

**CAPITAL CENTER COMMISSION
MEETING MINUTES**

**July 14, 2005
12:00 Noon**

**First Floor Theater
30 Exchange Terrace
Providence, RI**

1. Roll Call

Chairman Gardner called the meeting to order at 12:10 PM. Members present included Leslie A. Gardner, Guy Abelson, Steve Durkee, Barry Fain (arrived 12:15 PM), Thomas Freeman, Wilfrid L. Gates, Jr., Phil Stone, Duncan Johnson, Barry Preston and Councilwoman Rita Williams. Absent were Merlin DeConti, Steve Daniels, Councilman Terrence Hasset, Robert Reichley and Stanley Weiss.

Staff present included Deborah Melino-Wender, Executive Director, and Richard Peirce, Legal Counsel.

Others present included Andrea Stape, Providence Journal; Charles Meyers, Metropark; Michael Voccola, Tom Niles, and Richard Seges, The Procaccianti Group; Duncan Pendlebury and Glenn Allen, Jung/Brannen; Milton Hannah, Benefit Street; Brain Crandall, Channel 10 News; Amy Vitale, Partridge, Snow & Hahn; and Diane Soule, DS Soule & Associates.

2. Meeting Minutes

2.1 Approval of Commission Minutes of May 12, 2005

The motion was duly made, seconded and unanimously passed to approve the minutes of the Capital Center Commission meeting of May 12, 2005.

2.2 Acceptance of Design Review Committee Minutes of May 10, 2005; June 7, 2005 and June 21, 2005

The motion was duly made, seconded and unanimously passed to accept the minutes of the Design Review Committee meetings of May 10, 2005, June 7, 2005 and June 21, 2005.

Chairman Gardner welcomed Mr. Phillip Stone, a new gubernatorial appointment, to the Commission.

3. Report of the Executive Director

The Executive Director updated the Commission on the status of Parcels 2 and 6 and on the proposed separation of powers legislation. Councilwoman Williams noted that she had spoken to Representative Fox who stated that the Commission appointments will stay as is at this time.

4. Design Review Committee Appointment

Chairman Gardner noted that term of Glenn Kumekawa expired on June 30, 2005. She stated that Mr. Kumekawa is a long-standing member of the DRC and is willing to serve another term.

Mr. Gates stated that Mr. Kumekawa has been an important member of the DRC and made the motion to appoint Mr. Kumekawa to the Design Review Committee for an additional term expiring on June 30, 2008. Mr. Fain seconded the motion which carried unanimously.

5. Design Consultant Contract

Chairman Gardner noted that the original contract with David Dixon of Goody Clancy and Associates was signed in the amount of \$20,000 for a one-year term commencing March 3, 1999. The present extension of that contract expired on March 3, 2005. Within this contract period, the Commission has incurred \$8,037.43 in design consultant expenses, of which \$7,762.48 is reimbursable, leaving a net cost to the Commission of \$274.95.

Chairman Gardner stated that Mr. Dixon has agreed to extend his contract under the same terms and conditions as the original contract, if the Commission is so willing. The Executive Director noted that, due to scheduling conflicts, Mr. Dixon was not able to attend the DRC's meetings on Parcel 11. However, he did arrange his schedule so that he could meet with the development team and the Executive Director in his office in Boston and that his comments were very helpful.

The motion was duly made, seconded and unanimously passed to approve the Design Consultant contract with Goody, Clancy and Associates in the amount of \$20,000 for a twelve-month period under the same terms and conditions.

6. Budget Review

Chairman Gardner noted that an analysis of the income and expenses for last year (FY'05) and a projected budget for this year (FY'06) is included in the packet for the Commission's review. She stated that action on the budget will be taken at the next Commission meeting.

Public Hearing begins at 12:15 PM

7. Parcel 11: Westin Hotel Expansion: Public Hearing Application for Development, Deviations and Waivers

Chairman Gardner opened the public hearing at 12:18 PM. The minutes of this portion of the meeting can be found in the stenographic record. The public hearing was closed at 1:00 PM.

8. Parcel 11: Westin Hotel Expansion: Action

Application for Development, Deviations and Waivers

The Executive Director reviewed the proposed draft motions, the first of which related to adoption of the DRC Report and Recommendations and the DRC Findings of Fact, and approval of the requested deviations, the second of which related to the approval of the zoning waivers, and the third of which related to the approval of the project as a whole.

Mr. Freeman made the motion to approve Motion #1, relating to the adoption of the DRC Report and Recommendations and the DRC Findings of Fact, and approval of the requested deviations. Mr. Gates seconded the motion. Those voting in favor of the motion were Guy Abelson, Steve Durkee, Barry Fain, Thomas Freeman, Wilfrid L. Gates, Jr., Phil Stone, Duncan Johnson, Barry Preston and Councilwoman Rita Williams. No one voted in opposition.

Mr. Durkee made the motion to approve Motion #2, relating to the approval of the zoning waivers. Mr. Abelson seconded the motion. Those voting in favor of the motion were Guy Abelson, Steve Durkee, Barry Fain, Thomas Freeman, Wilfrid L. Gates, Jr., Phil Stone, Duncan Johnson, Barry Preston and Councilwoman Rita Williams. No one voted in opposition.

Mr. Fain made the motion to approve Motion #3, relating to the approval of the project as a whole. Mr. Gates seconded the motion. Those voting in favor of the motion were Guy Abelson, Steve Durkee, Barry Fain, Thomas Freeman, Wilfrid L. Gates, Jr., Phil Stone, Duncan Johnson, Barry Preston and Councilwoman Rita Williams. No one voted in opposition.

9. Parcel 11: Westin Hotel Expansion: Request for Construction Sign

Mr. Pendlebury reviewed the proposed construction fencing and signage/graphics plan with the Commission. He noted that the DRC had been concerned that there might be too much advertising, so that the banner area had been changed to included only graphics, with the text limited to the end panels. He reviewed the fencing and the pedestrian areas.

The motion was duly made, seconded and unanimously passed to approve the construction protection plan, with the verbal messages limited to the panels at the corners and the final approval of design of the panels left to the Executive Director. This approval is subject to the City Zoning approval of this plan, as may be required.

10. New Business

There was no new business.

11. Adjournment

The meeting was adjourned at 1:20 PM.

Robert Reichley, Secretary