

BURRILLVILLE REDEVELOPMENT AGENCY

REGULAR MEETING MINUTES

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: September 22, 2015
Meeting Time: 7:00 PM

Members Present:

James Langlois, Chairman
Edward Bonczek
Jeff Barr, Vice Chairman
Royal Laurent

Members Absent:

Mark Thompson
Renay McLeish
David Fontaine

Staff/Consultants Present:

Michael C. Wood, Secretary
Tom Kravitz, Town Planner
Nancy F. Binns, Town Council Liaison
Scott A. Gibbs, NEEDS, Inc.
Timothy Kane Esq.

Others:

Call To Order Of Regular Meeting:

James Langlois called the Meeting to order at 7:06 PM. Langlois requested that the minutes indicate that David Fontaine and Mark Thompson have been excused from the meeting.

Eagle Scout Project Presentation

Ryan Pincince presented a proposed Eagle Scout project to construct a permanent sign at the entrance to the library to announce library events. Ryan handed out visuals, which were also included in the meeting package. Ryan explained that the timeline is to complete the project before this winter. Ryan explained that he also has to get the sign approved by the Boy Scouts. Wood stated that the sign should be similar in color to the existing signs that were installed. Langlois made a motion to endorse the sign project subject to all required permits being secured. Barr seconded the motion and the vote in favor was unanimous.

Approval of Minutes:

Approval of minutes of the August 25, 2015 Regular Meeting, and to dispense with the reading of said minutes.

Royal Laurent made a motion to approve the minutes of the August 25, 2015 Regular Meeting. Jeffrey Barr seconded the motion and the vote in favor was unanimous.

Invoices:

Discussion, consideration and action relative to an invoice from Geremia Associates regarding Pascoag Main Street.

Kravitz explained that the invoice is for services pertaining to the review of the sewer connection for the Main Street building. A motion was made by Laurent to approve payment of the invoice. Barr seconded the motion and the vote in favor was unanimous.

Discussion, consideration and action relative to an invoice from East Coast Artisans for Agency signs.

A motion was made by Laurent to approve payment of the invoice from East Coast Artisans in the amount of \$1,260. Barr seconded the motion and the vote in favor was unanimous.

Citizens Comment:

Raymond Daignult III made comments on behalf of the Downtown Pascoag Neighborhood Association. Daignult explained that DPNA members have expressed interest in the reinstating of movies at the Fire Department. Daignult also referenced interest in a bowling area. Daignult stated that Pumpkin Fest planning is also going well, which is being held on Thursday October 29th.

Consultants Staff Report:

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

On a motion by Langlois seconded by Barr, the vote was unanimous to receive and file the financial report.

Old Business To Be Discussed And Acted Upon:

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

Stillwater Playground – Wood stated that the benches were installed today and the project is completed. Wood also stated that the irrigation system is installed. Langlois stated that the playground is a huge aesthetic improvement to the Stillwater Mill Redevelopment District as well as solving an erosion problem.

Request for a Basketball Court - Langlois explained that this request came from patrons at Niko's Pizza. Wood referenced the parking lot behind the Pavilion, which they could use when the parking lot is not being used. There was a discussion concerning existing basketball facilities in the community and current usage. Langlois stated that the expressed need was focused on an adult basketball court. Langlois stated that they do need to collect more information. There was a suggestion about using Niko's lot.

Plat 160 Lots 063 and 066 (UFO Property) – Wood referenced the property’s previous water issue and fire protection problem. Wood stated that there are current uses in the building, which do not require a sprinkler system. According to Wood, Fire Code would require the property owner remove the existing fire suppression system. Mike Wood referenced a meeting with the State Fire Marshall who will be sending a letter outlining the fire code violations.

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

Update Regarding Blackstone River Valley Neighborworks Project – Kravitz explained that they are currently working with RIDOT concerning the Crosswalk and drainage issues. Kravitz indicated that they would be bringing Joe Garlick’s architect into the discussion.

Memorandum of Understanding WellOne – Gibbs referenced the Memorandum of Understanding (MOU), which is ready for signature. The BRA previously authorized the Chairman to sign the MOU. Wood recommended that when the BRA goes before the Town Council to discuss the redevelopment areas they also discuss the need for capital to underwrite the tenant improvements.

Pascoag Natural Gas Improvements – Laurent explained that the main line is in although laterals are not yet installed.

High Street Park/Recreation Area – No Discussion

Discussion, consideration and action relative to redevelopment areas/districts.

Langlois referenced previous documents forwarded to the Agency members regarding the various redevelopment areas. There was a consensus that all redevelopment areas in the comp plan should be considered and ranked to identify the top three areas. Wood stated that the process and form would be revised, distributed to the Agency members before the next meeting, and considered at the next BRA meeting. Langlois made a motion to table this item to the October 27 meeting. Barr seconded the motion and the vote in favor was unanimous.

New Business To Be Discussed And Acted Upon:

Correspondence:

Correspondence from the Rhode Island Statewide Planning Program dated September 3, 2015.

A motion was made by Langlois to receive and file. Barr seconded the motion and the vote in favor was unanimous.

General Discussion

Langlois suggested Agency members look at the Stillwater playground and the completed Niko’s building. Langlois also referenced rumors from people that Fidelity Investments is running out of space.

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.

No items to discuss in Executive Session.

Adjournment:

On a motion by Langlois, seconded by Barr, the meeting was adjourned at 8:15 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____