

**BURRILLVILLE REDEVELOPMENT AGENCY
MEETING MINUTES**

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: July 24, 2012
Meeting Time: 7:00 PM

Members Present:

James Langlois, Chairman
Edward Bonczek
Mark Brizard

Jeffrey J. Barr, Vice Chairman
Royal Laurent, Alternate Member

David Fontaine arrived at 7:30 p.m.

Members Absent:

Staff/Consultants Present:

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

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

Others:

John Chambers, Fuss & O’Niel
James Toomey, BVTC
Kerstin Hudon, BVTC

Christian Caldarone, Neighborworks

Call To Order:

James Langlois called the meeting to order at 7:04 PM. Langlois noted that David Fontaine would be late to the meeting. Royal Laurent will be voting until Mr. Fontaine arrives.

Approval of Minutes:

Jeffrey Barr made a motion to approve the minutes of the June 26, 2012 meeting. Mark Brizard seconded the motion, and the vote in favor was unanimous.

James Langlois made a motion to amend the agenda to allow representatives of the Blackstone Valley Tourism Council to provide an update of the Geotourism project. Jeff Barr seconded the motion and the vote in favor was unanimous.

Discussion, consideration and action relative to the Geo-tourism Project.

Tom Kravitz provided a summary of prospective tour events. Kravitz also stated they are partnering with Chepachet to create greater scale for specific tours. James Toomey outlined a planned bike trip on October 6th, which will occur from 9-12, and cover 9.6 miles. James Toomey also referenced a computer presentation of a new website called “Visit Burrillville”. Toomey explained that the website will have links to the “Visit Burrillville” Facebook page. The website will include various visitor itineraries such as bird watching tours, and a community calendar of events. James Langlois inquired about the reception they are experiencing when they visit the various businesses along the day trips. Kravitz stated that the reception has been very positive.

Wood asked for an update regarding Geo-Cashing initiative. Toomey and Hudon stated that they would soon be posting three Geo-Cashing itineraries including the Black Hut Management Area, Stillwater Mill, and local restaurants. Toomey explained that the Geo-Cashing events will go public along with the launch of the new website.

James Langlois made another motion to amend the agenda to discuss the community garden project at the Stillwater Mill. Mark Brizard seconded the motion and the vote in favor was unanimous.

Community Garden Project

Christian Caldarone provided a brief overview of the community garden project. Caldarone explained that the proposed initiative is about continuing efforts to make the Stillwater Mill Redevelopment District a destination. As explained by Caldarone, the proposed project dovetails nicely with the tourism initiative previously outlined by the Blackstone Valley Tourism Council. The community garden would be for the residents of the Clock Tower residential project and the community and would link with services offered by the library regarding such issues as gardening. The proposed project would also include a playground. Caldarone stated that the concept was developed in concert with various stakeholders.

Kravitz suggested the presenters address the environmental approach to the project. John Chambers indicated that he is not sure that the Town would need Fuss & O'Neil to go through the RIDEM process. Chambers stated there would need to be a Phase I environmental site assessment, but more than likely the site would only need to be capped. Chambers explained that the potential of the Brownfield's process as a funding source is not appropriate given the nature of the property and the proposed uses.

Wood stated that Neighborworks is effectively requesting approval from the BRA for use of the property. Wood stated that whatever the responsibilities, it comes back to the Town. As explained by Wood, if something is found, the Town becomes the responsible party. Wood argued that the Town needs to understand what the potential liability to the BRA and the Town is going forward. Chambers suggested that the EPA is a strong advocate of community gardens, and that they are interested in raised garden beds. Wood stated that Fuss O'Neil need to assess what the options are in terms of RIDEM.

There was a discussion regarding a potential conflict between the community garden and the Farmers Market. Langlois suggested a letter of support from the Farmers Market and Library staff, and more elaboration on the design. Langlois also stated there needs to be more clarity regarding the environmental issues. Caldarone indicated a fall or spring implementation schedule, subject to the environmental steps that are necessary.

Invoices:

Discussion, consideration, and action relative to the invoice from Adler Brothers in the amount of \$4,730 for loam and seed at the Farmer's Market pavilion site.

Jeffrey Barr made a motion to approve paying the invoice of \$4,730 to Adler Brothers. Edward Bonczek seconded the motion and the vote in favor was unanimous.

Discussion, consideration, and action relative to the invoice from Fine Line in the amount of \$250 for clean up at the former Music Hall site.

Jeffrey Barr made a motion to approve payment of the invoice of \$250 to Fine Line. Mark Brizard seconded the motion and the vote in favor was unanimous.

Discussion, consideration, and action relative to the invoice from New England Sprinkler in the amount of \$3,290 for installation of an underground irrigation system at the Farmer's Market Pavilion.

Jeffrey Barr made a motion to approve payment of the invoice of \$3,290 to New England Sprinkler. David Fontaine seconded the motion and the vote in favor was unanimous.

Discussion, consideration, and action relative to the invoice from Tim Kane Esq. (\$1,250)for legal services rendered for the period of February 2012 through June 2012.

Mark Brizard made the motion to approve payment of the invoice of \$1,250 to Tim Kane Esq. 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 receive and file. Jeffrey Barr seconded the motion and the vote in favor was unanimous.

Old Business:

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

Langlois stated that he as informed that the Clock Tower building is 100% occupied.

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

Langlois referenced the recently completed canoe launch. Langlois stated that most of the parking is on the Stillwater Mill property. Langlois explained that there is parking in front of the UFO building, which is vacant, and the Town owns the land. Wood suggested that Tom discuss with Joe Garlick the option of using their parking area for access to the canoe launch.

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

There was a discussion regarding some cleanup at the former warehouse site. Wood inquired whether the BRA wants to consider further cleanup of the site at a projected costs of \$450. Brizard suggested that the BRA would be wasting their money seeing that the people that are using it seem to be taking care of it. Wood referenced that the pile of asphalt debris depicted on the picture should probably be removed. Brizard also stated that the site would probably be used as a staging area for infrastructure improvements in the area. Brizard made a motion to do nothing except patch the pothole for safety reasons. Jeffrey Barr seconded the motion and the vote in favor was unanimous.

Fontaine asked for an update regarding the planned closing of the Bank of America branch. Cale Keeble is scheduling a meeting for next week to discuss the issue with bank representatives. Wood stated that he is not very confident that Bank of America is going to reverse its decision. There was a discussion regarding options for selling the property to the Town.

Wood stated that the Town Council has approved the appropriation of \$51,000 to pay Verizon for removal of poles. Wood stated that Verizon raised additional issues about other lines on the poles, which Mike brought to the attention of Cox Communications. Wood stated that Cox has been very cooperative and that the poles will be removed, it's just a matter when. Wood recognized Pascoag Utility for their cooperation.

New Business To Be Discussed And Acted Upon:

Mike Wood explained that Ann Sheets wants to donate a Blue Spruce evergreen tree for the Stillwater Redevelopment District. Ms. Sheets would prefer that it be a Christmas tree for decorating during the Holidays. Rick Dionne from the Conversation Commission has also suggested donating trees for the District. Brizard suggested a different kind of tree than the proposed Blue Spruce tree because it creates additional problems. No action was taken.

Correspondence

Thank you card from RE:discover for the Redevelopment Agency's Support

Mark Brizard made a motion to receive and file. Edward Bonczek seconded the motion and the vote in favor was unanimous.

General Discussion:

Royal Laurent reiterated concern about the proposed community garden and its impact on the Farmer's Market.

Executive Session:

No Executive Session.

Adjournment:

On a motion by James Langlois seconded by Barr, the meeting was adjourned at 8:45 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____