

**BURRILLVILLE REDEVELOPMENT AGENCY  
MEETING MINUTES**

Meeting Place: Jesse M. Smith Library, Community Room  
Meeting Date: October 25, 2011  
Meeting Time: 7:00 PM

**Members Present:**

James Langlois, Chairman  
Edward Bonczek  
Mark Brizard

Barbara Schouboe, Alternate Member  
David Fontaine

**Members Absent:**

Jeffrey J. Barr, Vice Chairman

Royal Laurent, Alternate Member

**Staff/Consultants Present:**

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

Scott A. Gibbs, NEEDS, Inc.  
Tom Kravitz, Town Planner

**Others:**

**Call To Order:**

James Langlois called the meeting to order at 7:05 PM. Langlois stated that Jeffrey Barr and Royal Laurent have been excused from the meeting, and Barbara Schouboe will be a voting member.

**Approval of Minutes:**

Barbara Schouboe made a motion to approve the minutes of the September 27, 2011 meeting. Edward Bonczek seconded the motion, and the vote in favor was unanimous.

**Invoices:**

Mark Brizard made a motion to ratify the reimbursement from Pascoag Utility for 50% of the cost to clear brush at the Mobil Station lot in Pascoag. Edward Bonczek seconded the motion, and the vote in favor was unanimous.

Mark Brizard made a motion to approve the invoice from the Natural Resource Services in the amount of \$1,750.00 for preparation of site plans, and written narrative for freshwater wetlands permit application for the Clocktower canoe/kayak launch. Edward Bonczek seconded the motion, and the vote in favor was unanimous.

Barbara Schouboe made a motion to approve the invoice from Neighborworks Blackstone River Valley in the amount of \$300.00 for reimbursement of the DEM application permit fee. Edward Bonczek seconded the motion, and the vote in favor was unanimous.

**Citizens Comment:**

None

**Consultants Staff Report:**

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

Mark Brizard made a motion to table discussion, consideration and action relating to the Financial Report. David Fontaine seconded the motion, and the vote in favor was unanimous.

## **Old Business:**

### Update from Jerome Godin regarding plans for former UFO warehouse building.

Mr. Godin indicated that they were considering the primary use of the building for re-ball, as an alternative to paintball. Mr. Godin stated that re-ball is a preferable option considering that the balls do not explode, thus reducing clean-up costs. According to Mr. Godin, the re-ball use would encompass most of the ground floor, with the balance be used for retail. Godin stated that they are considering developing possibly to residential units on the second floor, and the balance of the second floor space used for artisan space, stove shop, or photo gallery.

Mike Wood inquired about the type of improvements envisioned for the building. Godin indicated that they are planning to remove the truck dock, remove the white exterior material, remove the graffiti, and install larger windows on the second floor. Godin stated that they wanted to keep the brick façade. A discussion occurred regarding the information requirements for the Agency to take formal action concerning the proposed reuse and rehabilitation plans. Tom Kravitz suggested that the developers submit a scalable plan with the layout of the proposed uses. Kravitz stated that such a plan is required in order to project parking requirements.

### Discussion, consideration and action relative to the Geotourism Project.

The development team for the Geotourism project gave an online presentation of Burrillville's new Facebook page (Visit Burrillville), and the tourism interactive mapping system on the Town of Burrillville's web site ([www.burrillville.org](http://www.burrillville.org)).

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

Mike Wood referenced issues raised by the library staff regarding increasing visibility of the area to kids due to the Clock Tower residential project. Wood stated that there is an enhanced presence by the Burrillville Police in the redevelopment district to more effectively manage issues.

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

A. Landscape Options to stabilize open-space areas in the Stillwater Mill Redevelopment District.

James Langlois outlined proposed mitigation measures to slow down storm water runoff. Langlois indicated that the proposal from Central Nurseries to landscape the area was excessive at \$20,000. The Agency was not in favor of this option. Langlois indicated that it is getting late in the year to seed and landscape, and that interim steps need to be taken to manage the erosion problem. Mike Wood stated that they would try to seed the area as well as install hay to help prevent washout of the seed. No action is required given that authorization was granted at the September meeting to expend up to \$7,500.

B. Maintenance of lights at Tinkham Lane by Airhart Electric.

Langlois stated that Airhart is currently waiting for the delivery of replacement parts. Langlois indicated that he was hopeful that the work would be completed prior to the clocks being moved back.

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

Mike Wood informed the Agency that Verizon is requiring \$70,000 to remove the telephone poles, which he will not agree to. Wood stated that he is investigating taking this issue to another level.

James Langlois stated that the Sayles Ave. improvements are almost complete. Mike Wood indicated that the next steps for road improvements would be made by RIDOT over the next few months.

### Discussion, consideration, and action relative to the RIDEM grant application regarding open space project within Stillwater Mill Redevelopment District.

Mike Wood indicated that he doesn't believe that the proposed grant for the pavilion project is applicable at this time.

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

None

**Correspondence**

None

**General Discussion:**

None

**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) Plat 175/Lot 019 (Mobil Station Property) 24 North Main Street
- b) Plat 175/Lot 025 (Apt. House, Pascoag Main) 160 Pascoag Main Street
- c) Plat 175/Lot 060 (Apt. House, Pascoag Main) 73-75 Pascoag Main Street
- d) Plat 175/Lot 061 (Vacant Building, Pascoag Main) 87-89 Pascoag Main St.

James Langlois made a motion to go into Executive Session with Mark Brizard, Barbara Schouboe, Edward Bonczek, and David Fontaine all voting in favor.

James Langlois made a motion to reconvene the public portion of the meeting and to seal the minutes of the Executive Session with Mark Brizard, Edward Bonczek, David Fontaine, and Barbara Schouboe all voting to support the motion. The public portion of the meeting was reconvened in open session where it was announced that no votes was taken in Executive Session.

**Adjournment:**

On a motion by James Langlois seconded by Barbara Schouboe, the meeting was adjourned at 8:30 PM.

Minutes approved by:

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

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

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