



Burrillville Redevelopment Agency Regular Meeting Minutes March 26, 2024

MEMBERS PRESENT: Chairman James A. Langlois, Vice-Chairman Jeffrey Barr, Secretary Michael C. Wood, George J. Lough III, Mark Thompson, Gerald Lapierre (Alt. 1)

MEMBERS ABSENT/EXCUSED: Edward Bonczek, Mary Leach (Alt. 2)

STAFF/CONSULTANTS PRESENT: Timothy F. Kane, Esq., Dennis Anderson, Town Council Liaison, Ray Goff, Planning Director, Nicole Stockwell, Administrative Aide.

STAFF/CONSULTANTS ABSENT: None

OTHERS PRESENT: Attorney Christopher O'Connor of Blish & Cavanagh, LLC and Michael Sitkin and Glenn Jannell, Founder of Work Ready Trucking to present the development plan for Map 114 Lot 012.

CALL TO ORDER: Chairman Langlois called the meeting to order at 7:00pm.

CITIZEN COMMENT: None

APPROVAL OF MINUTES: February 27, 2024 meeting minutes. **Voted to approve 2/27/24 minutes.** Motion by Mark Thompson. Seconded by Vice Chairman Jeff Barr. Motion carried unanimously.

CONSENT AGENDA-Receive & File:

\$95.67 invoice from PUD for water use at 75-81 Pascoag Main on 1/17/2024 to 2/15/2024.

\$21.21 invoice from PUD for water use at 65 Pascoag Main on 1/17/2024 to 2/15/2024.

\$16.67 invoice from PUD for electric use at 65 Pascoag Main on 1/29/2024 to 2/27/2024.

\$215.79 invoice from PUD for electric use at 246 Harrisville Main Rd. on 1/29/2024 to 2/27/2024.

\$20.86 invoice from PUD for electric use at Pascoag Main St. for Downtown String Lights on 1/29/2024 to 2/27/2024.

\$620.00 invoice number 9587 from East Coast Artisans, Inc. for Acrylic Shamrocks.

\$47.51 invoice from East Coast Artisans for reimbursement to Jim Langlois for B&W and color copies made for February BRA meeting.

\$400.00 invoice from Cal Co Electrical for material and labor to relocate outlets in knee wall at 180 Tinkham Lane.

\$112.20 invoice from Debug for quarterly pest control at 76-84 Pascoag Main St.

\$177.79 invoice from The Home Depot for reimbursement to Michael Gingell for material purchased for work done on lights at Harrisville Main St.

Voted to receive and file consent agenda items. Motion by Mark Thompson. Seconded by Vice Chairman Jeff Barr. Motion carried unanimously.

CONSULTANT/ STAFF REPORTS:

Discussion, consideration and action relative to financial reports including budgets, reports and audits, or take any other action thereon. Report from subcommittee on future financial reports and year-end audit information.

George Lough and Vice Chairman Jeff Barr reviewed the financial reports with opportunity for discussion and questions.

Voted to receive and file financial reports. Motion by Chairman James Langlois. Seconded by Vice Chairman Jeff Bar. Motion carried unanimously.

OLD BUSINESS:

Discussion, consideration, and action relative to installing and funding for a new electric panel and timer for Harrisville string lighting, or take any other action thereon.

Secretary Mike Wood noted total cost of the project exceeds budget by \$150.00. Additional funding necessary to process final invoice.

Voted to authorize \$150.00 of additional funds relative to installation of new electric panel. Motion by Chairman James Langlois. Seconded by Mark Thompson. Motion carried unanimously.

Discussion, consideration and action relative to the Site Plan Development Proposal (Map 114/Lot 062) with Rebel Union Partners, or take any other action thereon.

Chairman James Langlois noted that he spoke in opposition on behalf of the BRA during the March 4th Planning Board Hearing and would like the support of legal counsel Tim Kane at the April 1st Planning Board Hearing.

Voted to have attorney Tim Kane represent the BRA's interests at the April 1st Planning Board Hearing in reference to opposition of the Rebel Union Partners development plan. Motion by George Lough. Seconded by Vice Chairman Jeff Barr. Motion carried unanimously.

Discussion, consideration and action relative to holding the 2024 Spring Splash in Downtown Pascoag and establish a budget for this event, or take any other action thereon.

Chairman James Langlois noted the event date is set for June 1st with rain date of June 2nd with the budget previously adopted. Pascoag Subcommittee is planning new attractions to include chainsaw artist, dunk tank, bouncy house and street puppets. Subcommittee working with local businesses to assist with attraction expenses. Secretary Wood to work with finance department to ensure proper procedures.

Discussion, consideration and action relative to professional services for development/planning and zoning of the Redevelopment District (area) in the village of Nasonville, or take any other action thereon.

Chairman James Langlois stated consultant Jeff Davis of Horsley Witten is unavailable to assist and recommends we seek assistance of Scott Gibb and Tom Dellar to update local regulatory documents.

NEW BUSINESS:

Discussion, consideration and action relative to development plans for Work Ready Truck (Map 114/Lot 012), or take any other action thereon.

Attorney Christopher O'Connor of Blish & Cavanagh, LLC and Michael Sitkin and Glenn Jannell, founders of Work Ready Trucking presented the development plan for Map 114 Lot 062. Founders Sitkin and Jannell propose moving their 30-35 employee niche utility truck "upfitting" business to Nasonville and would like to work with the BRA to redevelop map 114 lot 012. The initial development project includes a 30,000 to 50,000 sf building with frontage on Old Victory Highway and access via both Victory Highway and Douglas Turnpike. Details of site layout, berming and buffering were shared to show thoughtful design to decrease visibility. Michael Sitkin and Glenn Jannell also shared hours of operation and typical workflow showing minimal impacts to the area in regards to visibility, sounds, smells, traffic and impact on water supply. The project takes up approximately a third of the parcel and leaves room for future development along Douglas Turnpike.

During questioning and discussion, the Board expressed favorable opinion of the proposed plan and viewed it as being in alignment with the Nason Vision. Chairman James Langlois asked founders Michael Sitkin and Glenn

Jannell to consider allowing parcel 114-062 to use their proposed access road as right of way access. Attorney Christopher O'Connor stated that this must be researched by all parties.

Voted to send a positive advisory opinion to the Planning Board for Work Ready development plan for Map 114 Lot 012 with request for applicant to consider right of way access for parcels with Bronco Highway frontage/Map 114 Lot 162. Motion by Vice Chairman Jeff Barr. Seconded by Mark Thompson. Motion carried unanimously.

Discussion, consideration and action relative to the possibility of the Redevelopment Agency sponsoring a Summer Music Concert Series at Fountain Square Park on Main Street in Pascoag, or take any other action thereon.

Chairman James Langlois polled the agency members for interest in starting a monthly Friday night corporate sponsored concert series at the Fountain Square pavilion. With positive response, Chairman Langlois requested funding for the initial series of concerts with the intent of securing local corporate sponsorship for future events.

Voted to allocate up to \$5,000 to fund planning and execution of four summer concerts at Fountain Square Park. Motion by Vice Chairman Jeff Barr. Seconded by Mark Thompson. Motion carried unanimously.

CORRESPONDENCE: None

OTHER:

Chairman James Langlois announced the joint meeting with the Town Council is tentatively scheduled for April 23, 2024.

EXECUTIVE SESSION: None

ADJOURN: Voted to adjourn at 8:25p.m. Motion by Chairman James Langlois. Seconded by Vice Chairman Jeff Barr. Motion carried unanimously.

Michael Wood, Secretary: Michael Wood Date: 4/23/2024

Date filed with Town Clerk: APR 24 2024 VM