

NORTH SMITHFIELD INDUSTRIAL DEVELOPMENT COMMISSION

THURSDAY, OCTOBER 4, 2007

PRESENT: Michael R. Dowling; Kenneth L. Peloquin; Alfred S. Puccetti; Bernice F. Salzberg

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

ABSENT: Eugene Simone

Call to Order

Peloquin called the meeting to order at 4:28 PM.

Public Comment

There was no public comment.

Old Business

Planned Corporate Zone – The draft Planned Corporate Zone was not discussed.

New Business

Tour: Harrisville Redevelopment District – The Burrillville Town Planner, Tom Kravitz, introduced himself and then proceeded to make a Powerpoint presentation concerning the Town’s “Smart Growth Policies”. The presentation dovetailed into the establishment of the Burrillville Redevelopment Agency and the Town’s three Redevelopment Districts; one of which is the Stillwater Mill Redevelopment District in Harrisville. Upon completion of the presentation, Gibbs emphasized the Town’s proactive efforts in planning for the redevelopment of its villages and corporate park growth in the Route 102 corridor.

Kravitz indicated that municipal investment in the new Town library was the catalyst in sparking significant private investment in the Stillwater Mill Redevelopment District. Kravitz specifically mentioned investment by Community Builders and the Woonsocket Neighborhood Development Corporation; the latter of which plans to invest \$16 million in what is known as the “Clock Tower” property. Kravitz noted that the Town’s financial investment will be recouped.

Kravitz discussed the Town’s efforts to attain its 10% State requirement for affordable housing. According to Kravitz, the Town desires affordable housing in its village centers and works with developers in advocating and permitting greater density projects in those areas.

There was discussion about how the Town of Burrillville funds investment in their community. Kravitz stated that the revenue stream from the power plant is earmarked specifically for capital investment in the Town. Also, Kravitz said that the Town provides general revenue funds to the Burrillville Redevelopment Agency and actively pursues grant monies.

Gibbs commented that the Town’s successes are due to a positive mind-set. The Town desires to expand its commercial tax base via (1) the redevelopment of and reinvestment in its village centers, and (2)

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development of industrial and office parks along the Route 102 corridor. Gibbs said the Town proactively defined its future.

There was discussion about the Burrillville Redevelopment Agency (“BRA”). Gibbs indicated that the BRA is not an independent agency. It is funded by the Town and its members are appointed by the Town Council. Gibbs said the BRA gives the Town the flexibility to be an active participant in projects; like redevelopment of the Stillwater Mill. Kravitz noted that the Town Council and the Town Manager share common goals and objectives for the Town.

Kravitz then led a tour of the Stillwater Mill redevelopment site, stopping first at the new library. Kravitz pointed out that the walkways surround the library, which is highly visible from East Avenue or Route 107. Kravitz explained that the intent is to create a gathering place. Upon questioning about funding for the library, Kravitz indicated that the State would pay approximately one-third of the cost, with the balance paid by a municipal bond and a variety of grants.

Adjournment

The meeting was adjourned at 5:58 PM.

Respectfully submitted,

Kenneth L. Peloquin
Chairman