

North Smithfield
Redevelopment Agency

Monday October 25, 2010

Present: John Flaherty, John Gibbons, John Gregory, Mike Rapko, Eric Nascimento, Town Administrator Paulette Hamilton, Bruce “Smed” Blair, Robert Ericson

Call to Order

The meeting was called to order at 6:00 pm

Approval of Minutes

Mr. Flaherty asked if anyone had anything that they would like to add or change from the minutes from the last meeting on September 27, 2010. Mr. Gregory motioned to accept the minutes. Mr. Rapko seconded the motion. All were in favor.

Designation of the Redevelopment Agency’s Lawyer

Mr. Flaherty explained that the ordinance that governs the Redevelopment Agency indicates that we need a lawyer that represents the Agency. He suggested that we utilize the Town Solicitor for this position. A discussion ensued, and all members agreed that it would be a good idea; however it was suggested to wait until after the election. This was determined because the Town Solicitor may change depending upon the results of the election.

Discussion of Redevelopment Agency Draft Bylaws / Rules of Procedure

Mr. Flaherty discussed some of the important State laws that govern a redevelopment agency. The Agency members then reviewed the Redevelopment Agency Draft Bylaws. Mr. Flaherty explained that we were using the Town of Burrillville Bylaws as a Draft and that he had already reviewed and modified the document to better reflect the goals of our Town. He then asked if anyone had any comments on the document. Mr. Rapko indicated that the Draft Bylaws state that for special meetings all members have to be notified by mail, and asked if we could revise that to email. All agreed to revise that section to email. Mr. Gregory then said he was concerned with the language in Article II, Section 1, regarding the election of officers within the Agency. It was decided that Article IV, Section 1. Annual Meeting, remain in the Bylaws to provide clarification as to when officers will be elected. Mr. Flaherty asked if anyone objected to revising the agenda to allow Mr. Smed Blair, Sr. Vice President of The Brickle Group to give an update on the development plans at Branch Village Industrial Park. Mr. Gregory motioned to revise the agenda. Mr. Rapko seconded the motion. All were in favor.

Report on development at Branch Village Industrial Park

Mr. Blair provided the Agency members with valuable information regarding the Branch Village Industrial Park, including the availability of existing utilities. He indicated that he has been working with the Rhode Island Department of Environmental Management (RIDEM) on the required permitting for

development of the site. Mr. Blair also showed members build options that he was considering for the site. Lastly, he indicated that the development of the site will require the crossing of the P&W Railroad, which seems to be his biggest challenge. He asked for any assistance in accelerating the process required to cross the railroad. Mr. Flaherty said that one of the Agency members, Mr. Waterson has a good relationship with the P&W Railroad, and that he would ask him to contact the Railroad to see if anything could be done to accelerate the process.

Report on developments at ATP site plans at Branch Village Industrial Park

Mr. Flaherty handed out a planning update by the Town Planner, Robert Ericson, AICP, that described the potential purchase of the ATP property. A discussion between Agency members ensued regarding the impacts to Branch Village that may result from the purchase of the property. It was determined that the impacts depended upon the type of facility that would occupy the site.

Discussions of defining Branch Village as an official Redevelopment Area

Mr. Flaherty distributed the Draft Town Council Ordinance for “Establishing the Branch Village Redevelopment District”. He explained that the Town Planner, Mr. Ericson, AICP, had already reviewed and updated the correct plat, lot, and lot size for the Branch Village Redevelopment District. A discussion ensued regarding the boundaries of the Branch Village Redevelopment District.

Discussions of Power to Regulate and/or Provide Advice on Development in the Redevelopment Districts

Mr. Flaherty explained that the ordinance that governs the Redevelopment Agency gives the Agency the power to regulate and/or provide advice on development or regulations in Redevelopment Districts. He suggested that we relinquish this power since the Town’s Planning Board already reviews all proposed developments. A discussion ensued between Agency members and it was agreed upon that the Agency will not relinquish its’ power because the ordinance allows the Agency to provide advice, but it is not required. Therefore, the members thought it would be a good idea to allow the Agency the option of reviewing developments if desired.

Discussions of Mixed Use

Mr. Flaherty asked if any Agency members had comments on the definitions of Mixed Use 1 and Mixed Use 2. Members did not have any comments however Mr. Rapko shared his concerns with the timeline in implementing this zoning change. He asked that once all Agency Members agreed with the definitions, it should be submitted to the Ordinance Review Committee for their review. Mr. Flaherty indicated that he would determine who chairs this committee in order to start this process.

Adjournment

The meeting was adjourned at 8:00 pm

Respectfully submitted

Eric Nascimento