



Burrillville Redevelopment Agency

Meeting Minutes-April 27, 2021

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 Orders 20-46 and 21-40. 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=U3dJNGphWk02cDJmYkJDUWIKOGhOZz09>

Meeting ID: 946 3622 2456

Password: 987428

Phone: 877-853-5247

MEMBERS PRESENT:

James A. Langlois, Chairman, Jeffrey J. Barr, Vice Chairman, Edward Bonczek, Mark Thompson, Renay McLeish and George J. Lough III(alt), and Gerald Lapierre (alt).

MEMBERS ABSENT: None

STAFF/CONSULTANTS PRESENT:

Michael C. Wood, Secretary, Ray Goff, Planning Director, Timothy F. Kane, Esquire, General Legal Counsel, and Nicole Stockwell, Administrative Aide.

STAFF/CONSULTANTS ABSENT: Dennis Anderson, Town Council Liaison

OTHERS PRESENT: None

CALL TO ORDER:

Chairman Langlois called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES:

Approval of minutes of the March 23, 2021 Meeting, and to dispense with the reading of said minutes.

Voted to approve. Motion by Mark Thompson. Seconded by Jeffrey Barr. Motion Carried unanimously.

CITIZEN COMMENT: Norman Soullier, President and owner of NS Properties, and his wife, Alice presented their business and renovation plan for 266 Harrisville Main St, which is part of the Stillwater Redevelopment District. This plan has been vetted by Planner Goff, Chairman Langlois and Secretary Wood and will now be shared with the rest of the Board. Mr. Soullier reviewed his plan and explained his intent to complete an extensive interior and exterior renovation of the property after which he will use the right side of the building for the administrative and storage needs of his business, NS Welding and Mechanical Services. He explained his company is an on-site service company so there will be no heavy fabrication or welding on the property. He then shared his future plans and vision for the left side of the building where he will buildout for retail space for tenants in the hopes they offer something new and innovative to the town. Ideas were shared including a bike and kayak rental, which was received fondly by the Board, who felt this would attract use of the nearby Clear River and Recreation Trail.

INVOICES/BILLS TO BE DISCUSSED AND ACTED ON:

Discussion, consideration and action relative to the East Coast Artisans, Inc. invoice to be received and filed.
Voted to receive and file. Motion by Chairman Langlois. Seconded by Edward Bonczek. Motion carried unanimously.

CONSULTANT/ STAFF REPORTS:

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

George Lough reviewed the reports with the Board.

Voted to receive and file. Motion by Chairman Langlois. Seconded by Mark Thompson. Motion carried unanimously.

Discussion, consideration and action relative to the status of BRA related projects.

Secretary Wood reviewed the status of current projects in town to include: 1.) Oakland Park, Sayles Ave sidewalk and pavement, Stillwater Farmers Market pavilion and restroom, Hero Park, High Street Park, Well One and Assembly parking. Wood noted that a suggestion was made to name the Oakland Park after Mr. C.O. Remington, the owner of the lumberyard, formerly on the site of the park. More on this in future meetings. A conversation ensued about an ideal location for a community garden. The Planning Department is currently writing a grant for a community garden on the grounds of the Beckwith-Bruckshaw Lodge. There was concern that this location is not located near the population who are likely to use it. Chairman Langlois agreed that the Stillwater Redevelopment District or possibly even in the future Pascoag green space might be a better location in that it would offer this recreational opportunity adjacent to apartment dwellers who do not have usable yard space for a garden. He agreed to work with the Planning Department and the Department of Parks and Recreation to find an alternative location.

OLD BUSINESS ON:

Discussion, consideration and action relative to the Signage Program

- a) Downtown Pascoag Subcommittee
- b) Stillwater District Subcommittee

Renay McLeish stated that Jeff McCormick of the Department of Public Works now has the completed signs to install at designated areas throughout Harrisville and Pascoag. These locations were reviewed by Chairman Langlois. Project completion expected within the next few weeks.

Discussion, consideration and action relative to the presentation of the Nasonville Master Plan to the Town Council (presentation to be April 28th).

Secretary Wood stated that the Town Council will consider and likely adopt the Plan at their April 28, 2021 meeting. He added that Town Council adoption of the plan is the first step in the designation of a redevelopment district. Once adopted, the BRA can begin the first development phase to include water, septic and utility design.

Discussion, consideration and action relative to the acquisition of property, map 175, lot 49.

Secretary Wood requested that the Board review the 175/049 appraisal packet and be ready to discuss it in a future to be scheduled executive session. Wood noted that this session would also include the discussion of 180 Tinkham Lane (item 10 on the agenda) and a vote to schedule an executive session will be made later during item 10 discussion.

Discussion, consideration and action relative to the Election of Subcommittee Members; appointment of alternates.

Filled two vacant alternate seats:

Pascoag Subcommittee and Main Street Marketing Subcommittee:

Voted to appoint Gerald Lapierre. Motion by Chairman Langlois. Seconded by Edward Bonczek. Motion carried unanimously.

Stillwater District Management Subcommittee:

Voted to appoint George Lough. Motion by Mark Thompson. Seconded by Jeff Barr. Motion carried unanimously.

NEW BUSINESS:

Discussion, consideration and action relative to the Redevelopment Agency maintenance and repairs for buildings and grounds, or take any other action thereon.

Secretary Wood stated that Mark Brisette resigned from the per diem maintenance and grounds position. There is a potential replacement but if he does not accept the position, it will be advertised.

Discussion, consideration and action relative to a general discussion for a prospective lease agreement with Natural Resource Services, Inc. 180 Tinkham Lane and to consider setting a date for an executive session, or take any other action thereon.

Secretary Wood stated that Natural Resource Services, Inc. would like to downsize and renegotiate a lease. This will be discussed in an executive session.

Voted to schedule an executive session. Motion by Chairman Langlois. Seconded by Jeff Barr. Motion carried unanimously.

CORRESPONDENCE:

Discussion, consideration and action relative to the Certificate of Liability Insurance for Greenridge Downtown (74-86 Pascoag Main St. and 76-89 Pascoag Main St.) and Greenridge Uptown (11-315 Ledges Lane, Pascoag RI), to be received and filed.

Attorney Tim Kane noted an error on the certificate. The insured party is incorrectly listed as Nation Wide Construction Corporation and will be corrected by Greenridge. Mr. Kane will follow up as needed.

Voting to receive and file once corrected. Motion by Chairman Langlois. Seconded by Mark Thompson. Motion carried unanimously.

ADJOURN:

Voted to adjourn. Motion by Renay McLeish. Seconded by Edward Bonczek. Motion carried unanimously.

Meeting adjourned at 8:05p.m.

Michael Wood 5/25/2021
Michael Wood, Secretary Date
Date filed with Town Clerk *lpm* MAY 26 2021