

**QUONSET DEVELOPMENT CORPORATION
STRATEGIC PLANNING COMMITTEE MEETING**

February 25, 2008

A meeting of the Strategic Planning Committee of the Quonset Development Corporation (the “Corporation”) was held at 3:08 p.m. on Monday, February 25, 2008 at the offices of the Corporation located at 30 Enterprise Drive, North Kingstown, Rhode Island, pursuant to notice to all members of the Strategic Planning Committee and a public notice of the meeting as required by the Bylaws of the Corporation and applicable Rhode Island Law.

The Following members constituting a quorum were present and participated throughout the meeting as indicated: John G. Simpson, Sav Rebecchi, and Barbara Jackson. Steven J. King, P.E. Chief Operating Officer, Heidi J. Green, Planning Specialist of Quonset Development Corporation, and Edward Spinard of The Maguire Group participated as indicated:

1. Call to order

The meeting was called to order at 3:08 p.m. by Chairperson Simpson.

2. Approval of minutes

The Committee noted several revisions to the minutes of February 11, 2008 on Page 3 of 5, The Master Land Use and Development Plan should be the Master Land Use Plan. Second, in the first full paragraph it reads the “The Strategic Plan needs to have a stake in the ground and goals, then Operating Plan can be developed. It should read “The Strategic Plan needs to have a stake in the ground with well defined goals then an Operating Plan can be developed. “The third revision is on page 5 the second bullet should read Ms. Jackson will prepare her comments on Section 1.3 and send them to Mr. Rebecchi and Mr. Rebecchi will forward comments to Dave Preston”.

Upon motion duly made by Mr. Rebecchi and seconded by Ms. Jackson, the Committee:

VOTED: To approve the minutes as amended from the February 11, 2008 Strategic Planning Committee meeting.

Voting in favor were: John G. Simpson, Sav Rebecchi, and Barbara Jackson.

Voting against were: none.

Unanimously Approved.

3. Review of Draft Master Land Use Update

Chapter 1

The revised Mission Statement should be in Section 1.1. The QDC staff will email the revised Mission Statement to Ted Spinard. Ms. Jackson indicated that the changes should include an emphasis on the State rather than the Town. The historical references should be eliminated. Mr. Rebecchi suggested removing the confusing redundant elements and emphasize QDC's goals. Section 1.2 should include a reference to Section 3.3.2 which outlines the statutory review process for projects undertaken by QDC.

Chapter 2

Chairman Simpson indicated that on page 2-1 "community and regional" should be changed to "unique" in the third paragraph.

On page 2-7, in the third paragraph the Davisville Base Reuse Plan and the Town of North Kingstown zoning districts should be omitted. The next sentences should read, "While residential development is

not appropriate for the Park, ancillary uses such as hotels, restaurants and childcare day care facilities are considered necessary assets for a first-class industrial and commercial park”. In Section 2.4.2 on page 2-8, the sentence in the fourth paragraph which reads, “This area will serve the park and the residents of the town” should be deleted.

Section 2.4.4 on page 2-9 should emphasize that because QDC submitted a comprehensive public access plan to CRMC, each waterfront development does not have to submit a separate plan for public access. This expedites the development review process for project proponents. Museums in the Park should also be added to this section.

Chapter 3

Section 3.0 entitled Context in the first paragraph the word “directly” should be deleted. Also in that paragraph “2204” should be “2004”. The heading of Section 3.1 should be revised from “History” to “Background”. The second paragraph under Section 3.1 on page 3.1 should be deleted. The Committee requested that there be clarification of the proposed relationship between the update of the QDC Master and Development Plan and the RI Comprehensive Planning and Land-Use Regulation Act (Chapter 45-22). On page 3-2 the first sentence of the second paragraph should be deleted. It was suggested that the third paragraph on page 3-2 be placed under the

3-0 Context subheading on page 3-1.

Chapter 6

The Committee decided to entitle this Chapter “Process and Results to Achieve Goals”. Section 6.3 on page 6-7 will be changed from “Policy Strategy” to simply “Policy”. Section 6.4 on page 6-8 will be revised from “Product” to “Results” and the QDC

Mission Statement will be added to this paragraph. Section 6.3.3 Desalination Study will be removed from Chapter 6 and be moved to the section pertaining to Capital Improvements.

The Committee discussed the three primary outcomes for development at the Quonset Business Park 1) jobs, 2) investment, and 3) tax base. There was discussion pertaining to whether jobs per acre is an effective measure of success at Quonset. An analysis of projected employment at full buildout reveals that there will be approximately 15,000 employees. However, some districts of the Park are denser than others. There is some concern that if specific numbers are assigned to each district there will be less flexibility for future site selection of businesses because they will be held to a

specific jobs per acre measure. As such, it was decided that Table 6-7 be omitted from the Plan.

The Committee requested that Section 6 set the stage or expectation of a sustainable operating model for the Quonset Business Park. Mr. Rebecchi suggested that this chapter highlight the sustainable operating model that will be used to implement the Master Land Use and Development Plan. Ms. Jackson added that the sustainable operating model should address the level of services that will be provided and identify the source of the funds to provide such services.

Committee also discussed:

- The Maguire Group will make the changes discussed at this meeting and will submit copies of the revised Master Land Use and Development Plan to QDC staff.**
- QDC staff will distribute the revised Master Land Use and Development Plan to the Committee Members.**
- Maguire will prepare a Matrix of the changes so the Board Members will have a frame of reference.**
- The Maguire Group will prepare a PowerPoint presentation consisting of 10 slides summarizing the major points of change in the Master Land Use and Development Plan.**
- A copy of the PowerPoint presentation will be distributed to the Strategic Planning Committee members prior to the Board of Directors meeting for their review.**

- **Ted Spinard will attend the next Board Meeting to present the PowerPoint presentation.**

There was also discussion about possibly conducting a workshop for the Master Land Use and Development Plan to solicit comments from Board Members.

There being no further business to come before the committee, upon motion duly made by Ms. Jackson and seconded by Mr. Rebecchi the meeting was adjourned at 5:10 p.m.

Respectively submitted,

**By: _____
King P.E.**

**Steven J,
Chief Operating Officer**