

NORTH SMITHFIELD INDUSTRIAL DEVELOPMENT COMMISSION

MONDAY, NOVEMBER 10, 2008

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

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

ABSENT: None

Call to Order

The meeting was called to order at 5:40 PM.

Public Comment

Peloquin highlighted the following text and requested that it be included in the minutes.

“The North Smithfield Industrial Development Commission would like to officially recognize and thank Town Administrator Robert B. Lowe for his support of our efforts over the past four years. Bob has been supportive of the Commission’s various initiatives including, but not limited to

1. The successful passage of an Omnibus Tax Stabilization Policy as incentive for existing business expansion, redevelopment, and the attraction of new businesses.
2. The establishment of an economic development web site that offers factual and informative information.
3. The drafting of a Planned Corporate Zone that would allow for the future development of a master-planned, corporate park in the Town of North Smithfield.

Bob has also been supportive of other economic development initiatives including, but not limited to

1. The redevelopment of the former O’Donnell property.
2. The proposed Branch Village Redevelopment District.
3. The establishment of a redevelopment agency.
4. The redevelopment of the Slatersville River properties; known today as The Halstead.
5. The redevelopment of a mill building into a medical complex on Great Road.

We appreciate your efforts and wish you well in all future endeavors.”

Lowe thanked the Commission members for their efforts and dedication. Lowe said the Commission has laid a foundation upon which the Town can pursue economic development opportunities.

Gibbs mentioned that the Northeast Economic Developers Association (“NEDA”) is offering a seminar about Energy IQ on December 11, 2008 from 1 – 5 PM at the Greater Providence Chamber of Commerce. Gibbs said the seminar cost \$100 and includes cocktails and hors d’oeuvres. Gibbs encouraged

NORTH SMITHFIELD INDUSTRIAL DEVELOPMENT COMMISSION

Commission members to attend because of the need to incorporate energy strategies in local economic development programs.

Discussion: Planned Corporate Zone

Phillips reported that he received a revised draft Planned Corporate Zone from Gibbs and presented same to the Ordinance Review Committee. Phillips said the Committee was pleased with the revisions and found the zone to be similar to the Planned Mixed-Use Zone. Gibbs said the significant difference is that the Planned Corporate Zone is a floating zone and may be applied by favorable vote of the Town Council to a land area that meets the parameters outlined for the zone. Phillips said the Ordinance Review Committee meets next on November 19, 2008. Gibbs noted that the sunset for the Ordinance Review Committee has been extended.

Update: Web Site

Peloquin mentioned that Wright's Dairy Farm is a "Featured Business" on the Commission's web site and commented about the interesting tour provided to the Commission in October. Peloquin briefly discussed the draft press release about the tour that would be released on November 11, 2008. Lastly, Peloquin noted that Salzberg sent a thank you letter to Wright's Dairy Farm on behalf of the Commission.

Update: Branch Village District

Gibbs reported that the documents for establishing a redevelopment agency are not in proper form and the redevelopment plan does not meet statutory requirements. Gibbs explained that State statute requires a greater level of specificity that currently does not exist. Therefore, legal counsel will need to review the documents.

Puccetti asked what the difference is between a redevelopment district and a floating zone. Gibbs explained that a redevelopment district is a specifically defined geographical area, while a floating zone may be applied with Town Council approval to a geographical area if certain parameters for such a zone are met. Furthermore, Gibbs said a floating zone may be applied with Town Council approval in a redevelopment district.

Update: Commercial Developments

Phillips reported that the Planning Board hearing scheduled for November 13, 2008 is being cancelled due to serious illness of one of its members and the need for appointments to the board by the Town Council. Phillips said he expects the Town Council to approve such appointments at its December 15th meeting. Therefore, the Planning Board would likely conduct a hearing on Dowling Village in January 2009. In the meantime, Phillips said Bucci & Associates need to acquire a UIC permit before the hearing can take place.

Phillips mentioned that a soccer complex was approved for the former Homestead Gardens property. There was brief mention of Stop & Shop and the former United East property.

Peloquin mentioned that the Commission has been invited to tour the operations of Holliston Sand & Gravel. Peloquin said he would speak with Paul Baillargeon about the logistics of such a tour.

Adjournment

The meeting adjourned at 6:26 PM.

Respectfully submitted,

Kenneth L. Peloquin
Chairman