

**BURRILLVILLE REDEVELOPMENT AGENCY
MEETING MINUTES**

Meeting Place: Town Council Chambers, Town Hall
Meeting Date: March 28, 2006
Meeting Time: 7:15 PM

Members Present:

James A. Langlois, Chairman	Robert Peloquin
Jeffrey J. Barr, Vice Chairman	Cheryl Choquette
David A. Fontaine	

Members Absent:

None

Staff/Consultants Present:

Tim Kane, General Legal Counsel	Tom Kravitz, Town Planner
Michael C. Wood, Town Manager	Scott A. Gibbs, NEEDS, Inc.

Others Present:

Roger Bourbonniere, DPNA	Margarita Iglesia, The Cecil Group
Steve Cecil, The Cecil Group	

Call To Order:

Chairman James Langlois called the meeting to order at 7:15 PM.

Approval of Minutes:

Jeffrey Barr requested a change to the draft minutes indicating that the Chairman called the March meeting the Agency's Annual Meeting. David Fontaine also requested a change indicating that he abstained from the vote requesting NEEDS prepare a summary report of Agency activities. Mr. Fontaine indicated that he is the auditor/accountant for NEEDS. Jeffrey Barr made a motion, seconded by David Fontaine to approve the meeting minutes of February 28, 2005, as amended. The motion was unanimously approved.

Approval of Invoices/Bills:

Jeffrey Barr made a motion to approve the invoice from Timothy F. Kane, Attorney At Law, dated March 13, 2006 in the amount of \$3,382.50. The motion was seconded by Cheryl Choquette. The motion was unanimously approved.

Citizen Comment:

Roger Bourbonniere informed the Agency that Chris Piccardi has been elected Chairman of the DPNA and that Al Palmaciano has been elected Vice Chairman. Mr. Bourbonniere stated that the Garden Club will do planters this year in Downtown Pascoag with funding from the Town of Burrillville Highway Department. Mr. Bourbonniere also informed the agency that two new businesses have located in the plaza; "In My Health" and "Gifts and Things".

Old Business:

1. Update on Downtown Pascoag Redevelopment District

The Cecil Group provided an overview of the study approach and the preferred planning elements of the final, draft redevelopment plan for Downtown Pascoag. Steve Cecil stated that the primary approach was to focus on various vacant sites and their appropriate reuse, expansion of parking facilities, various recommendations related to making Downtown Pascoag a more pleasant environment for pedestrians, and vehicular circulation improvements. Steve Cecil stated that the draft

plan also includes a summary of public and private costs along with funding strategies. Steve Cecil reiterated that the scale and existing charm of Downtown Pascoag creates a unique opportunity to revitalize the area.

Bob Peloquin referenced the funding strategy for Downtown Pascoag and inquired as to whether the Town is familiar with these programs. Mike Wood responded that they were all established programs. A discussion occurred regarding “linkage programs” as one approach to funding improvements in the Downtown Pascoag.

James Langlois asked Steve Cecil what he thought should be the priorities. Cecil responded that a few, key strategic investments to establish momentum and to keep the “stewardship” alive by responding to staffing issues and working with the DPNA and merchants/property owners. Steve Cecil argued that the issue of the former, contaminated gas station site was not an issue that would lead the redevelopment of Downtown Pascoag but would rather follow as momentum was established and the market improves.

A discussion occurred regarding the draft plan. In particular, the proposed “pushing back” of Pascoag Main Street at its intersection with Sayles Avenue and its impact on a proposed development in proximity of the intersection. It was agreed that there needed to be ongoing discussions with the property owner/developer and that a compromise would be necessary to support the proposed development, while not negating the importance of straightening the alignment of Pascoag Main Street with traffic entering from High Street.

A memo regarding procedures for adoption of the draft Redevelopment Plan was discussed. Tim Kane stated that the Agency would be in a position at the next meeting to vote to forward the draft ordinance for the Planning Board’s May meeting and the Town Council Agenda in June. Mike Wood requested that the agenda for the April Agency meeting include the item “to consider and act upon a draft ordinance to the Planning Board and Town Council for adoption of the Downtown Pascoag Redevelopment Plan”.

2. Update Stillwater Mill - Redevelopment District

Mike Wood indicated that the Library project should be going out to bid within a week or two and that the Rhode Island Office of Library Services approved a grant of over \$3 million.

3. Update on Issue of hiring Staff for the BRA

Mike Wood stated that the Personnel Committee is preparing to advertise for the new staff position.

New Business:

1. For consideration and action on an Agency Budget and Budgetary Requirements.

Mike Wood and James Langlois stated that previously provided financial/expenditure information needed to be reworked and clarified. This issue was tabled.

2. For consideration and action regarding terms of office of existing Agency Members.

A summary of Member terms was reviewed. It was indicated that Bob Peloquin’s name has been submitted to the Town Council for reappointment. It was also indicated that there is a need for two alternate Members. Bob Peloquin made a motion to receive and file the Terms of Office Report. The motion was seconded by Jeffrey Barr and was unanimously approved.

3. Consider and act upon advisory opinion for the Planning Board for the proposed mixed use development for AP 175, Lot 44.

Tom Kravitz provided an overview of a proposed mixed use building at the site of the former Music Hall. Tom Kravitz stated that the proposed building is consistent with the draft Downtown Pascoag Redevelopment Plan. James Langlois read the advisory opinion to the Planning Board. David

Fontaine made a motion to support the advisory opinion. Jeffrey Barr seconded the motion and the motion was unanimously approved.

General Discussion:

None

Executive Session:

1. Request for Executive Session from Michael C. Wood, Secretary, pursuant to Rhode Island Open Meeting Law [42-46-5(a)(5)] for review and discussions relating to litigation matters and [42-46-5(a)(5)] for discussion and considerations related to the acquisition, sale or exchange of real property.

A motion was made by James Langlois to go into Executive Session, seconded by Jeffrey Barr, with Bob Peloquin, Cheryl Choquette, and David Fontaine 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, with Bob Peloquin, Cheryl Choquette and James Langlois all voting to support the motion. The public portion of the meeting was reconvened in open session where it was announced that there were no votes taken in Executive Session.

Adjournment:

On a motion by Jeffrey Barr, seconded by Cheryl Choquette, a motion to adjourn the meeting was unanimously approved. The meeting adjourned at 8:40 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____