



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes Thursday, December 21, 2023 – 6:30 PM City Hall, Room 306

Commissioners present:

William Fazioli, Chair
Jeanne Boyle
David O'Connell
Steve Amoroso
Manny Barrows
Domenic Pontarelli

Voting Members Absent:

Jennifer Griffith
Mike Walker, Commerce RI
Tim Conley
Steve Hardcastle
Peter Willey

Staff present:

Raymond Lavey, Executive Director
Amy Goins, Legal Counsel
Keith A. Brynes, Planning Director

1. CHAIRMAN'S OPENING REMARKS:

The Chair called the meeting to order at 6:35 PM.

2. OLD BUSINESS

Vote: Approval of Meeting Minutes from November 16, 2023 meeting

Motion to approve minutes of November 16, 2023 made by O'Connell, Seconded by M. Barrows.

Motions passes unanimously.

Jean Boyle abstained from voting on the meeting minutes.

3. NEW BUSINESS

- a. Metacomet (500 Veterans Memorial Parkway)- Pre-Application Review and Discussion of Review Process

Vote: Scope of Impact Assessment & Peer Review Consultants

Josh Berlinsky, representing the property owner of 500 Veterans Memorial Parkway, presented to the Commission, explaining the scope of the proposed development and introduced his team members and the applicant.

Attorney Goins explained the item for vote on this meeting's agenda is part of the process of a pre-application meeting, where the Waterfront Commission communicates to the applicant the scope of the impact assessments the Commission wants to see for this application.

Mr. Fazioli asked members of the public if they would like to provide comments or ask a question.

Four members of the public provided public comment, included Candy Seel, Dan Beaudoin, Heather Andrade, and an individual who did not state their name.

On a motion by S. Amoroso, seconded by D. Pontarelli, the Commission voted unanimously to require a fiscal impact study, noise study, traffic study, archaeological assessment, and public safety impact statement, while reserving the right to engage in peer review consultants as needed, with the understanding that lighting will be included as a part of the application, and an environmental review of the proposed development will be reviewed by CRMC and RI DEM.

b. Approval of 2024 Waterfront Commission Meeting Dates

On a motion by D. Pontarelli, seconded by M. Barrows, the Commission voted unanimously to approve the 2024 Waterfront Commission dates.

4. STAFF REPORT

Executive Director R. Lavey provided an update to the Commission on recent meetings he has had with the owners of 9 Dexter Road and Commerce RI regarding the property owner's interest in developing the parcel.

Ms. Boyle asked if any Memorandum of Understanding is drafted between the City, Waterfront Commission, and Rhode Island Commerce, that the Waterfront Commission review it. Attorney Goins informed the Commission that MOU would need to go before the Waterfront Commission.

5. VOTE: ADJOURNMENT

Motion to adjourn by M. Barrows, seconded by D. O'Connell. Motion passes unanimously.

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR