

**BURRILLVILLE REDEVELOPMENT AGENCY  
MEETING MINUTES**

Meeting Place: Council Chambers, Town Hall  
Meeting Date: September 22, 2009  
Meeting Time: 7:00 PM

**Members Present:**

James Langlois, Chairman  
Cheryl Choquette  
Jeffrey J. Barr, Vice Chairman

Mark Brizard  
Edward Bonczek, Alternate Member  
Barbara Schouboe, Alternate Member

**Members Absent:**

David Fontaine

**Staff/Consultants Present:**

Timothy F. Kane, General Legal Counsel  
Michael C. Wood, Secretary

Thomas J. Kravitz, Town Planner  
Scott A. Gibbs, NEEDS, Inc.

**Others:**

**Call To Order:**

James Langlois called the meeting to order at 7:08 PM. Langlois requested that the minutes reflect that David Fontaine is excused from the meeting and Edward Bonczek will be a voting member for the meeting.

**Approval of Minutes:**

Cheryl Choquette made a motion to approve the regular meeting minutes of August 25, 2009 and dispense with a reading of the minutes. The motion was seconded by Jeffrey Barr and the vote was unanimously approved.

**Approval of Invoices/Bills:**

James Langlois made a motion to approve the invoice from Lawrence Brothers dated October 28, 2009 in the amount of \$5.96 for keys. The motion was seconded by Edward Bonczek and the vote was unanimously approved.

**Citizen Comment:**

None

**Consultants/Staff Reports:**

Discussion, consideration and action relative to Financial Report including Budgets and Audits.

Mark Brizard made a motion to table this issue until the next meeting. The motion was seconded by Edward Bonczek and the vote was unanimously approved.

**Old Business To Be Discussed and Acted On:**

Discussion, consideration and action relative to Stillwater Mill Redevelopment District.

James Langlois referenced the enclosed master plans for the Stillwater Mill Redevelopment District. Tom Kravitz instructed the members to focus on the first plan titled "Proposed Site Masterplan 1.0" which is reflective of what will actually happen. Kravitz indicated that the question is whether the Agency wants to consider purchasing the rear portions of several properties along Harrisville Main Street as a means to establish an area suitable for additional building development consistent with the

master plan for the redevelopment district. Mark Brizard made reference to the garage property stating that the owner is asking \$200,000. Jeff Barr questioned the timing for purchasing the property; and inquired about the status of the UFO property. Mike Wood referred to the Agency's current efforts to purchase properties in Downtown Pascoag and reasons for the proposed purchases as a means to facilitate investment and development. After some discussion, Brizard made a motion to expend up to \$2,000 to hire a surveyor to design a conceptual subdivision plan to assess parcel size and build-out capacity. The motion was seconded by Cheryl Choquette and the vote was unanimously approved.

Discussion, consideration and action relative to the Clock Tower Project.

James Langlois mentioned project pictures previously emailed to Agency Members. Kravitz stated that he attends weekly project meetings. Kravitz stated that the only question currently is the approval of the windows pursuant to the historic tax credits. Kravitz stated that it is important that the windows be selected as soon as possible given the important of enclosing the building prior to pouring the concrete decks in the building.

Brizard inquired as to whether Kravitz had any follow-up discussions with the proposed car wash developer. Kravitz indicated that he has had no follow-up meetings and that the developer would have to deal with the town Council if he wanted to advance his project.

Discussion, consideration and action relative to the Downtown Pascoag Redevelopment District.

Langlois referred to the architectural rendering of the Nardelli property prepared by Jensen. Wood stated that the signage presentation for Pascoag would be forwarded to Agency Members for discussion at the next meeting. Wood requested that Agency Members review the Bryant University studies and other previously conducted market studies and communicate to him prior to next month's meeting three initiatives that they would like to see undertaken.

**New Business To Be Discussed And Acted Upon:**

Discussion, consideration and action relative to the feasibility of hydroelectric use of the Mill Pond Dam.

Kravitz stated that he is currently reviewing proposals to undertake a feasibility study for developing a micro-hydroelectric facility at the Mill Pond Dam. Wood stated that he is scheduling an October workshop with the Town Council to discuss the hydroelectric project and other redevelopment initiatives. Agency Members will be invited to the workshop.

**Correspondence:**

Correspondence from the Blackstone River Valley Tourism Council regarding town center development.

Langlois referred to the email from Jason Skinner from the Blackstone Valley Tourism Council indicating interest in becoming involved in town center projects.

**General Discussion:**

Tom Kravitz mentioned that he would be attending the Every Business Counts event in Providence.

**Executive Session:**

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

- a) Discussion and consideration related to the acquisition, sale or exchange of real property regarding multiple parcels in Downtown Pascoag; including but not limited to:

38 Park Place, Pascoag - Lot 175/059  
74 Main Street, Pascoag – Lot 175/044  
0 Main Street, Pascoag – Lot 175/050

b) Discussion, consideration and action relative to property on Harrisville Main Street, Map 160, Lot 70, 74 and 75.

James Langlois made a motion to go into Executive Session with Cheryl Choquette, Jeffrey Barr, Mark Brizard and Edward Bonczek all voting in favor of the motion.

A motion to reconvene the public portion of the meeting and to seal the minutes of the Executive Session was made by James Langlois with Cheryl Choquette, Jeffrey Barr, Mark Brizard and Edward Bonczek all voting to support the motion. The public portion of the meeting was reconvened in open session where it was announced that vote was taken in Executive Session relative to the acquisition, sale or exchange of real property.

**Adjournment:**

On a motion by James Langlois seconded by Jeffrey Barr, the meeting was adjourned at 8:00 PM.

Minutes approved by:

\_\_\_\_\_  
Michael C. Wood, Secretary

\_\_\_\_\_  
Date:

Date filed with Town Clerk: \_\_\_\_\_