

NORTH SMITHFIELD INDUSTRIAL DEVELOPMENT COMMISSION

WEDNESDAY, MAY 7, 2008

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

ALSO: Michael Phillips, Town Planner; Scott A. Gibbs and Michelle M. Godin of New
England Economic Development Services, Inc.; North Smithfield Ordinance
Review Committee

ABSENT: None

Call to Order

The meeting was called to order at approximately 7:09 PM

Public Comment

There was no public comment.

Discussion: Planned Corporate Zone

Donald Gagnon of the Ordinance Review Committee stated that the Industrial Development Commission was in attendance to provide input on the Planned Mixed Use-3 (PMU-3) district. Gagnon asked everyone to introduce themselves.

Sam Shamoon, a consultant to the Town, explained that three Planned Mixed Use Districts are proposed. According to Shamoon, the PMU-1 (village) and PMU-2 (industrial park) districts are designed to overlay the Branch Village area, and the PMU-3 district would be unmapped and would encompass a more classic office park. Shamoon noted that mapping of the PMU-3 district would require Town Council approval.

Andrew Teitz, Esquire stated that there is not a great difference between the PMU-2 and PMU-3 districts, and asked if the percentage of mix uses for the PMU-3 district were appropriate, as well as other design criteria. Gibbs explained the origin and vision for the district, and then proceeded to explain why the criteria for the PMU-3 district needs to be different from the criteria for the PMU-2 district. Gibbs provided information about typical industrial park location requirements and offered to put the information in print for further consideration by the Ordinance Review Committee. Gibbs said he would also include criteria pertaining to energy efficient buildings and possibly LEED baseline criteria.

There was discussion about possibly amending the Town's current Tax Stabilization Ordinance to create incentives for businesses to make existing buildings more energy efficient and to encourage LEED certification for new commercial buildings.

Gagnon polled the Ordinance Review Committee and it was determined that the Committee members did not have a problem with the PMU-3 district being separated from the PMU-1 and PMU-2 districts.

Adjournment

The Commission departed the Ordinance Review Committee meeting at 7:53 PM.

Respectfully submitted,

Kenneth L. Peloquin
Chairman