



EAST PROVIDENCE WATERFRONT SPECIAL DEVELOPMENT DISTRICT COMMISSION

Design Review Committee (DRC) Meeting Minutes of October 9, 2008

Attendees: John Gregory, Chairman
John Pesce
John Lynch
Stephen Coutu
Jeanne Boyle, Executive Director
Roberta Groch, AICP- Planner

Consultants: Glen Fontecchio, Fontecchio & Associates

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

1. Approval of Meeting Minutes

The meeting minutes of April 8, 2008 and August 12, 2008 were approved, with changes, by a unanimous vote.

2. New Business

A. Proposed New Road development- "Baer Supply"

Mr. Audie Osgood, engineering consultant for the applicant, described the proposed project on New Road in the Pawtucket Ave. 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. Ms. Beck was represented by her son, Brian Beck. The building will be located next to the former Fram building that now houses Victoria Creations; the property will be sub-divided to allow for the new building. The applicant has a seven-year lease on the land from the owner, with a five-year extension option. 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. Mr. Osgood stated that the project will endeavor to keep as many of the existing trees as possible, as a buffer from any noise, glare, and traffic that might be generated by the development. The applicant proposes fewer parking spaces than are required by Waterfront District standards, due to the nature of the business. The applicant indicated that they want to start construction as soon as possible.

The DRC asked what impacts there would be on the two neighboring houses: Mr. Beck answered that the facility will operate two shifts, from 6AM-9PM; Victoria Creations currently operates from 6:30AM-10PM, but currently operate one shift only. Approximately 10-15 tractor-trailer trucks will enter and leave the facility every day; the trucks will be loaded at night and will leave the facility between 8-9PM.

Ms. Boyle stated that the applicant still needs to submit a drainage study and a traffic study for the application to be deemed complete. There are also reviews needed by the Fire and Police Departments, the Department of Public Works, the RIDOT and RIDEM, and an appearance before the Planning Board for the minor subdivision application. As soon as the Completeness Letter is sent, Commission staff will begin setting up dates for review meetings and for the

required DRC public workshop in hopes of having the Waterfront Commission vote on the project at their December 15, 2008 meeting.

The meeting was adjourned at 7:11PM.

Respectfully submitted,

JEANNE M. BOYLE
Executive Director

JMB/RG