



Burrillville Redevelopment Agency
Meeting Minutes-September 22, 2020
Wallace F. Lees Public Safety Complex
1477 Victory Highway Oakland, RI
7:00PM

This meeting was held in accordance with the provisions of the Governor's Executive Order 20-46. All members of the Burrillville Redevelopment Agency participated in person. Members of the public were able to attend and/or participate remotely in the meeting, as required, by the means listed below:

Zoom Link: <http://zoom.us/j/94636222456?pwd=U3dJNGphWk02cDJmYkJDUIWIKOGhOZz09>

Meeting ID: 946 3622 2456

Password: 987428

Phone: 877-853-5247

MEMBERS PRESENT:

James A. Langlois, Chair

Jeffrey J. Barr, Vice Chair

Edward Bonczek

Mark Thompson

George J. Lough, III (alternate member voting this evening)

MEMBERS ABSENT: Royal Laurent and Renay McLeish, alternate member

STAFF/CONSULTANTS PRESENT:

Timothy F. Kane, Esquire, General Legal Counsel

Ray Goff, Planning Director

Michael C. Wood, Secretary

Dennis Anderson, Town Council Liaison

Nicole Stockwell, Administrative Aide

STAFF/CONSULTANTS ABSENT: None

OTHERS PRESENT: None

CALL TO ORDER:

James Langlois called the Meeting to order at 7:09 p.m.

APPROVAL OF MINUTES:

Approval of minutes of the August 25, 2020 Meeting, and to dispense with the reading of said minutes.

Thompson made a motion to approve the minutes of the August 25, 2020 meeting. Bonczek seconded the motion and a roll call was requested with Barr, Bonczek, Thompson, Lough and Langlois all voting in favor of the motion.

CITIZEN COMMENT: None

INVOICES/BILLS TO BE DISCUSSED AND ACTED ON:

Discussion, consideration and action relative to the invoice from Carter Bros. Inc. to be received and filed.

Discussion, consideration and action relative to the invoice from Pascoag Utility District for Electric at 75-89 Pascoag Main St. from 7/29/2020 through 8/27/2020 to be received and filed.

Discussion, consideration and action relative to the invoice from Pascoag Utility District for Water at 75-81 Pascoag Main St. from 7/16/2020 through 8/18/2020 to be received and filed.

Discussion, consideration and action relative to the invoice from National Grid for natural gas at 79-81 Pascoag Main St. to be received and filed.

Discussion, consideration and action relative to the invoice from Burrillville Sewer Commission for Sewer use from May 1, 2020 through July 31, 2020 at 75-81 Pascoag Main St. to be received and filed.

Discussion, consideration and action relative to the invoice from Burrillville Sewer Commission for Sewer use from May 1, 2020 through July 31, 2020 at 74-84 Pascoag Main St. to be received and filed.

Langlois made a motion to receive and file all invoices. Barr seconded the motion and a roll call was requested with Barr, Bonczek, Thompson, Lough and Langlois all voting in favor of the motion

CONSULTANT/ STAFF REPORTS:

Discussion, consideration and action relative to financial reports including budgets and audits.

With no questions or discussions from the Board, Langlois made a motion to receive and file the financial report. Barr seconded the motion and a roll call was requested with Barr, Bonczek, Thompson, Lough and Langlois all voting in favor of the motion

OLD BUSINESS TO BE DISCUSSED AND ACTED ON:

Discussion, consideration and action relative to the Signage Program

a) Downtown Pascoag Subcommittee

b) Stillwater District Subcommittee

Langlois stated that both Subcommittees are scheduled to meet on September 28th via Zoom to review the design proofs from East Coast Artisans. This item will be continued to the October meeting agenda where Subcommittee design choices will be reviewed and voted on.

Discussion, consideration and action relative to interior renovations of 75-81 Pascoag Main St.

Langlois and Town Manager, Wood summarized the ongoing buildout projects. Langlois stated unit 3 now has AC and heat and the electric meters have been split. Langlois stated the next project is installing unit 3 restrooms. The design and layout is in the planning stage at this time. Langlois explained that both the design and number of restrooms must meet ADA and building code requirements. Wood explained that careful design consideration is being made as not to limit the type of tenant based on capacity limits imposed by the number of restrooms installed. If the project budgets is under \$5,000, they will not have to go out to bid. Wood explained quotes are currently being accepted. This item will continue on the October agenda.

Discussion, consideration and action relative to the status, air conditioning condensers/Greenridge.

As mentioned in the last item, unit 3 now has heat and AC. In regards to who is financially responsible for the 2 condensers/heating and A/C, Barr explained that the contract as well as the plan indicated, "finished shell space" The Board agrees that this should include finished heating and electrical components. Langlois stated he is in

the process of gathering all related invoices and is finalizing a reimbursement packet. This reimbursement packet will be on the October agenda for vote to submit to Joe Garlic/Neighborworks.

Discussion, consideration and action relative to the High Street Park improvements.

The Board questioned the overall plan as presented. They do not see it being widely used and questioned the need for 8 parking spots for a small park that offers two picnic tables with limited river access. Much of this .67-acre riverfront park is wetlands and development is limited in the rear and riverfront/right side of the property. Town Manager Wood explained that this is phase one of the project which has already been submitted to DEM for approval. Wood stated permits will likely be secured next week however; he does not see the project starting this fall. Wood explained the BRA could propose further development in a second stage for the suggested footbridge connecting the park to the bike path. This will require a second application to DEM for approval and permitting. This item will continue on the agenda for October.

NEW BUSINESS TO BE DISCUSSED AND ACTED ON:

Discussion, consideration and action relative to the certified vote by the Town Council on the Nasonville bridge on September 9, 2020.

Town Manager Wood stated that the Town Council voted on and approved two round about designs. The decision as to which roundabout option to choose depends on the overall redevelopment plan of the area. So far, a development of small houses has been proposed in the former sand bank behind The Western. Wood recommended solidifying a plan and recommended the next steps of: 1.) contacting the owners of Nason Mill who have an active reinstated Preliminary Plan and 2.) Addressing sewer, water and utility connections in the area. Once we have a clear understanding of the redevelopment plan, a bridge design can be selected. This item will continue on October agenda.

Discussion, consideration and action relative to the Douglas Pike Bridge 110 and 111.

Langlois stated that this agenda item is tied to the Nasonville bridge/roundabout. We need adequate and safe access from one area to the other including pedestrian access. A final design choice is on hold until a clear redevelopment plan is in place. Please see above. This item will continue on the October agenda.

CORRESPONDENCE: None

EXECUTIVE SESSION PURSUANT TO RHODE ISLAND GENERAL LAWS:

Request for Executive Session from Michael C. Wood, Town Manager., pursuant to Rhode Island Open Meeting Law for review and discussions relating to §42-46-5 (a)(5).

Langlois stated there is no executive session this evening.

ADJOURN:

Langlois made a motion to adjourn the meeting at 7:40p.m. Bonczek seconded the motion and a roll call was requested with Barr, Bonczek, Thompson, Lough and Langlois all voting in favor of the motion.

Michael E Wood 10/27/2020
Michael Wood, Secretary Date

OCT 28 2020 *BM*
Date filed with Town Clerk