

BURRILLVILLE REDEVELOPMENT AGENCY

REGULAR MEETING MINUTES

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: May 24, 2016
Meeting Time: 7:00 PM

Members Present:

James Langlois, Chairman	Royal Laurent
Edward Bonczek	Mark Thompson
Jeff Barr, Vice Chairman	Renay McLeish

Members Absent:

David Fontaine

Staff/Consultants Present:

Tom Kravitz, Town Planner	Scott A. Gibbs, NEEDS, Inc.
Timothy Kane Esq.	

Others:

Call To Order Of Regular Meeting:

James Langlois called the Meeting to order at 7:04 PM. Langlois requested that the minutes reflect that David Fontaine has asked to be excused from the meeting due to work commitment. James Langlois made a motion to excuse Fontaine from the Meeting. Edward Bonczek seconded the motion and the vote in favor was unanimous. Langlois requested the minutes indicate that Mark Thompson will be a voting member. Langlois also noted that Michael Wood is away due to vacation.

Approval of Minutes:

Approval of minutes of the April 26, 2016 Regular Meeting, and to dispense with the reading of said minutes.

Royal Laurent made a motion to approve the minutes of the April 26, 2016 Regular Meeting. Jeffrey Barr seconded the motion and the vote in favor was unanimous.

Invoices:

None

Citizens Comment:

None

Consultants Staff Report:

None

Old Business To Be Discussed And Acted Upon:

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

Update regarding signage, East Coast Artisans – Langlois stated that Tom Kravitz has met with Maheu who indicated that he is available to make signs for new businesses in the District. Langlois stated that a letter is going out to the businesses

Installation of Eagle Scout sign, East Ave side of JMS Library – Langlois referenced the sign installation and distributed a picture for viewing. Royal Laurent made a motion to send the young man a letter of appreciation. Langlois seconded the motion and the vote in favor was unanimous.

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

Update Regarding Blackstone River Valley Neighborworks Project and Related Permitting – Kravitz explained that asbestos abatement has been completed, electricity has been disconnected and building demolition is set to commence next week.

Update Regarding WellOne and Architectural and Engineering Services – Gibbs explained that tenant fit-out design has been completed and plans should soon be distributed for cost estimation. Gibbs stated that they need an updated building construction schedule from Neighborworks Blackstone River Valley before they enter into a lease with WellOne. Gibbs stated that they still need a draft lease from WellOne.

Update Coordinating Construction Projects with RIDOT – Kravitz stated that the Physical Alterations Permit (PAP) for the property across the street is in the works.

84-86 Pascoag Main Street – Langlois referenced the executed access agreement that was included in the meeting package.

Update on Extension of Nahant Street – Langlois stated there is no update but a report will be ready for next month's meeting.

Discussion, consideration and action relative to the proposed Nasonville redevelopment area/district

Gibbs summarized his meeting with Lucien Benoit who owns the property across Route 7 from the Nason Mill. Gibbs stated that Benoit might be supportive of including his property in the redevelopment district. Gibbs outlined his opinion as to the advantages for expanding the redevelopment district study area to include

Benoit's property. Gibbs also indicated Benoit's interest in including a Cumberland Farms on a portion of his site, which would include a gas station. This development option would be in conflict with the existing aquifer zone and would require zoning approval. After some discussion, Mark Thompson made a motion to authorize Gibbs to communicate to Benoit the willingness of the Redevelopment Agency to extend the Nasonville redevelopment planning area to include Plat 114 Lot 012 with the understanding that there would be no quid pro quo regarding the gas station. Renay McLeish seconded the motion and the vote in favor was unanimous.

New Business To Be Discussed And Acted Upon:

None

Correspondence:

None

Good & Welfare:

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.

James Langlois made a motion to go into Executive Session with, Edward Bonczek, Jeffrey Barr, Rene MacLeish, Royal Laurent and Mark Thompson all voting in agreement. Laurent recused himself and left the meeting.

Langlois reconvened the Regular Meeting indicating that no votes were taken in Executive Session.

Adjournment:

On a motion by Langlois, seconded by Thompson, the meeting was adjourned at 7:40 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____