



ZOOM MEETING MINUTES
Town of West Warwick
Arctic Village Redevelopment Agency

Meeting Date: Monday August 24, 2020

Time: 4:00 p.m.

Location: Please click the link below to join the webinar:
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This meeting will be Broadcast on YouTube under the Town Planners link:

<https://www.youtube.com/channel/UC8uO9wk28jKQhV1loenzovw>

Members Present: James Marsh, Chairman
Stan Tabak, Vice-chairman
Robert Boyer
William Patenaude
Jack Lancellotta

Town Staff Present: Mark Carruolo, Town Planner
Joseph Brennan, Solicitor
Lt. John Botello, Director of Communications

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

Item 1
For Action

Approval of Minutes:

- Review and approval of the October 22, 2018 Meeting Minutes.

Mr. Patenaude made a motion to approve the meeting minutes, seconded by Mr. Lancellotta and approved unanimously.

Item 2
For Action
Public Hearing

37 Washington Street, Assessor's Plat: 6; Lot: 426

- Washington Capital Investments LLC. is requesting approval to construct up to five (5) residential condominium units in the vacant three-story portion of an existing building that currently houses medical offices located at 37 Washington Street (a.k.a. the Newberry Building).
- Washington Capital Investments LLC. is also requesting a positive recommendation to the West Warwick Town Council for approval to purchase an abutting Town owned property (lot #425) to be utilized as parking for the proposed condominium development.

Mr. William D'Amico and Ms. Jasmin Chapron presented the application on behalf of Washington Capitol Investments LLC. Attorney John Shekarchi was in attendance to represent the applicants but did not speak.

The Town Planner provided a brief overview of the process the project has followed to date including discussions with the Town regarding the purchase and sale of the abutting lot #425 to Washington Capitol to be utilized as parking for the proposed residential development. The Planner informed the Agency that their responsibility was to review and approve the project and to make a recommendation to the Town Council regarding the sale of lot #425. The Planner explained that the approval and the recommendation would require two separate actions on behalf of the Agency.

Ms. Chapron informed the Agency Members that she has forwarded the presentation material to the Town in advance of the meeting and asked Mr. Botello to share his screen with the presentation material while Mr. D'Amico explained the proposal to construct five (5) residential condominium units in the rear portion of the existing Newberry Building. He reviewed the floor plans consisting of one 3-bedroom unit and four 2-bedroom units. Mr. D'Amico explained that the front portion of the building would remain as medical offices. He stated that the access to the units would be to the rear of the building and the exterior changes would consist primarily of installing windows for the residential units. Mr. D'Amico informed the Agency that he has not settled on the style of the windows but would come back to the Agency to have the review and approve the windows at a later time. He also explained that he had approached the Town to acquire the adjoining lot (#425) to be used for parking for the proposed condominium development. Mr. D'Amico explained that the plans included cleaning up the existing building and maintaining the character including repairing/replacing the red panels and the Newberry sign on the front of the building. He further explained that the condo development would be named Newberry Place and the signage would resemble the existing signage to retain the historical character of the building.

Member Patenaude stated that he likes the concept and that the Newberry's Place name. He stated that he was happy that the style and font for the condominium development sign would match the original sign. Mr. Patenaude stated that he would be in favor of a conditional approval.

Mr. Tabak asked what the proposed sale price of the units would be?

Mr. D'Amico responded that the sale price would be in the \$150,000 to \$175,000 range.

Member Boyer stated that the additional parking area was a must and what would happen to the project if the developer was not able to purchase the lot from the Town?

Mr. D'Amico agreed that the parking was important to the project and stated that he would have to relook at the project if he could not purchase the lot. He stated that likely would not move forward with the condominium development.

Mr. Boyer asked the Planner how long the purchase process for the lot would take? The Planner responded that he was not sure on timing. He explained that the Town Council is looking into two different scenarios and has not determined the process yet. He explained that the Town Charter does not include a process for selling property. The Planner explained that the Town has sold property through ordinance in the past but has also followed a referendum process.

Mr. Boyer stated that he would move to send a positive recommendation to the Town Council for the purchase of the lot. Mr. Boyer further stated that he would also move to stipulate that the front sign should be repaired prior to the Town approving a certificate of occupancy (C.O.) for the project and that he would reserve review of the windows and façade improvements for the Agency at a future meeting.

Chairman Marsh asked if there was any public comment. Being none the Chairman then called for a motion on the recommendation to the Town council for the sale of the lot (#425).

Member Patenaude made the motion to forward a favorable recommendation to the Town Council for sale of lot (#425) to the developer Washington Capitol to be utilized for parking associated with the proposed 5-unit residential condominium development. Mr. Boyer seconded the motion.

The motion passed unanimously according to the following roll call vote:

Mr. Boyer	Yes
Mr. Lancellotta	Yes
Mr. Patenaude	Yes
Vice-Chairman Tabak	Yes
Chairman Marsh	Yes

Chairman Marsh then asked for a motion regarding the proposed development.

Prior to a motion the members discussed additional stipulations having the developer return to the Redevelopment Agency for approval of the style of the windows and approval of a landscape plan.

Solicitor Brennan asked if the applicants were aware of the Planning Office recommendation and proposed stipulations. Mr. Brennan also asked if the applicants had any objection to the stipulations.

Mr. D'Amico stated that he was aware of the stipulations and that he had no objection to the them.

Member Patenaude made the motion to approve the proposed five (5) unit condominium development with the Planning Office stipulations the additional stipulation that the developer shall return to the Redevelopment Agency for approval of the style of the windows and a landscaping plan. Mr. Tabak seconded the motion.

The motion passed unanimously according to the following roll call vote:

Mr. Boyer	Yes
Mr. Lancellotta	Yes
Mr. Patenaude	Yes
Vice-Chairman Tabak	Yes
Chairman Marsh	Yes

Item 2
For Action
Public Hearing

1 Washington Street, Assessor's Plat: 5; Lot: 14

- Thundermist Health Center is requesting approval to construct a second story addition to include façade improvements to the existing building for the purpose of establishing medical offices (dental offices and clinic) with less than the required parking located at 1 Washington Street (the former Bank of America Building).

Ms. Jeanne LaChance President & CEO of Thundermist presented the application on behalf of Thundermist Dental. Ms. Amanda Barney assisted with Ms. LaChance with a power point presentation. Ms. LaChance explained that Thundermist would like to combine all their dental facilities into one building. She further explained that Thundermist maintains a presence in West Warwick with its large facility on Providence Street and desires to stay in Arctic and assist in improving the area.

Ms. Stephanie Paolino, Architect from Vision 3 introduced herself. Ms. Paolino informed the Agency that she worked on the main Providence Thundermist facility located in the rehabilitated historic Cotton Shed building.

Mr. David Christie, Architect also from Vision 3 reviewed two façade designs with the Agency. Mr. Christie explained that Thundermist was proposing adding a 2nd story to the building and described the two concepts. The 1st concept was more traditional, blending elements of the proposed second floor addition to replicate the character of the existing building. Mr. Christie then presented the 2nd option which represented a more modern look to the second floor. He explained that the first floor would be renovated to retain the current look but that the 2nd floor would incorporate a more contemporary design. Mr. Christie explained that Thundermist did not have a preference between the two designs and was looking to the Agency for direction.

Mr. John Shevlin P.E. from Pare Engineering review a traffic analysis for the proposed use. Mr. Selvin explained that the Pare had reviewed most recent traffic and accident data, adjusted for current conditions and reviewed planned future development for the effect on traffic. Mr. Selvin informed the Agency that the proposed addition and use would not have an adverse effect on traffic and traffic safety in the surrounding area.

Mr. Justin Rapoza of Thundermist addressed parking for the facility. Mr. Rapoza explained that while the zoning code call for 69 spaces for the use Thundermist has determined that it will require between 18 and 44 spaced depending on the time of day. Mr. Rapoza explained that Thundermist was providing 21 on site spaces. He also told the Agency that there were another 36 public spaces located in an underutilized public lot located across Archambault Avenue to the north. Mr. Rapoza further explained that Thundermist had discussions with its neighbor the Arctic Playhouse and they agree to share their

parking; the Arctic Playhouse has 22 spaces available during regular business hours for a total combine parking of 79 possible spaces. The 79 spaces exceed the required 69 spaces by 10 spaces but they exceed the Thundermist maximum of 44 spaces by 35 spaces.

Member Patenaude asked if Thundermist would object to including a stipulation that Thundermist and the Playhouse should formalize their shared parking arrangement.

Mr. David Belanger of the Arctic Playhouse called into the meeting and confirmed the discussion with Thundermist.

The Town Planner asked Mr. Belanger if the Arctic Playhouse would any objection to a stipulation requesting the Thundermist and the Arctic Playhouse formalize their parking arrangement if feasible.

Mr. Belanger did not think that it was a problem but he could not commit to a formal agreement without discussing it with the Board of Directors.

Member Tabak asked if Thundermist would be required to make any changes to Washington Street and Main Street and if adjustments would be required to the traffic signal and intersection.

Mr. Shevlin stated that RIDOT would require Thundermist to obtain a Physical Alteration Permit (PAP) but did not believe that any changes would be necessary.

Member Lancellotta asked if Thundermist inquired about utilizing the small parking lot next to Ferrucci's restaurant?

The Town Planner responded that he believes the parking lot is under a purchase and sales agreement with another party and is not likely available to Thundermist. He asked if they had some specific type of sign under consideration or would the sign be etched into the glass windows.

Chairman Marsh asked about the type of signage that was being considered by Thundermist.

Mr. Christie stated that Thundermist was considering two types of signage; option 1 would be a rigid banner type sign similar to the sign currently on the Providence street facility and option 2 would be a window sign. He stated that Thundermist would be willing to return to the Agency for sign approval at a later time.

Mr. Jim Belanger, Arctic Playhouse, stated that he preferred the building design option #1.

Agency Member Boyer stated his preference for building design option #2. Mr. Boyer also asked how many people would be employed in the facility.

Ms. Amanda Barney responded that there would be a total of 35 employees but that there would only be 10 – 25 employees at any time depending on patient scheduling.

Mr. Marsh polled the Agency Members to determine their preference on the building design.

Mr. Tabak preferred option #1

Mr. Lancellotta preferred #2 but would accept #1

Mr. Boyer preferred option #2

Mr. Patenaude preferred option #1

Mr. Patenaude stated that design choice #1 was more a traditional “village” type design and that his preference was to maintain the village character of Arctic Village. He also expressed his opinion that the choice could set a tone for future development in the district.

Mr. Marsh preferred option #1

Chairman Marsh requested a motion on the development.

Prior to the motion Solicitor Brennan asked if Thundermist was aware of the Planning Office recommendation and recommended stipulations.

Thundermist responded that they had not reviewed the recommendation and stipulations.

The Town Planner read the proposed stipulations into the record as follows:

1. That all exterior lighting shall be contained on site and directed away from and/or shielded from the abutting properties.
2. That all necessary local permits including but not limited to Kent County Water Authority (KCWA) and West Warwick Sewer Authority permits/approvals shall be issued prior to issuance of a building permit.
3. That there shall be substantial compliance with all plans and testimony provided to the Redevelopment Agency and any substantial change, as determined by the Town Planner shall require additional approvals by the Redevelopment Agency.

Thundermist had no objection to the recommended stipulations.

Mr. Patenaude made the motion to approve the development granting the requested parking relief and approving building design #1 with the Planning Office recommended stipulations and the additional stipulation that Thundermist enter into a formal shared parking agreement with the Arctic Playhouse if feasible.

The motion was seconded by Mr. Lancellotta.

The motion passed 4 in favor and 1 opposed according to the following roll call vote:

Mr. Boyer	No
Mr. Lancellotta	Yes
Mr. Patenaude	Yes
Vice-Chairman Tabak	Yes
Chairman Marsh	Yes

Mr. Boyer explained that he was not voting against the development but that he was voting no because he preferred building design #2.

Item 3
Public Comment

There was no public comment

Being no further business, the meeting was adjourned at 5:53 PM.

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