



## EAST PROVIDENCE WATERFRONT SPECIAL DEVELOPMENT DISTRICT COMMISSION

### Design Review Committee Meeting Minutes- January 15, 2015

*DRC* John Gregory, DRC Chairman  
*Members:* Jeanne Boyle, Executive Director  
Steve Coutu, Director of Public Works  
Luis Torrado

*Staff:* Roberta Groch, AICP- Planner

*Consultants:* Glen Fontecchio, Architectural Consultant  
Sara Bradford, Landscape Architect/Consultant

---

Chairman Gregory called the meeting to order at 5:35PM.

- 1. VOTE: Meeting Minutes-** A motion was made to accept the meeting minutes of December 10, 2014 and December 16, 2014 Design Review Committee (DRC) meetings: the vote was seconded and passed unanimously, without discussion.
- 2. Design workshop- Kettle Point development project**  
Address: Kettle Point Ave. and Veterans Memorial Parkway  
Owner: BP Corporation  
Applicant: Kettle Point LLC  
Assessor's Map 108, Block 2, Parcels 1 and 2  
Assessor's Map 109, Block 1, Parcels 1, 2 and 3  
Assessor's Map 209, Block 3, Parcels 1 and 4  
Zoning – Kettle Point Waterfront Sub-District

Ms. Christine Engustian, Legal Counsel for the project, introduced the project team: Mr. Richard Baccari II, Principal, and Mr. Raymond Lavey, Senior Vice-President, of Kettle Point LLC; Mr. Dennis DiPrete and Mr. Brandon Carr of DiPrete Engineering; Mr. Jeremy Lake of Union Architects; and Mr. John Carter of The John Carter Co. She then gave a brief history of the project, including the Commission's approval of the project on May 7, 2013.

The team gave a presentation about the project and the changes that have been made to the approved project. They include: realignment of Road A and removal of Roads C, D and E; the realignment of Road F; the removal of parking under Building 20; the relocation of Buildings 21 and 22; a change in the mix of condominium units to duplexes only; the rotation of Building 9; the addition of green space in the former locations of Roads C and A; a new overlook; the change from public roads to private roads; a change from granite curbing to bituminous curbing (or no curbing); a request to change to road and utility standards; a realignment of sewer and water lines; a reduction of the required ten percent affordable housing component to five percent; and changes to designations of public and private spaces. The reasons given for these proposed changes included cost and efficiency.

The redesigned project will need deviations from the following Waterfront Commission design

requirements: sidewalks on the both sides of a street; curbing material; fifty percent structure parking requirement; direction of garage doors; limit on curb cuts; and architectural finish materials.

The DRC and its consultants had many concerns about the proposed revised plans and all of the proposed waivers to the Waterfront Commission's requirements. Everyone felt that the new design was inferior to the approved design and that it was heading in the wrong direction. The argument was made that, if the DRC allowed all of the modifications then future project developers would expect to receive the same waivers from requirements.

One member of the public who lived in the neighborhood was present. He had concerns about the remaining oil contamination at the site: the team assured him that the remediation would be undertaken at the same time as the grading and site work for the project.

It was agreed that another workshop would be held the following week and would include the developer's team and the Waterfront Commission's consultants.

### **3. Adjournment**

VOTE: A motion was made to adjourn the workshop at 7:14PM: the motion was seconded and passed unanimously, without discussion.

Respectfully submitted,

JEANNE M. BOYLE  
*Executive Director*

JB/RG