

# NORTH SMITHFIELD INDUSTRIAL DEVELOPMENT COMMISSION

MONDAY, FEBRUARY 12, 2007

PRESENT: Michael R. Dowling; Kenneth L. Peloquin; Alfred S. Puccetti; Eugene Simone

ALSO: Michael Phillips, Town Planner; Scott A. Gibbs, President of New England Economic Development Services, Inc. (NEEDS); Michelle M. Godin of NEEDS

ABSENT: Bernice F. Salzberg

## Call to Order

Peloquin called the meeting to order at 5:50 PM, at which time he introduced and welcomed Debra A. Todd, North Smithfield Town Clerk.

## Public Comment

There was no public comment.

## Discussion: Open Meetings Law

Todd provided an overview of Open Meetings Law requirements, specifically discussing preparation and posting of public notices, public comment, executive session, and adherence to agenda. The Commission members thanked Todd for her willingness to attend the meeting and for her valuable input. Following Todd's departure, there was brief discussion about meeting time and location. Godin was asked to explore options and preferences and report back to the Commission.

## Old Business

**Web Site** – Gibbs confirmed that North Smithfield EMA Director Peter E. Branconnier is developing a new Town web site. Furthermore, Gibbs said Branconnier indicated that an economic development page can be custom designed. Consequently, Gibbs said he would prepare a list of important items to be included on the economic development page. Also, Gibbs said he inquired about ongoing maintenance of the web site.

**Planned Corporate Zone** – Peloquin mentioned that correspondence was received from the Rhode Island Economic Development Corporation, Office of State Planning, and Grow Smart Rhode Island in response to the Commission's request for input on a draft Planned Corporate Zone. Gibbs stated that no entity expressed negative comments about the zone nor did they suggest the Commission abandoned the concept of a Planned Corporate Zone. Gibbs said most importantly the Commission reached out for input. Peloquin inquired about the next step. Gibbs said there needs to be local dialog. Phillips suggested that the Commission might like to discuss the concept with the Planning Board, or possibly send a joint letter to the Planning Board and the Town Council. Gibbs suggested seeking input from Town Administrator Bob Lowe.

Puccetti asked about compatibility between the Planned Corporate Zone and the Comprehensive Plan. Phillips said the Comprehensive Plan would need to be amended. There was discussion about a floating zone versus an overlay zone.

**Branch River District** – Gibbs reported that several individuals have been meeting, including Peloquin and Puccetti, to discuss an area referred to as the Branch River District. Gibbs said the initiative is being spear-headed by John Flaherty of Grow Smart Rhode Island, and there seems to be consensus that the area between the Route 146A interchange, heading south past Branch River, to a residential area needs to

# NORTH SMITHFIELD INDUSTRIAL DEVELOPMENT COMMISSION

be redeveloped. Key to any redevelopment, according to Gibbs, is Sam Brickle because he owns the two largest land areas in the district. Gibbs said the goal is to establish a vision for the area. Furthermore, Gibbs said current efforts entail preparation of a Request for Proposals (RFP) and scope of services to facilitate discussion about the vision for the area. There was discussion about the source of funds to pay for a Phase I Study. There was also discussion about the use and/or abandonment of the rail line.

**Update: Commercial Developments** – Phillips reported that Phase I of the Dowling Village retail development is moving forward, and Phase II would soon be reviewed by the Planning Board. Also, the Sangermanos would be appearing before the Planning Board in February concerning proposed plans for The Homestead Gardens property. According to Phillips, the Sangermanos' plan entail 90,000 square feet of office and warehouse space. Phillips briefly mentioned that Brigido's has hired an architect to review development options for land behind the Slatersville Plaza.

## Adjournment

The meeting was adjourned at 6:45 PM.

Respectfully submitted,

Kenneth L. Peloquin  
Chairman