

NORTH SMITHFIELD INDUSTRIAL DEVELOPMENT COMMISSION

TUESDAY, MAY 8, 2007

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

ALSO: 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 5:30 PM.

Public Comment

There was no public comment.

Old Business

Web Site – Gibbs explained that he prepared a memorandum outlining general design parameters for development of a web site. However, due to computer trouble, he was unable to print out the memorandum. Gibbs said he feels an appropriate budget amount is between \$7,500 and \$10,000. Puccetti asked if the Commission's web site would be linked to the Town's web site. Gibbs responded that the Commission's web site would be linked to the Town's web site in addition to being a stand alone site. Gibbs said he would email the memorandum to the Commission as soon as his computer is operational.

Planned Corporate Zone – Peloquin referenced a copy of correspondence sent to the Planning Board requesting a workshop session to discuss the proposed Planned Corporate Zone. Gibbs said Town Planner Mike Phillips will organize a workshop, which may be in July. Peloquin requested that the draft Planned Corporate Zone be emailed to the Commission in anticipation of the workshop.

Branch River District – Peloquin referenced a copy of correspondence sent to the Town Council requesting the re-allocation of \$10,000 from the Small Business Loan Fund in support of the Branch River Revitalization efforts. Peloquin noted that the Horsley Witten Group was selected as the consultant for Phase I. Furthermore, Peloquin indicated that there would be opportunity for public input and he hoped that Commission members would participate. Gibbs commented that the Horsley Witten Group was the only consulting firm whose "team" included an economic development professional. Peloquin inquired about the Stillwater Mill redevelopment project in Burrillville. Gibbs suggested that the Commission tour the Stillwater Mill project and the Downtown Pascoag projects in Burrillville. There was discussion about the redevelopment and revitalization of villages in Burrillville.

Update: Commercial Developments – Peloquin mentioned that both Bob Lowe and Mike Phillips were not in attendance because they had to attend an important meeting with the developer of Dowling Village. Gibbs explained that there is a question as to whether Phase II of Dowling Village requires an Insignificant Alterations Permit from the Rhode Island Department of Environmental Management or a Formal Wetlands Permit. Gibbs said Phase II consists of 326,000 square feet of retail space and 18,000 square feet of restaurant space, and should be 50% completed by December 31, 2009. Gibbs stated that Phase I will entail a CVS store and a bank. Furthermore, Gibbs explained that the Town is hoping to purchase the final phase of the project with open space money.

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With regard to the proposed Stop & Shop on Victory Highway, Gibbs reported that the company is expected to make a decision to proceed or not in July. In the event that Stop & Shop decides to proceed with the 55,000 square foot construction project, the store is expected to be open in 2008.

With regard to the Sangermano project known as Homestead Gardens, Gibbs said the developer is requesting preliminary and final approval from the Planning Board at its June 7, 2007 meeting. Also, Robert Branchaud has submitted a pre-application for the construction of industrial buildings on Industrial Drive.

Gibbs reported that the Bridgido's are rethinking a proposed project behind the Slatersville Plaza as a result of learning that the Slatersville Mill Complex consists of rental units and not condominiums. Lastly, Gibbs informed the Commission that an application was filed with the Federal Energy Commission for the development of a hydro plant in North Smithfield. Gibbs said it would be very difficult to argue in opposition to such a plant; especially on environmental grounds. Dowling concurred. Gibbs said the application can be viewed on the government web site, www.ferc.gov, Docket No. DI07-8-000, and is referred to as the Slatersville Hydro Project. The applicant is Slatersville Hydro LLC.

It was noted by Gibbs that the Town is seriously considering tax classification, which would establish two different tax rates: one for residential taxpayers and one for commercial taxpayers.

Adjournment

The meeting was adjourned at 6:24 PM.

Respectfully submitted,

Kenneth L. Peloquin
Chairman