



Waterfront Special Development District Commission Meeting of the Design Review Committee & Hearing Panel

Minutes of March 7, 2007

Present: John Gregory, Jeanne Boyle, John Pesce, Stephen Coutu, and Jeanne Boyle; consultants: Glen Fontecchio; staff: Roberta Groch.

Chairman Gregory called the meeting to order at 6:40PM.

1. Providence Overlook Development – 80 South Brow Street

Mr. Steven Medeiros of SJV Electric, the Applicant, submitted revised plans to the DRC that showed the north face of the building with approximately 18% transparency. It was pointed out that the 8-foot wide sidewalk in front of the project had to contain 5 feet of sidewalk width and a 3-foot wide grass strip that would also be suitable for street trees. The conditions were reviewed: it was agreed to change Condition E slightly and to eliminate Condition G.

A motion was made to approve the Advisory Recommendation to the Waterfront Commission, as amended; the motion was seconded. There was no discussion. The motion was unanimously approved through a roll-call vote.

2. Phillipsdale Landing Development Project

Ms. Elizabeth McDonough Noonan of Adler Pollack and Sheehan introduced herself as the legal counsel for Essex River Ventures, the developer of Phillipsdale Landing. She also introduced the project team: John Fenton, Scott Rudel and Beth O'Donnell, principals of Essex River Ventures, the owner of the site; Martha Werenfels and Virginia Branch, project architects from Durkee Brown Viveiros & Werenfels; Robert Clinton, traffic engineer from VHB; Randall Collins, landscape architect from Gates Leighton Associates; Ron Stoltzman from Adler Pollack and Sheehan; and Jon Stabach, engineer from VHB.

After a discussion of several changes within the narrative portion of the Advisory Recommendation the staff's Advisory recommendation to the Waterfront Commission was reviewed. Ms. Noonan requested that all conditions regarding affordable housing have a reference to the Waterfront Commission regulation and standards from Rhode Island Housing on the subject. She also asked that any technical memoranda referenced have the date of the memoranda included as well.

There was a discussion about the requirement to have the construction of elements of the previous phase completed before having the ability of move onto the next phase: it was agreed that the relevant conditions will be changed to read "substantially complete."

An additional condition will be added to each phase that will state that the Applicant will submit additional fees for future project peer review during construction of that phase.

There was a discussion about the Urban Coastal Greenway (UCG) and how the Commission will

ensure that is constructed if the project never gets to a third phase. It was agreed that, as a condition of Phase II, interim plans would be developed and a performance bond posted in case the third phase of the project is never completed. Language will be added stating that the interim design will be constructed two years from the completion of Phase II.

The memorandum from the Fire Chief was discussed, specifically the turning radius at the northwest corner of the development, adjacent to the existing building to the north of the project: the radius does not meet minimum fire code. The team stated that they would address his concerns.

Mr. Fontecchio stated that, with the updated plans and drawings, his and Mr. Shamoons comments have been addressed.

Mr. Coutu discussed the memorandum from DPW regarding the project. He requested that the lines of communication remain open between the project engineers and the DPW. It was agreed that the Camp Dresser and McGee memo dated December 12, 2006 would become part of the record.

A motion was made to approve the Advisory Recommendation to the Waterfront Commission, as amended; the motion was seconded. There was no discussion. The motion was unanimously approved by a roll-call vote.

The meeting was adjourned at 8:37PM.

Respectfully submitted,

Jeanne M. Boyle
Interim Executive Director

JMB/RG