



## EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

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### Waterfront Commission Public Meeting

Thursday, September 13, 2018 - 6:30 PM

City Hall, Room 306 - 145 Taunton Ave.  
East Providence RI 02914

#### AGENDA (*amended 9-10-18*)

**1. CHAIRMAN'S OPENING REMARKS**

**2. OLD BUSINESS**

A. **VOTE:** Approval of August 27, 2018 meeting minutes

**3. NEW BUSINESS**

**A. Hearing Panel Public Hearing**

**Enotap LLC**, a wine distributor, has proposed a 5,000 sf warehouse use at Phillipsdale Landing. Warehousing is a conditional use in the Phillipsdale sub-district and a deviation from parking requirements is required.

Applicant: Enotap, LLC  
Location: 310 Bourne Ave, Building 22, Unit 1  
Assessors: Map 302, Block 1, Parcel 3  
Zoning: Phillipsdale Sub-district

**VOTE** to send an advisory opinion to the Waterfront Commission on warehousing as a conditional use and to recommend a deviation from one parking space per 500 square feet of warehouse (10 spaces required for 5,000 sf of warehouse) to two spaces total with the availability of five additional surplus spaces

**VOTE** to adjourn Hearing Panel public hearing

**B. Waterfront Commission – Public Hearings**

1. To consider the Hearing Panel advisory opinion regarding Enotap LLC, a wine distributor, for a proposed 5,000 sf warehouse use at Phillipsdale Landing

Applicant: Enotap, LLC  
Location: 310 Bourne Ave, Building 22, Unit 1  
Assessors: Map 302, Block 1, Parcel 3  
Zoning: Phillipsdale Sub-district

**VOTE** to approve warehousing as a conditional use and to approve the request for deviation from one parking space per 500 square feet of warehouse to two spaces total with the availability of five additional surplus spaces



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2. **Chevron Tax Increment Financing (TIF) Modification** to consider changes to the 2010 TIF agreement which funds extension of Waterfront Drive and public improvements for the mixed-use development project proposed for the Chevron Land Development Company.

Applicant: Chevron Land & Development Co.

Address: 431 Veteran's Memorial Parkway

Owner: Chevron Land & Development Co.

Assessors: Map 17, Block 1, Parcel 1

Map 18, Block 1, Parcel 1

Map 18, Block 2, Parcel 1

Owner: State of Rhode Island

Assessors: Map 17, Block 1, Parcel 3

Map 18, Block 1, Parcel 2

Map 6, Block 1, Parcel 6

Map 7, Block 1, Parcel 4

**VOTE** to send an advisory opinion to City Council regarding modification to tax increment financing (TIF) approved by the City of East Providence in 2010

3. **VOTE** to adjourn Waterfront Commission hearings

### C. Waterfront Commission – Public Meeting

1. Discussion of amendment to the July 2008 City of East Providence Special Waterfront Development District Tax Increment Financing Project Plan, July 2008, as amended by adoption April 28, 2016

### 4. STAFF REPORT

### 5. VOTE: ADJOURNMENT

Proposals may be altered or amended prior to the close of the public hearing without further advertising as a result of further study or because of the views expressed at the public hearing. Any alteration or amendment must be presented for comment in the course of the hearing.

Plans and supplemental material are available for review at the Department of Planning in Room 206 of East Providence City Hall, Monday through Friday from 8AM to 4PM.

Individuals requesting interpreter services for the hearing impaired or needing other special services may call 435-7500 or 431-1633 (v/tdd) forty-eight (48) hours in advance of the meeting date.

Next meeting: Thursday, October 18, 2018, 6:30 PM