



**EAST PROVIDENCE WATERFRONT
SPECIAL DEVELOPMENT DISTRICT COMMISSION**

**Design Review Committee (DRC)
Public Hearing Minutes- May 7, 2013**

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

Consultants: Sara Bradford, Landscape architect
Glen Fontecchio, Architect
Brad Leach, Traffic engineer

Staff: Roberta Groch, AICP- Planner
John Pariseault, Legal Counsel

Chairman Gregory called the hearing to order at 5:07PM.

1. Approval of Meeting Minutes

VOTE: A motion was made to approve the minutes April 8, 2013 DRC meeting: the motion was seconded and was approved unanimously, without discussion.

2. New Business-

A. DRC public hearing- Kettle Point residential development project: C&B Kettle Point LLC

Ms. Christine Engustian, attorney for the project, asked that a correction be made to the project: the development will now have 131 for-sale units and 276 rental units and still has a total of 407 residential units.

Ms. Sara Bradford, the Commission's consultant for landscape architecture, asked what the status was of the Kettle Point team's application to the Scenic Roadways Board: Mr. Audie Osgood of DiPrete Engineering, the project's engineering firm, said that they presented an update on the project to the Board in April but no action was taken, due to the lack of a quorum. Another meeting is scheduled for May 8, 2013 and it is likely that there will not be a quorum again. The team will ask for approval from the Board in June. The team is still meeting with the Rhode Island Department of Transportation (RIDOT) on their Physical Alteration Permit (PAP) application.

(Veteran's Memorial Parkway (VMP) was designate by the as a Scenic Roadway in 1991. Any proposed improvements to the road must be approved by the RIDOT, based on a recommendation from the Scenic Roadways Board).

Mr. Brad Leach, the Commission's consultant for traffic engineering, asked if the change in the mix of types of housing (for sale and rental) would change the trip generation and traffic projections: Ms. Engustian said that the trip generation of condominiums is less than that of rentals.

Ms. Carolyn Mannis of Barrington, an attorney representing an abutter, asked why the mix in

rental and for-sale units was changed: Mr. Baccari said that the most recent market study indicated that there is an increased demand for for-sale housing. The fiscal impact analysis reflects this revised mix of units. Ms. Mannis also stated that the City's *Comprehensive Plan* states that the curb cuts on VMP into the development are prohibited. Mr. Gregory said that, at their meeting of April 9, 2013 the East Providence Planning Board affirmed that the development was consistent with the goals of the *Comprehensive Plan*. In response to a question from Ms. Mannis, Mr. Osgood stated that the bus stop on VMP adjacent to the development will not be removed.

Chairman Gregory read the "Conditions of Approval" stated in the DRC's Advisory Recommendation memo to the Waterfront Commission.

VOTE: The following motion was made:

Based upon the submitted application and supporting documentation; testimony presented by the applicant and the public; and the advisory recommendation of the East Providence Planning Board; the Design Review Committee finds that:

1. The proposal both procedurally and substantively meets the purposes and objectives of Section 19-470, "Zoning," of the *Revised Ordinances of the City of East Providence* and is consistent with the goals and objectives of the *East Providence Special Waterfront Development District Plan* and the Waterfront District's design guidelines, and conforms with the regulations and reviewing criteria of the Design Review Committee.

Accordingly, the Design Review Committee hereby recommends that the East Providence Waterfront Special Development District Commission adopt the "Advisory Recommendation of the Design Review Committee," dated May 7, 2013, and the findings of fact contained therein and approve the proposed project in accordance with such Advisory Recommendation including the conditions contained therein.

The motion was seconded and unanimously approved without discussion.

VOTE: A motion was made to end the DRC hearing: the motion was seconded and unanimously approved, without discussion. The hearing was adjourned at 5:38PM.

Respectfully submitted,

JEANNE M. BOYLE
Executive Director

JMB/RG