August 19, 2020

East Providence City Council
145 Taunton Avenue
East Providence, RI 02914

Re: Advisory recommendation for Metacomet County Club, as approved by the Conservation Commission at its August 18, 2020 meeting

Dear Councilpersons:

The East Providence Conservation Commission has been closely following the proposed conceptual development plans for the 138 acre Metacomet Golf Club. The Club property is one of three large golf courses in the City that account for approximately 360 acres of open space within East Providence. The Club property abuts Watchmockett Cove and is presently zoned by the City as Open Space (O-1). The developer is seeking a proposed zoning change to Waterfront Development (WD), which would allow for mixed-use development. Most recently, the developer has proposed to set aside approximately 50 acres of upland acres of the parcel to be dedicated as open space with public access. The zoning change form O-1 to WD, however, will require City Council approval.

The Conservation Commission is an advisory body to the City Council, pursuant to R.I. General Laws § 45-35-1. Accordingly, the Commission has no regulatory authority, but encourages and recommends that the City Council maintain the current zoning designation of this parcel as O-1 to enhance and maximize open space within the City of East Providence. In the event that the City Council approves a zoning change for the parcel, then the Commission recommends that the proposed development is used for the maximum benefit of the community, and that it is developed in character with the adjoining parcels and neighborhood consistent with the City’s Comprehensive Plan. In addition, the Commission recommends a substantial portion of the site remain as open space to preserve and protect the natural resources of Watchmockett Cove.

Sincerely,

Keith Gonsalves, Chairman

Cc: Mayor Roberto DaSilva
William J. Fazioli, Director of Planning & Economic Development