

NORTH SMITHFIELD INDUSTRIAL DEVELOPMENT COMMISSION

MONDAY, JANUARY 12, 2009

PRESENT: Michael R. Dowling; Scott A. McGee; Robert E. Nault; Kenneth L. Peloquin; Alfred S. Puccetti

ALSO: Michelle M. Godin of New England Economic Development Services, Inc.

ABSENT: None

Call to Order

The meeting was called to order at 5:36 PM.

Public Comment

Peloquin welcomed Scott McGee to the Commission. McGee was appointed to replace Bernice F. Salzberg whose term expired.

Election of Officers

Dowling nominated Peloquin to serve a 1-year term as chairman; Nault seconded the motion, and the vote in favor was unanimous. Puccetti nominated Dowling to serve as vice chairman; McGee seconded the motion, and the vote in favor was unanimous.

Discussion: Clerical Support

Peloquin reported that Town Administrator Paulette Hamilton contacted him in response to correspondence requesting that \$1,200 of the \$3,650 previously earmarked for the service of NEEDS, Inc. be utilized for clerical support covering the period January 1 to June 30, 2009. According to Peloquin, Hamilton indicated that the Town would pay for services on a month to month basis. Discussion followed. Godin requested that Peloquin clarify the arrangement proposed by Hamilton to determine its feasibility.

Discussion: Industrial Drive

There was discussion about limited new commercial tax revenue and the need to expand the tax base. Dowling Village and Branch Village were mentioned; however, the new tax revenue is not likely to be realized in the near term. The Pound Hill Business Park was identified as a new source of revenue from which the Town should benefit this year. Peloquin said the Commission should consider meeting with land owners/developers to learn what steps need to be taken to make the sites ready for development. It was suggested that the Commission meet with Robert Branchaud concerning his land on Industrial Drive. Dowling stated that Branchaud is away for a month; however, he would call Branchaud to determine his interest in meeting with the Commission.

Godin was asked to speak with Acting Town Planner John Flaherty about providing copies of renderings for the Branch Village District and copies of Plat Maps for undeveloped land that is zoned for industrial, manufacturing and office uses.

Discussion: Business Touring Opportunities

Peloquin reported that he toured the Holliston Sand Company and was very impressed. According to Peloquin, the country of Georgia is a customer of Holliston Sand Company, the company has a niche businesses whereby the sand is used for filtration systems, and the equipment is state-of-the-art. Furthermore, Peloquin mentioned that the company would like to expand its bagging operation. Also, Peloquin indicated that the owners may have interest in establishing an industrial park. Puccetti suggested waiting until the spring to tour Holliston Sand Company's operations as a group.

It was mentioned by Peloquin that the owner of Cool Air Creations, Dave Campbell, has offered to provide a tour of his newly constructed facility in Smithfield and to discuss his experiences with the Town of Smithfield. It was agreed that a tour should be scheduled for mid-February on a Wednesday or Friday afternoon.

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Town Planner Update

Godin conveyed the Town Planner Update at Flaherty's request because he could not be present.

Planned Corporate Zone – Godin reported that Flaherty asked Scott Gibbs to speak with Attorney Andrew Teitz regarding the differences between the proposed Planned Corporate Zone and the proposed MU2 zone. It is anticipated that Gibbs would speak with Teitz during the week of January 12th.

Redevelopment Agency – Godin reported that appointments to the Redevelopment Agency have not yet been made. Flaherty explained that he had hoped to be involved with the Redevelopment Agency, but can not at this time because he is serving as the Acting Town Planner. It is anticipated that appointments to the agency will be made once a town planner has been hired.

Commercial Developments – Godin reported that the Planning Board met on January 7, at which time the developer for Dowling Village began to present plans for Phase II, III and IV. It is estimated that the developer's presentation will take 2-3 additional meetings, after which a public hearing would be held. A second public hearing may be held depending on whether or not expert testimony is presented. The Planning Board will meet more frequently in light of the many meetings.

There was nothing new to report with regard to the proposed Stop & Shop on Route 102; however, it was mentioned that EAPC Wind Energy made inquiry with regard to zoning for wind mills. Peloquin mentioned that Dr. Solomon's medical building on Great Road was making good progress. McGee mentioned that there are two units available in the new office building on the corner of Main Street and Route 102.

Update: Web Site

Godin said she would update the site to remove Salzberg and add McGee to the list of Commission members.

Adjournment

The meeting was adjourned at 6:58 PM.

Respectfully submitted,

Kenneth L. Peloquin
Chairman