

NORTH SMITHFIELD INDUSTRIAL DEVELOPMENT COMMISSION

MONDAY, JUNE 9, 2008

PRESENT: 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: Michael R. Dowling

Call to Order

The meeting was called to order at 5:05 PM.

Public Comment

There was no public comment.

Discussion: Planned Corporate Zone

Gibbs recalled that, at the last meeting with the Ordinance Review Committee, it was felt that the Planned Corporate Zone needs to be independent of the Planned Mixed Use zones due to significant incongruence. Gibbs discussed the incongruent and congruent aspects of the proposed Planned Corporate Zone and the Planned Mixed Use ("PMU") zones. He then stated that the regulatory mechanism proposed for the PMU zones may also be appropriate for the Planned Corporate Zone.

There was discussion about the PMU requirement pertaining to open space. Gibbs said he feels the 20% open space requirement should include non-developable land and landscaped areas. According to Gibbs, Smart Growth development encourages the optimization of land. There was also discussion concerning building height restrictions. It was agreed that the 50 foot height restriction should be amended to allow for a 3-story office building. Also, Gibbs said the Planned Corporate Zone should have a minimum Gross Floor Area ("GFA"), but not a maximum GFA. It was explained by Gibbs that a minimum GFA would prevent competition between the Branch Village District and a planned corporate park (i.e. smaller users would be accommodated in the Branch Village District).

Gibbs then discussed LEED certification for buildings, stating that LEED certification should not be a requirement; however, it should be highly recommended. Gibbs also stated that the Town should amend its Tax Stabilization Policy to create incentive for development of LEED certified buildings. According to Gibbs, basic LEED improvements increase development costs by 3% to 5%.

There was extensive discussion about acceptance of the Planned Corporate Zone by the Town. Gibbs stated that the proposed Planned Corporate Zone is intended to address concerns previously raised by Town Council members. Also, Gibbs reiterated that the Town Council ultimately has the authority to implement the zone or not to implement the zone.

Update: Web Site

Peloquin stated that the web site is available to the public, and a press announcement has appeared in the local papers.

Update: Branch Village District

Peloquin reported that the Branch Village Task Force will be holding a meeting on Monday, June 23, 2008 to seek public input. Also, Peloquin mentioned there has been good discussion about transportation through the village.

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Update: Commercial Developments

Gibbs read a report provided by Mike Phillips who could not be in attendance. Phillips said he has not yet received a plan for development of the Mundy's site, and he is awaiting plans for redesign of the Homestead Gardens site. Also, Phillips said Bucci Associates is ready to submit plans for Phases II, III, and IV once a permit from the Rhode Island Department of Environmental Management is received. Peloquin inquired about the former Carrier Furniture site. Lowe stated that the new owner of the Mezza Luna Pizza is planning to sell Del's Lemonade. Nault mentioned that the CVS grand opening is scheduled for July 8, 2008.

Discussion: Future Meeting Dates & Agendas

Peloquin indicated that there would be no meetings in July and August, unless a need arises. Peloquin noted the possibility of meeting a second time with the Ordinance Review Committee. Gibbs said he would confer with Phillips on the matter.

Adjournment

The meeting adjourned at 6:18 PM.

Respectfully submitted,

Kenneth L. Peloquin
Chairman