

BURRILLVILLE REDEVELOPMENT AGENCY

MEETING MINUTES

Meeting Place: Town Council Chambers, Town Hall

Meeting Date: June 28, 2005

Meeting Time: 7:00 PM

Members Present:

James A. Langlois, Chairman Robert Peloquin

Jeffrey J. Barr, Vice Chairman David A. Fontaine

Cheryl Choquette

Members Absent:

Staff/Consultants Present:

Timothy Kane, General Legal Counsel Scott A. Gibbs, NEEDS, Inc.

Michael C. Wood, Secretary Tom Kravitz, Town Planner

Others Present:

Steven G. Cecil, The Cecil Group Roger Bourbonniere, DPNA

Margarita Iglese, The Cecil Group

Call To Order:

Chairman James Langlois called the meeting to order at 7:03 PM.

Approval of Minutes:

On a motion by David Fontaine, seconded by Jeffrey Barr, the minutes of April 26, 2005 were unanimously approved. On a motion by Jeffrey Barr, seconded by Bob Peloquin, the minutes of May 24, 2005 were unanimously approved subject to the amendment on page 2 changing Putnam, Massachusetts to Putnam, Connecticut. A motion was made by David Fontaine, seconded by Jeffrey Jeffrey Barr, to withdraw the motion to approve the April 26 minutes. The motion was unanimously approved. On a motion by David Fontaine, seconded by Jeffrey Barr, the minutes of April 26, 2005 were unanimously approved subject to the following amendment; sealing the minutes of the April 26, 2005 Executive Session. A motion was made by Jeffrey Barr, seconded by Bob Peloquin, to withdraw the motion to approve the May 24 minutes, 2005 minutes. The motion was unanimously approved. On a motion by Jeffrey Barr, seconded by Bob Peloquin, the minutes of May 24, 2005 were unanimously approved subject to the following amendments; changing Putnam, Massachusetts to Putnam, Connecticut, and sealing the minutes of the May 24, 2005 Executive Session.

Approval of Invoices/Bills:

On a motion by Jeffrey Barr, seconded by David Fontaine, the invoice from the Cecil Group in the amount of \$12,870 was unanimously approved.

Citizen Comment:

Roger Bourbonniere of the DPNA provided an overview of the sidewalk/yard sale in Downtown Pascoag. Mr. Bourbonniere indicated that visitors from outside Burrillville were attracted to the sidewalk/yard sale. Mr. Bourbonniere also indicated that such events are having the added benefit of bringing out Downtown Pascoag advocates where additional input regarding Downtown Pascoag is being collected. Mr. Bourbonniere stated that people are expressing preferences for family oriented events.

Old Business:

1. Downtown Pascoag Redevelopment District

Steven Cecil presented the directions and alternatives that the Cecil Group are considering. Steve Cecil stated that if they can secure a consensus regarding these directions, they could then advance the Plan. Margarita Iglese stated that the focus is on the development of selected sites, extension of the river walk, and identifying additional parking opportunities. Eating establishments, specialty stores and community and professional services were identified as areas to promote and build upon. Ms. Iglese identified various potential land use options and presented three land use schemes. These three land use options were (1) Commercial, (2) Mixed-Use with housing and (2) lower density with various civic uses. Steve Cecil identified specific recommended public improvements and the importance of promoting the development/redevelopment of anchor properties. Ms. Iglese discussed various traffic circulation options with an emphasis on

reconfiguring the intersection of Route 107/Route 100. The Cecil Group recommended that the Agency find other options to creating additional parking options, as well as, better manage current parking resources without significantly changing the traffic patterns.

David Fontaine inquired as to why the option of changing traffic on the bridge to one-way wasn't being considered as a means to increase traffic and visibility along Main Street. Steve Cecil stated that the Route 100/Route 107 intersection could not handle trucks turning left onto Main Street. Issues were raised regarding the benefits of putting utilities underground. Mike Wood indicated that planning for the upgrade of Route 107 is underway by the Rhode Island Department of Transportation and that it would be important to anticipate RIDOT's planning in terms of the ultimate build-out of Downtown Pascoag. Mike Wood also referenced two proposed residential projects and the importance of connecting these projects to Downtown Pascoag and the river walk. In response to comments raised by various members, Steve Cecil concurred that it was important to preserve the unique character of the Main Street area in proposing traffic, parking and pedestrian improvements. Steve Cecil indicated that he had a good sense of the preferences of the Agency and would advance the redevelopment plan based on this input.

2. Update Stillwater Mill - Redevelopment District

Mike Wood provided an overview of the Library project. Mr. Wood explained that the project costs are still being developed; however,

costs regarding the site are exceeding original expectations. According to Mr. Wood, an estimated expense of \$500,000 is being projected to remove fill in the proximity of the library site. Additional funding options are being explored. James Langlois inquired about the scope of the library project in terms of the other infrastructure improvements such as roads and parking.

In terms of allowed uses in a Village Commercial District, Tim Kane suggested that the Stillwater Mill Redevelopment Plan be amended to prohibit specific uses that are allowed under the Village Commercial District. The members proceeded to review the allowed uses in the Village Commercial District as outlined in a handout distributed by Tom Kravitz. David Fontaine made a motion, seconded by Jeffrey Barr, to authorize Tim Kane to prepare an amendment to the Stillwater Mill Redevelopment Plan. Gibbs indicated that the outlining of allowed uses will be presented at the next meeting of the Redevelopment Agency.

On a motion by Cheryl Choquette, seconded by Jeffrey Barr, it was unanimously approved to change the order of the Agenda by moving the Executive Session before New Business.

Executive Session:

Pursuant to Rhode Island General Laws 42-46-5(a)5 regarding discussion relating to the acquisition of real property (Champion

Realty Map 160 lot 65), a motion was made by Bob Peloquin to go into closed session, the motion was seconded by Jeffrey Barr, with James Langlois, David Fontaine and Cheryl Choquette all voting to support the motion.

A motion to reconvene the public portion of the meeting and to seal the minutes of the Executive Session was made by Jeffrey Barr, seconded by David Fontaine, and was unanimously approved. The public portion of the meeting was reconvened in open session where it was announced that no votes were taken in Executive Session.

New Business:

1. Consideration of Resolution of Condemnation for 250 Harrisville Maine Street, Plat 160, Lot 65.

David Fontaine made a motion to approve the Resolution of Condemnation and to authorize James Langlois to execute same, seconded by Jeffrey Barr. The motion was unanimously approved.

3. Adoption of Resolution Authorizing James Langlois to Execute Promissory Note for \$250,000 with the Town of Burrillville.

Jeffrey Barr made a motion to approve the Promissory Note and to authorize James Langlois to execute same, seconded by Bob Peloguin. The motion was unanimously approved.

General Discussion:

None

Adjournment:

On a motion by David Fontaine, seconded by Jeffrey Barr, a motion to adjourn the meeting was unanimously approved. The meeting adjourned at 9:45 PM.

Minutes approved by:

Michael C. Wood, Secretary Date:

Date filed with Town Clerk: _____