



# EAST PROVIDENCE WATERFRONT SPECIAL DEVELOPMENT DISTRICT COMMISSION

## Design Review Committee (DRC) Meeting Minutes of November 24, 2008

*Attendees:* John Gregory, Chairman  
John Pesce  
Stephen Coutu  
Jeanne Boyle, Executive Director

*Consultant:* Glen Fontecchio, Fontecchio & Associates

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Chairman Gregory called the meeting to order at 6:35PM.

### **A. Approval of Meeting Minutes**

The meeting minutes of October 9, 2008 were approved, with changes, by a unanimous vote.

### **B. Public Hearing: Proposed development- "Baer Supply Center"**

Mr. Audie Osgood of DiPrete Engineering (the engineering consultant for the applicant) gave a brief presentation on the proposed project on New Road in the Pawtucket Avenue Sub-District. The applicant, Ms. Adele Beck, wants to construct a 100,000 square foot building to be used for storage and distribution of wood products. The building will be located next to the former Fram building that houses Victoria Creations: the building will be constructed parallel to the Providence and Worcester railroad line, with minimal frontage on New Road. The building's access from New Road will be via an existing driveway. The Applicant will provide forty-four (44) parking spaces, which includes two handicapped-accessible spaces.

A Traffic Impact Study, written by RAB Professional Engineers, Inc., dated November 2008, was entered into the record as Exhibit #1. The Baer Supply plans submitted to the Waterfront Commission by DiPrete Engineering and dated November 12, 2008, was entered into the record as Exhibit #2. Mr. Gregory opened the floor to the public.

Mr. Henry Kinch, a Pawtucket City Council member, asked what the impact of the new building would be on existing residences: Mr. Osgood stated that the nearest dwelling is 300 feet from the proposed building.

Paul Valois, of 88 Pawtucket Avenue, stated that he has used and maintained the strip of land and driveway adjacent to the access driveway, which is owned by Monarch: he is concerned that his access will be curtailed by the new development.

Several members of the public expressed their concern about trees being removed on the northern end of the Monarch lot: many people walk in the woods for recreation. Mr. Osgood stated that the development will not necessitate removal of trees on the northern end of the lot.

Mr. David Zywicki of Stanley Granite, directly adjacent to the proposed development on Pawtucket Ave., stated that the tight geometry of the corner of Pawtucket Ave. and New Road force many trucks turning out of Monarch onto the sidewalk in front of his business. He stated

that he did not want to give up any of his property rights. He is also concerned about existing drainage into the culvert near his property, adding that there are many natural springs in the area. Mr. Osgood answered that they will examine these problems.

Other concerns raised by the public at the meeting include: graffiti on the new building and its removal; impact of the development on Beverage hill Road traffic; buffering the building from adjacent homes and the extent of clearing (20-30 feet); hours of truck traffic and truck traffic noise (they will operate between 8AM and 5PM, Monday through Friday); use of the P&W rail spur (between Monday and Friday, 9:30AM and 4PM) and the use of the building (mainly cold storage).

Mr. Gregory stated that he would like to see a lighting plan that shows the type of lighting to be used, including security lighting.

Ms. Boyle stated that the applicant still needs to submit a lighting plan and a drainage study; there are also reviews needed by the Department of Public Works, the RIDOT and RIDEM, and an appearance before the Planning Board for the minor subdivision application.

There will be a required DRC public workshop as part of the Waterfront Commission meeting on December 15, 2008.

The meeting was adjourned at 8:41PM.

Respectfully submitted,

JEANNE M. BOYLE  
*Executive Director*

JMB/RG