



# EAST PROVIDENCE WATERFRONT SPECIAL DEVELOPMENT DISTRICT COMMISSION

## Design Review Committee (DRC) Meeting Minutes of July 7, 2009

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

*Staff:* Roberta Groch, AICP- Planner

*Consultants:* Sara Bradford, Bradford Associates  
Brad Leach, Gordan Archibald, Inc.

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Chairman Gregory called the meeting to order at 6:45PM.

### 1. Approval of Minutes

#### A. DRC Minutes of April 30, 2009

**VOTE:** A motion was made to approve the minutes of the April 30, 2009. The motion was seconded and unanimously approved without discussion.

### 2. Continued Business

#### A. Village on the Waterfront

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

#### Traffic Impact Study

Ms. Christine Engustion, attorney for the applicant, introduced Mr. Paul Bannon from RAB Professional Engineers, Inc., the traffic engineering firm for the VOTW team. Mr. Bannon and Mr. Brad Leach of Gordan Archibald, Inc., (traffic engineers for the Waterfront Commission) discussed the July 2, 2009 letter written by Mr. Leach that commented on the traffic study and plans for VOTW.

There was a discussion of the letter received from RIDOT dated June 15, 2009 that stated that a two-lane roundabout was preferable to the one-lane roundabout shown on the plans. Mr. Michael Hennessey– principal of Village on the Waterfront LLC, the project developer– provided background on the development of the roundabout to be located on Veteran’s Memorial Parkway (“the Parkway”) at the entrance to the project. They have been working with RIDOT for years on the project and have a meeting with them the next day: detailed discussion of the roundabout should be tabled until the RIDOT meeting. There was a general discussion about the roundabout versus a light or stop sign at the proposed entrance to the development; and sidewalks and a crosswalk at the roundabout. Mr. Hennessey stated that the group should push RIDOT for the roundabout; Mr. Gregory agreed. Mr. Leach suggested writing a letter to the RI Historic Preservation and Heritage Commission and the Scenic Highway Board regarding the design of the roundabout.

### Engineering

Mr. Audie Osgood of DiPrete Engineering, consultant for the project, discussed a memo from Mr. Stephen Coutu, Department of Public Works Director. Mr. Coutu was concerned about his employees who have to maintain the cross-bay water line, the water line sign, sewers, etc. Also, a different looping system should be provided. Mr. Coutu and Mr. Osgood discussed the cross-bay sign: Mr. Osgood stated that they must keep the sign and Waterfront Drive out of the CRMC fifty-foot Greenway buffer's habitat area. It may make sense for CRMC to sit down with City staff regarding the protection of the main. Mr. Osgood also acknowledged Mr. Coutu's request to replace the water line all of the way to the southern end of the site. Mr. Coutu does not know how he will get access to the part of the main that is off of Waterfront Drive: what will it look like? Will it be landscaped? The pipe is also backwards and he will need to access it. Existing manholes may also need to be constructed. Mr. Coutu and Mr. Osgood agreed to meet regarding these issues.

Mr. Hennessey stated that they are putting together their CRMC Assent application and will discuss these issues with CRMC staff. He will coordinate a meeting with all of the parties.

### 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.

There was a brief discussion about the Fire Chief's concerns and how the team had addressed them. There was also a discussion about the appearance of the rest of the project between phases: there will be remediation activities and the entire site will be graded during Phase 1.

### 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 meeting adjourned at 8:40PM

Respectfully submitted,

JEANNE M. BOYLE  
*Executive Director*

JMB/RG