

NORTH SMITHFIELD INDUSTRIAL DEVELOPMENT COMMISSION

MONDAY, MARCH 24, 2008

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

ALSO: Robert B. Lowe, Town Administrator; Scott A. Gibbs and Michelle M. Godin of New England Economic Development Services, Inc.

ABSENT: None

Call to Order

Peloquin called the meeting to order at 5:50 PM.

Public Comment

There was no public comment.

Administrative Activities

Peloquin welcomed Robert E. Nault who was recently appointed to the Commission to replace Gene Simone. Nault was asked to speak about himself. Nault stated that he is Vice President of Real Estate for CVS; heading a group that identifies retail sites and office locations. At Peloquin's request, each Commission member introduced themselves.

Peloquin mentioned that the Commission needed to appoint a new vice chairperson due to the departure of Simone. Puccetti nominated Dowling; Salzberg seconded the motion, and the vote in favor was unanimous.

Old Business

Update: Planned Corporate Zone – Gibbs recalled efforts last year to rezone land known as Whortleberry Hill for commercial development, noting that the Commission was not successful in this endeavor. Nevertheless, Gibbs said the Commission remains in agreement that the Town needs a masterplanned corporate park to expand and diversify its tax base.

Gibbs said the proposed Planned Corporate Zone entails performance based criteria, thereby making it a floating zone, and not specific to any land area. Gibbs indicated that the proposed floating zone is not being proposed specifically for Whortleberry Hill. Furthermore, Gibbs said the proposed Planned Corporate Zone was shared with the Planning Board, who was supportive of the initiative. According to Gibbs, the draft must now be reviewed by the Town's Ordinance Review Committee. Gibbs said he would speak with the Town Planner to determine when the draft might be considered by the Ordinance Review Committee.

Update: Branch Village District – Peloquin mentioned a meeting on April 8, 2008 to kick off a Phase II study to be conducted by Pare Corporation. The study is intended to address fiscal and transportation issues.

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Lowé mentioned that the Town is seeking \$5.6 million from Rhode Island's Congressional Delegation for infrastructure improvements in the Branch Village District. Peloquin inquired about the status of installation of Town sewers. Lowé indicated that it could be up to 24 months. Gibbs stated that time could be minimized if the Town pays for engineering of the project.

Update: Commercial Developments – Lowé reported that Stop & Shop is expected to commence construction in spring 2009. Gibbs stated that T.E.A.M of North Smithfield will be moving to Highland Corporate Park in Woonsocket; not Cumberland. Nault indicated that the CVS store at Dowling Village is expected to open by August 1, 2008.

Update: Web Site Design – The status of the Commission's web site was viewed on a library computer. There was consensus that the Commission's April meeting should be dedicated to viewing the web site in detail so that it can be made accessible to the public shortly thereafter.

Adjournment

The meeting was adjourned at 7:05 PM.

Respectfully submitted,

Kenneth L. Peloquin
Chairman