



**EAST PROVIDENCE WATERFRONT  
SPECIAL DEVELOPMENT DISTRICT COMMISSION**

**Hearing Panel Design / Review Committee (DRC) Public Hearing  
Minutes of July 27, 2009**

*Members:* John Gregory, DRC Chairman  
Jeanne Boyle, Executive Director  
Jacob Harpootian, Hearing Panel Chairman  
John Pesce  
Bruce Chick  
Steven Hardcastle  
Jonathan Killian  
Stephen Coutu, DPW Director

*Staff:* Roberta Groch, AICP

*Consultants:* Sara Bradford, Bradford Associates  
Glen Fontecchio, Fontecchio & Associates  
Brad Leach, Gordan R. Archibald, Inc.

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

**1. Continued Business**

**A. Village on the Waterfront**

Mr. Gregory opened the meeting by stating that the primary purpose of the evening was for the public to hear and comment on the submitted Village on the Waterfront (“VOTW”) plans.

Ms. Christine Engustian, 1 Grove Avenue, East Providence, RI, the legal counsel for the developer, introduced the project team; Ms. Boyle swore the team in as a group.

Mr. Audie Osgood of DiPrete Engineering, located at 2 Stafford Court, Cranston RI, consultant for the project, discussed a memo from Mr. Stephen Coutu, Department of Public Works Director.

Mr. Michael Hennessey of 18 Maple Avenue, Barrington, RI, the developer of the project, .

Architectural

Ms. Diane Dooley of DiMella Shaffer, the team’s architectural consultant, stated that they would address the issues brought up at the last meeting by the Commission and its architectural consultant, Mr. Glen Fontecchio, including relating the buildings along the Parkway to those on the other side of the Parkway; the transition from residential to commercial buildings; the roof shapes; the view corridors; green roofs; and the possibility of adding height of Building 2. The highest roof line is fifteen feet below the elevation of Veteran’s Memorial Parkway.

The commercial buildings will have a different expression and materials than the residential buildings on the site. The team has been using building materials that are already found in the Waterfront District, such as brick, wood shingles and metal siding. Ms. Dooley explained the different building types and the associated details; she also showed the difference between the buildings as previously proposed and as currently proposed.

The team also presented the required view corridors from adjacent existing street: the corridor at Lyon Avenue is not from the street itself: the shown 105-foot view corridor is perpendicular to the property line, as required by Waterfront District regulations. The team has also adjusted the 89-foot Burgess Street view corridor photos to be more realistic. There will be no mechanical equipment on building roofs within the view corridors.

Mr. Alberto Cabre of DiMella Shaffer narrated a three-dimensional “drive-through” video of the site and its proposed buildings.

Landscape Architecture

Mr. Wil Gates of Gates Leighton Associates, the team landscape architect, stated that they had addressed the comments submitted by Ms. Sara Bradford, landscape architect for the Commission, particularly regarding native plantings and the transition between the Coastal Resource Management Council (CRMC) zone and the rest of the site. They will also prepare a Maintenance Manual. They will also coordinate with the architects to ensure that plantings reinforce the view corridors. There was a discussion about replanting and re-establishing native habitat in place of the existing trees in the CRMC zone: it will be incorporated into the Maintenance Manual. .

The DRC hearing was adjourned at 7:50PM.

The Hearing Panel public hearing began at 7:51PM. Chairman Harpootian asked Ms. Engustian to detail the deviation requests.

The hearing was adjourned at 9:21PM.

Respectfully submitted,

JEANNE M. BOYLE  
*Executive Director*

JMB/RG