

# NORTH SMITHFIELD INDUSTRIAL DEVELOPMENT COMMISSION

THURSDAY, NOVEMBER 13, 2007

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

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: Bernice F. Salzberg

## Call to Order

Peloquin called the meeting to order at 5:39 PM.

## Public Comment

There was no public comment.

## Old Business

**Planned Corporate Zone** – Peloquin reported that the Planned Corporate Zone was presented to the Planning Board in a workshop session, and the concept appeared to be well received by the Board. Gibbs mentioned that the Town’s new Ordinance Committee would be reviewing the draft Planned Corporate Zone. Additionally, Gibbs mentioned that the Town hired attorney Andrew Teitz and an engineering firm to review and craft Ordinances in proper form. Phillips confirmed that the Planned Corporate Zone in Ordinance form would be presented to the Planning Board for a vote and then to the Town Council. Phillips suggested that the Commission meet with the Planning Board to review and discuss the Planned Corporate Zone in Ordinance form.

**Web Site Design** – Gibbs suggested that the Commission review a memo dated November 13, 2007 concerning the goals and objectives of and content for a web site. Simone asked what “repositioning” means. Gibbs explained that repositioning refers to the redevelopment of existing real estate in a manner that maximizes its best and highest use. Lowe mentioned that the Town would soon be hiring a firm to develop a Town web site. Gibbs said the Commission’s web site should be linked to the Town’s web site, and reiterated the importance continually populating the web site with current data. Peloquin suggested including a bulletin board or announcement feature, as well as pertinent statewide information. Peloquin also suggested including a public forum feature, similar to that of the Branch Village Revitalization Task Force. Lowe suggested profiling companies in Town, noting that the Town is home to many interesting companies.

**Update: Branch Village District** – Lowe reported that the Branch Village Revitalization Task Force is scheduled to appear before the Planning Board on November 15, 2007. Lowe also reported that the Town received \$30,000 from the State of Rhode Island for development of a Phase II Study. Lowe mentioned the possibility of a 3-month moratorium on permits in the district. Gibbs questioned the legality of such a moratorium. Phillips indicated that legal counsel is reviewing the matter.

Peloquin inquired about a street list of priorities for installation of sewers. Lowe replied that Warren Avenue and Park Drive are priorities, and maybe Elizabeth Avenue. Furthermore, Lowe said there is flexibility in the ordering of other locations.

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Lowe also mentioned that National Grid plans to make improvements to the transmission lines in North Smithfield, which will result in increased tax revenue to the Town. There was discussion about asking National Grid to install underground utilities in the Branch Village District.

**Update: Commercial Developments** – Lowe and Phillips reported that CVS' construction project in Dowling Village is progressing, and mentioned that signage for Dowling Village remains an outstanding issue. Lowe indicated that those proposing the hydro plant plan to conduct public meetings. Phillips said there was nothing new to report concerning Stop & Shop or Bridgidos. There was extensive discussion concerning the new building on Industrial Highway. The Commission encouraged Phillips to require screening for the backside of the building, which is highly visible from Industrial Highway.

Lastly, Phillips reported on the status of the Army Corp. of Engineers review of the Dowling Village project. Phillips said the developer has been asked to submit impact studies; however, the project is expected to move forward. Phillips mentioned that the North Smithfield Land Trust, Inc. desires to purchase Phase 4 of the Dowling Village project. Lowe indicated that there are outstanding issues concerning acquisition funds and title to the real estate.

There was brief discussion concerning a 2008 meeting schedule. A consensus was reached that meetings should be held on the second Monday of each month at 5:30 PM. Godin indicated that she would prepare a draft schedule and disseminate it for review and input.

## Adjournment

The meeting was adjourned at 7:00 PM.

Respectfully submitted,

Kenneth L. Peloquin  
Chairman