has started a PILOT discussion with East Providence.

There was no comment from the public. Mr. Roger read into the record a statement prepared by legal counsel regarding the project. A motion was made by Mr. Harpootian to approve the major modification to the project. An omnibus motion was made to include a one-year extension of the Conditional Use Permit. The motion was seconded by Mr. Chick and passed unanimously, through a roll-call vote.

Mr. Rogers stated that his law firm has performed work for the Applicant. He also stated that his vote on the project reflected the fact that it was an administrative matter, which is permitted under the Ethics Code: he will be filing the appropriate paperwork with the RI Ethics Board regarding this matter.

B. Public Hearing- 80 South Brow Street

Mr. Scott Viveiros of SJV Electric requested a modification to an already-approved multifamily residence in order to install vinyl siding, which is not allowed in the District. There was some discussion about the type of trim that could be used: Mr. Fontecchio, the Commission's architectural consultant, said that AZEK, a brand of cellular PVC, could be used for trimwork in the District and was consistent with the draft vinyl siding guidelines. Mr. Harpootian, chairman of the Hearing Panel, stated that, at a joint public hearing with the DRC on July 19, 2007, the Hearing Panel voted 2-1 to grant the deviation request. There were no comments from the public. A motion was made by to approve the request for deviation to permit vinyl siding. The motion was seconded and passed unanimously, through a roll-call vote, without discussion.

C. Public Hearing- 90 Valley Street

Mr. Ahmed Al-Idrissi requested a modification to install vinyl siding on a single-family residence, which is not allowed in the District. Mr. Al-Idrissi stated that he will be removing the existing asbestos shingles from the house before affixing the vinyl siding. Mr. Fontecchio will be asked to review the final construction drawings before the Executive Director's approval of the plans. Mr. Harpootian, chairman of the Hearing Panel, stated that, at a joint public hearing with the DRC on July 19, 2007, the Hearing Panel voted 3-0 to grant the deviation request. A motion was made by to approve the request for a deviation to permit vinyl siding. The motion was seconded and passed unanimously, through a roll-call vote, without discussion.

D. Referral- 51 Dexter Road

The application and plans for the construction of a contractor storage facility and office space (permitted uses) was referred to the DRC for a public workshop and hearing.

4. Continued Business

A. Discussion of Vinyl Siding Guidelines

Mr. Pesce requested that the Commission revisit the prohibition on vinyl siding, given that the Ross Commons project has vinyl siding on it. Mr. Rogers and Mr. Gregory agreed. Mr. Fontecchio will meet Mr. Pesce on site to look at the project and materials used.

B. Update on Stormwater Management Study

Ms. Groch stated that the Technical Advisory Committee had held two meetings and had chosen three candidate sites for the design and construction of a pilot stormwater management facility and had determined that the best location is in Bold Point Park. The project consultants are currently gathering more information about the site and the rest of the District in order to determine the type and size of facility that would be the most useful in the Park, as well as several other locations.

C. Update on TIF Plan

The Commission received a draft outline and timeline of the Tax Increment Financing (TIF) Plan, subject to discussion with the consultant, Ninigret Partners. The Commission will receive a presentation on TIF best practices from the consultant at the September 17, 2007 monthly meeting,

at which time a draft of the Plan will be distributed for review. The composition of a TIF advisory committee will be discussed at the September meeting.

5. Reports of Commission Sub-committees

A. Design Review Committee

The DRC reported the results of the July 19, 2007 public workshop in items 1A, 1B and 1C, above. The Gilbane Building Company gave the DRC a presentation on revisions to the Kettle Point project proposal. The only substantial changes are traffic flow in and around the development. Mr. Gregory stated that he will recuse himself, if necessary, from this project as he has conducted business with the Gilbane Building Co.

B. Hearing Panel

The Hearing Panel reported the results of the July 19, 2007 public workshop in items 1B and 1C, above.

6. Staff Report

A. General Counsel's Report

Ms. Main stated that she is working with Ninigret Partners to finalize a contract for consultant services. The firm is working on the TIF Plan while this is occurring.

B. Executive Director's Report

Ms. Boyle discussed the Vibrant Waterfronts conference, coordinated by the URI Sea Grant, on October 19-20, 2007. She also stated that the current developments at the RI Department of Transportation (RIDOT) are not encouraging for the construction of future segments of Waterfront Drive. The Dexter Road portion is designed and has partial funding; however, there have been no RIDOT funding assured for the remaining \$4 million. The interchange project, which received an \$8 million earmark from Senator Chaffee, has also been put on hold. Other methods of funding the construction of these critical transportation projects should be explored by the City. The City Manager and Ms. Boyle have a meeting with the Director of RIDOT in September.

7. Communications

The CRMC has granted unanimous approval to GeoNova's East Pointe project: this makes the development much more likely to be constructed in the future.

8. Adjournment

The meeting was adjourned at 7:50PM.

Respectfully submitted,

JEANNE M. BOYLE
Executive Director

JMB/RG