



## East Providence Waterfront Special Development District Commission

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### Meeting Minutes of June 18, 2007

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

#### 1. Chairman's opening Remarks

Chairman Rogers called the meeting to order at 6:35PM. He stated that it appeared that the Waterfront Commission did not receive the \$100,000 grant from the State Legislature that it has received in the past. A similar request from the much older Capitol Center Commission was greatly reduced as well.

#### 2. Approval of Meeting Minutes

A motion was made to approve the minutes meeting of the April 23, 2007 Waterfront Commission. The motion was seconded and passed unanimously without discussion.

#### 3. New Business

##### A. Tockwotton Home

The Tockwotton Home has requested a major modification to their approved plans due to the delay in the undergrounding of the power lines that run from India Point Park in Providence to East Providence, through the Tockwotton property. Their main building was supposed to be constructed in the power line ROW: they now must shift the main building to the north, out from under the lines. There will be two acres to the north of the easement and two acres to the south. They must also appear before the Planning Board to sub-divide the property. The application submitted appears to be complete: the 45-day clock for review will soon be started. Mr. Gregory requested a diagram that shows the new layout in relation to the old layout. There is no timetable for when the lines will be buried. Mr. Roger stated that the upcoming Design Review Committee process will necessitate extra time spent by our consultants: the applicant should be asked to fund this effort. Ms. Boyle agreed.

##### B. 80 South Brow Street

Mr. Scott Viveiros of SJV Electric has requested a modification to an already-approved multifamily in order to install vinyl siding. This request necessitates a referral to the DRC and Hearing Panel, as vinyl siding is prohibited in the Waterfront District. Ms. Boyle suggested that, due to the small nature of the project, the final approval be delegated to the DRC and Hearing Panel rather than have the applicant appear again before the full Commission. Addressing the matter in 30 days at the next Commission meeting is not possible: Ms. Boyle stated that the soonest date for a public hearing would be after the next Commission or July 19, due to newspaper advertising deadlines, vacations and the July 4<sup>th</sup> holiday. After some discussion, the Commission referred the request for a deviation for vinyl siding to the DRC and Hearing Panel for a public hearing but did not to delegate the approval authority to the sub-committees, pending a discussion of the draft guidelines for vinyl siding provided by Mr. Fontecchio, the Commission's architectural consultant.

**C. 90 Valley Street**

The Commission referred the request for a deviation for vinyl siding to the DRC and Hearing Panel for a public hearing.

**D. 106 Valley Street**

The Commission referred the request for a Conditional Use Permit for the storage and sale of granite to the DRC and Hearing Panel. The Commission delegated the final approval of the Use Permit (but not the vinyl siding requests) to the DRC and Hearing Panel. A motion was made, seconded and was passed unanimously through a roll call vote.

**4. Continued Business**

**A. Report on TIF Consultant Interviews**

The sub-committee tasked with interviewing consultant firms to perform a study for the feasibility of using Tax Increment Financing (TIF), or other municipal financing tools, recommended that the Commission hire Ninigret Partners. The Commission unanimously voted to hire Ninigret Partners to perform the feasibility study through a roll-call vote.

**B. Update on Stormwater Grant**

Ms. Groch stated that a kick-off meeting was held for the stormwater management study funded by the EPA with the technical advisory committee and the consultants, Fuss & O'Neill. The next meeting on the study will be held on July 18, 2007 at 6:30PM in City Hall.

**C. Report Regarding Use of Vinyl Siding**

Mr. Fontecchio reviewed his draft document regarding the use of vinyl siding in the District. He discussed installation, maintenance, and environmental issues surrounding vinyl siding. There are different guidelines for different types of buildings (multi-family, single-family, etc.). He also spoke with several realtors who felt that, in urban areas, houses clad in vinyl sell for lower prices than wood-clad homes. Ms. Boyle, in response to a question, stated that the purpose of Mr. Fontecchio's study was to give the Hearing Panel and the DRC guidance when applicant's request for a deviation in order to use vinyl siding for a project. The guidelines, much like the previously-approved sub-district guidelines, augment the regulations: they do not supplant them. This is the first time that the Commission has received a stand-alone deviation instead of a Conditional Use Permit. The members will read the guidelines and discuss them at the next Commission meeting.

**5. Reports of Commission Sub-committees**

**A. TIF Sub-committee**

There was nothing to report in addition to the discussion in Item 4A.

**B. Design Review Committee**

The DRC had nothing to report.

**C. Hearing Panel**

The Hearing Panel had nothing to report.

**6. Staff Report**

**A. General Counsel's Report**

Ms. Main stated that she and Ms. Boyle recently met to discuss issues with content and procedure that have arisen with the Waterfront Ordinance. They discussed ways to clean these up and will be bringing the changes before the Commission soon.

**B. Executive Director's Report**

Ms. Boyle stated that Channel 6 has expressed interest in filming a piece on current activities in the Waterfront District on July 15. She also asked that members check their schedules to see if a combined DRC and Hearing Panel meeting can be held on July 19, 2007.

**7. Communications**

Ms. Boyle pointed out the CRMC hearing notice for the GeoNova- East Pointe project. The hearing will be held in Wakefield on July 11, 2007. This is an important milestone for the project. The proposal is being supported by the CRMC staff and will probably be approved by the full CRMC.

Mr. Fazioli asked about the bill before the State Legislature regarding the Waterfront Commission: Mr. Rogers stated that the bill is the result of the Separation of Powers Act and prohibits elected officials from serving on the Commission.

**8. Adjournment**

The meeting was adjourned at 7:43PM.

Respectfully submitted,

JEANNE M. BOYLE  
*Interim Executive Director*

JMB/RG