

April 9, 2002 - Regular Planning Board Meeting

CITY OF EAST PROVIDENCE

PLANNING BOARD

MINUTES OF APRIL 9, 2002

Present: Messers, Almeida, Gerstein, O'Brien, Poland, Robinson, Sullivan, Jeanne Boyle (staff), Diane Feather (staff), and Alan Corvi, City Engineer.

A. I. SEATING OF ALTERNATE MEMBER

B. II. APPROVAL OF PLANNING BOARD MINUTES

- A. A. Minutes of December 11, 2001 (to be submitted)
- B. B. Minutes of January 8, 2002 (to be submitted)
- C. C. Minutes of February, 2002 (to be submitted)
- D. D. March meeting cancelled

C. III. APPROVAL OF PLANNING BOARD CORRESPONDENCE

On a motion by Mr. Sullivan, seconded by Mr. Robinson, the Board voted to accept the following correspondence:

A. Memo dated 2/13/02 to the City Council Re: "Proposed Zoning Ordinance Amendments";

B. Memo dated 2/14/02 to the City Council Re: "Request for Rezoning, Map 206, Block 25, Parcels 2, 3 & 4, Oakley Street and S. Sharon Street, Applicant: Albertino and Zita Milho and Henry Rose .

D. IV. NEW BUSINESS

Chairman Poland asked that item C (Public Hearing) be moved up before item A.

C. Public Meeting – Request by SBA, Inc. to lease a portion of the City-owned Providence Avenue Playground for the installation of a 140-foot telecommunications monopole.

Ms. Boyle explains that this is a request by SBA Inc. to lease a portion of city-owned land at Providence Avenue Playground for the installation of a 140 foot telecommunications monopole. Ms. Boyle stated she spoke with the attorney for

SBA and they informed her they had a scheduling problem and the expert witness would not be able to testify at this meeting. They have requested that this be deferred. She stated that the Department is recommending that this be deferred to June 11 since May is a large agenda. She noted the applicant would be available for this meeting and that no further postponements will be requested. Certified notices will be sent to the abutters for the June 11th meeting and the attorney will defray the costs of additional notice and advertising.

Chairman Poland asked that the letter distributed by Ms. Boyle from Attorney Mann and the Planning Department's reply letter be made part of the Board's official record.

On a motion by Mr. Sullivan, seconded by Mr. Almeida, the Board voted unanimously to make these two letters part of the Board's official record.

On a motion by Mr. Almeida, seconded by Mr. Sullivan, the Board voted to continue this public meeting to June 11th.

The abutters will also be notified again.

Roll Call Vote

Mr. Almeida	Aye
Mr. O'Brien	Aye
Mr. Robinson	Aye
Mr. Sullivan	Aye
Chairman Poland	Aye

Ms. Boyle stated that if the public would like to receive a notice for this meeting in June, then they should give us their address.

At this time Chairman Poland introduced to the Board the City's new engineer, Mr. Alan Corvi.

A. Appl. #96-9 Request for Final Release of Performance Guarantee – Seaview Estates Subdivision by Picerne Properties

Ms. Boyle stated that Picerne Properties has requested the final release of the performance guarantee for this subdivision. The Department of Public Works has reviewed the request and they are recommending the entire release of the Performance Guarantee as long as the applicant installs an alarm system for the wastewater pumping station

Chairman Poland asked Mr. Corvi if this is an expensive item? Mr. Corvi stated it is mid-priced item, around \$3,000 range and that it is what is required by the City at all of the pump stations. Mr. Poland asked what the total release of the

bond was? Ms. Boyle stated it is around \$70,000. Mr. Poland suggests that they release all but \$3,000 with the approval on the final \$3,000 after the installation of the alarm. It was noted that there would be a final release with the exception of \$10,000 once it was approved by the Administrative Officer and Public Works.

On a motion by Mr. Sullivan, seconded by Mr. O'Brien, the Board voted to release all but \$10,000 until the completion of the project and the final \$10,000 will be released by the Administrative Office upon the Department of Public Works approval.

Roll Call Vote

Mr. Almeida	Aye
Mr. O'Brien	Aye
Mr. Robinson	Aye
Mr. Sullivan	Aye
Chairman Poland	Aye

B. Easement Agreement of Narragansett Electric Co. and Verizon New England Inc. with the City of East Providence.

Ms. Boyle explained that this is an administrative function that has to take place even though the equipment has already been installed. It is necessary for the construction of the Rumford Fire Station and that Verizon and the electric company needed to install the system to service the fire station. The electric company requires that a certain amount of space be set aside for their equipment. Ms. Boyle noted the language of this easement has already been reviewed and approved by the City Solicitor, but it does require the Planning Board's recommendation since it is considered a disposition of City-owned land. This Department recommends that the Board advise approval to the City Council of this easement request as drafted and as proposed.

Chairman Poland asked if there were any questions. There were none.

On a motion by Mr. Almeida, seconded by Mr. Sullivan, the Board voted unanimously to approve this easement request.

E. V. CONTINUED BUSINESS

F. A. Staff Report

1. Housing Study of Riverside Square

Ms. Boyle states this study, prepared by Patrick Hanner, was given to the Board early so that they have time to review it before the May meeting. She asks that the Board bring the report with them and any questions that they may

have. This project has been underway for some time and we have done a number of surveys, both of the residents of the area and of the properties in the area. She noted we do not have a lot of the census data that would have been helpful for the study, but we did not want to wait until the specific census data was available to proceed with the study.

2. Providence and Worcester Railroad/Chevron Agreement

Ms. Boyle states there was an article in the newspaper regarding P&W and Chevron reaching an agreement to jointly plan for the redevelopment of their properties. This is a major milestone, especially with P&W because they are the key property owner along the waterfront and they will be working together in coming up with a development plan and will be working with the City very closely as well. We anticipate that this is something that will be consistent with the City's vision for redevelopment of the waterfront. She noted that some of the other property owners are starting to talk with them as well. Staff has not made a great deal of progress on the redevelopment plan. The major issue that needs to be addressed before we can identify all of the issues in the Redevelopment Plan is the transportation access.

Ms. Boyle explained that the Council last week approved the pre-qualification of transportation planning consultants. The Request for Proposals has been finalized and sent out to those consultants. She noted the consultant that we hire will be looking at ways to get better access to the waterfront to enable our major development to take place. When the best route of access is determined, that will affect a lot of our zoning issues and our redevelopment issues, what properties will be necessary for takings for the establishment of a road, and where the real break points will be between the different types of land uses. This study will give us some very conclusive results and will give us the ability to finish up the Redevelopment Plan. Ms. Boyle noted that Ms. Feather has been working on the Redevelopment Plan and rezoning.

3. Bond Issue Items

Ms. Boyle explained that the Department has been asked by the City Manager to come up with a list of bond issue items for next year. They will be presented to the City Council within the next month or so and staff will look at the Capital Budget to identify what the priority projects will be. The money will not be all that abundant.

4. 900 Warren Avenue Development

Ms. Boyle stated the next phase of this development will be before the Board next month. They have filed their plans for Master Plan approval. This will be for construction of a third office building on the site where the school property is as well as the vacant property, which abuts it. It is a 48,000 square

foot office building. We will be revisiting the issue as to whether a traffic light should be installed. Marshall is very anxious to see that happen.

The hotel building is very close to getting its building permit and we expect construction will start on the hotel within a month's time.

5. Riverside Square Enhancement Project

Ms. Boyle invited the Board to attend the meeting scheduled on April 10 at 7:00 p.m. at the Riverside Congregational Church for the Riverside Square project. Bradford Associates, consultant for the project, will present to the public the plan that they have for the improvements, which will include landscaping, traffic calming measures. If there is a good reception from the public we expect to begin construction in the fall.

6. Freedom Green

Construction will begin sometime in June. The Rose Larisa Memorial Park in Riverside is also moving forward and is awaiting its Coastal Resource approvals. Construction will begin sometime this summer.

7. Resurfacing of Broadway and Taunton Avenue

Ms. Feather noted that DOT's resurfacing project of around \$2 million dollars for Broadway north up to the Orlo Avenue School and Taunton Avenue to the Warren Avenue Bridge is underway. She said they are starting on Broadway and will be working their way down Taunton Avenue to the 195 on ramp. There will be new streets signs, some landscaping, and sidewalks. Also there will be new replacement traffic lights. Ms. Boyle noted that Ms. Feather has been working with the Downtown Business Association in trying to coordinate some of the landscaping improvements.

Chairman Poland asked if there were any questions.

Mr. Sullivan asked about the status of Taco and the Leonardo Farm on Wampanoag Trail. Ms. Boyle replied that nothing is happening on that project right now, but that there have been more discussions with them regarding tax issues and those have not yet been resolved. She noted that Taco has told staff that they have every intention of going forward on the project and rumors of its demise are unfounded, but because of a number of business issues they are not as anxious to proceed as they were a year ago. The events of September 11 slowed things down for their business and they are looking at construction for next year instead. Ms. Boyle noted that staff submitted a request to the DOT through the Transportation Improvement Program process for the improvements associated with that on Wampanoag Trail. Whether or not it receives funding is anyone's guess. The

transportation dollars are pretty scarce, but the City did move forward with the application in anticipation that the Taco project was going to happen.

G. VI. COMMUNICATIONS

On a motion by Mr. Sullivan, seconded by Mr. Robinson, the Board unanimously voted to accept the following communications:

A. Memo to the Planning Board dated 4/1/02 from the Planning Department Re: "Housing Condition Report, Riverside Square Area" (copy encl.);

Mr. Poland stated that he is amazed at the amount of detail that is in this study. He noted he learns a lot when he reads something like this and commended staff for an excellent job.

B. Memo dated 3/25/02 to the Planning Board Chairman from Paul Capaldo, Chairman of the Conservation Commission regarding the commission's opposition to the request by SBA to lease of city-owned land for the installation of a telecommunications tower;

C. Letter dated 3/27/02 to Planning Board from Chairman John Conley, Carousel Commission Re: Carousel Commission's opposition to the SBA's request to build a telecommunications tower behind the Oldham School;

D. Memo to the Planning Board Chairman of the Historic Properties Commission regarding the commission's opposition to the request by SBA to lease of city-owned land for the installation of a telecommunications tower.

H. VII. ANNOUNCEMENT

Mr. Poland asked that the Board to keep their SBA packets regarding the tower and bring them to the next meeting.

I. VIII. ADJOURNMENT

On a motion by Mr. Sullivan, seconded by Mr. O'Brien, the Board adjourned the meeting at 8:00 p.m.

Respectfully submitted,

Peter Poland, Chairman

PP/JMB/sac