



MEETING MINUTES
Town of West Warwick
Arctic Village Redevelopment Agency

Meeting Date: October 22, 2018

Time: 5:00 p.m.

Location: West Warwick Town Hall
Town Council Chambers
1170 Main Street
West Warwick, RI 02893

Members Present: James Marsh, Chairman
Stan Tabak, Vice-chairman
William Patenaude
Jack Lancellotta (arrived late)

Members Absent: Robert Boyer

Town Staff Present: Mark Carruolo, Town Planner
Joseph Brennan, Solicitor

Chairman Marsh called the meeting to order at 5:05 P.M.

Item 1
For Action

Approval of Minutes:

- Review and approval of the July 9, 2018 Meeting Minutes.

Mr. Tabak made a motion to approve the meeting minutes, seconded by Mr. Patenaude and passed two in favor with Chairman Marsh abstaining. (Note: Member Lancellotta arrived following the vote on the minutes.)

Item 2
For Action
Public Hearing

69 Washington Street, Assessor's Plat: 6; Lot: 456

- Coastal KJB Builders, Inc. is providing the Redevelopment Agency with alternative building façade design(s) as stipulated the Agency July 18, 2018 decision letter. Said design to incorporate the suggestions and recommendations made by the Redevelopment

Agency to provide more of a village appearance, including use of natural materials and larger windows along Washington Street said design to be approved by the Agency prior to issuance of a building permit.

Attorney Sanford Resnick represented the applicant Coastal KJB Builders, Inc. Attorney Resnick briefly reviewed the July meeting reminding the Agency that the applicant was seeking approval of the proposed development and a recommendation to the Town Council for a Tax Stabilization Agreement (TSA). Attorney Resnick informed the agency that the Town Council has approved the TSA. He then informed the agency that the applicant was now returning to the Agency for a review the aesthetics of the development.

Agency member Tabak stated that he reviewed the renderings/plans and that the façade did replicate some of the features of the Centreville Bank Building. Mr. Tabak then inquired about a proposed change to commercial portion of the development plan.

Attorney Resnick responded that the applicant was hoping to finalize the aesthetics of the Washington Street building façade and was not intending to introduce any other changes to the plan at this time.

Chairman Marsh made sever general comments about the building rendering and the building plans. The Chairman's principal focus was how to break-up the brick front of the building. He asked if more detail could be included in the building design including better details of the windows and doors and how to provide some feature to divide the brick front.

Agency Member Patenaude asked if the applicant could provide more details on the framing around the windows and doors.

Mr. Wilbur, the applicant stated that he would be willing to provide catalog "cut sheets" (details) of different windows, doors and moldings.

The Town Planner suggested that the façade include solid stone (look) moldings across the front of the building along the first and second story in order to create a separation through the middle of the building and to provide relief to the amount of brick. It was also suggested that some lighting be provided on the Washington Street façade be included to provide sidewalk lighting.

Chairman Marsh suggested that the applicant incorporate the suggestions of the Agency into the building design and provide the catalog "cut sheet" (details) of the windows, doors, moldings and lighting to be provided to the members for consideration for the final design.

Member Tabak made the motion to approve the building façade contingent upon the agency member's review and approval of the details to be provided by the applicant and incorporated into the final design plans. The motion was seconded by Chairman Marsh and approved unanimously.

Item 3 **Public Comment**

There was no public comment.

Being no further business the meeting was adjourned at 5:36 PM.