



Burrillville Redevelopment Agency Meeting Minutes-August 24, 2021 Regular Meeting

MEMBERS PRESENT:

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

MEMBERS ABSENT: Gerald Lapierre (alt).

STAFF/CONSULTANTS PRESENT:

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

STAFF/CONSULTANTS ABSENT: None

OTHERS PRESENT: Jeff Lambert and Dennis Darveau, owners of Nason Mill 770 Douglas Pike AP 114 Map 016.

CALL TO ORDER:

Chairman Langlois called the meeting to order at 7:05 p.m.

APPROVAL OF MINUTES:

Approval of minutes of the July 27, 2021 Meeting, and to dispense with the reading of said minutes.

Voted to approve. Motion by Mark Thompson. Seconded by Jeff Barr. Motion carried unanimously.

CITIZEN COMMENT:

Motion to move item #9 on the agenda to citizen comment. Motion by Chairman Langlois. Seconded by Mark Thompson. Motion carried.

Discussion, consideration and action relative to the Nason Mill Landing, 770 Douglas Pike, AP 114/016. Dennis Darveau, owner. Discuss and take any action relative to proposed development plan changes.

Owners Jeff Lambert and Dennis Darveau were invited to present their proposed modifications to their previously approved Preliminary Plan (originally approved in 2008, reinstated in March of 2019 and extended in December of 2020). Mr. Lambert and Mr. Darveau stated the economy halted their project in 2008. They are now ready to redevelop this property but must make modifications to the original plan in order to make this \$15-\$18 million dollar project financially feasible. Mr. Lambert and Mr. Darveau noted that there are on the September 13th Planning Board agenda where they will present their pre-application plan. They are seeking a letter of support

from the BRA to include in their presentation packet. In this revised plan, Mr. Lambert and Mr. Darveau proposed eliminating the carriage houses to make room for additional parking. They have also added an additional level of living space, which increases the number of units from 45 to 67. The 1-2 bedroom apartments and townhouses will range in size from 1,200 to 2,000 square feet. The roof design was modified from a pitched roof to a flat roof to allow for a rooftop deck where tenants can overlook the river and waterfall. This new design maintains the previously approved maximum height of the structure. The exterior design is more of a modern industrial look which ties the old with the new. The plan for 3 retail spaces, 1 restaurant, an indoor pool, an indoor gym and 52 indoor parking spots remains the same. The development will be serviced with public sewer and a private well, which currently produces 25 gallon per minute. There will be a generator or turbine in the water causeway to generate lighting for the property. The entrances also remain the same as existing. The BRA was supportive of the plan as presented.

Voted to write a letter of support for the proposed changes to Nason Mill Landing's Master Plan. Motion by Chairman Langlois. Seconded by Mark Thompson. Motion carried.

INVOICES/BILLS DISCUSSED AND ACTED ON:

Voted to combine all invoices. Motion by Chairman Langlois. Seconded by Ed Bonczek. Motion carried.

Discussion, consideration and action relative to invoice from Airhart Electric for service call for lights along the Riverwalk to be received and filed.

Discussion, consideration and action relative to invoice from Burrillville Sewer Commission for billing dates 5/1/21-7/31/21 at 75-81 Pascoag Main St. to be received and filed.

Discussion, consideration and action relative to invoice from Burrillville Sewer Commission for billing dates 5/1/21-7/31/21 at 74-84 Pascoag Main St. to be received and filed.

Discussion, consideration and action relative to invoice from Pascoag Utility District for water usage on 6/18/2021-7/16/2021 at 75-81 Pascoag Main St.

Discussion, consideration and action relative to invoice from Pascoag Utility District for electric usage on 7/19/2021-7/28/2021 at 180 Tinkham Lane.

Voted to receive and file all invoices. Motion by Chairman Langlois. Seconded by Ed Bonczek. Motion carried.

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 the financial reports. Motion by Chairman Langlois. Seconded by Renay McLeish. Motion carried unanimously.

Agency Wages for Maintenance and Repair

BRA Field Update Report

Voted to receive and file. Motion by Chairman Langlois. Seconded by Vice Chairman Barr.

OLD BUSINESS:

Discussion, consideration and action relative to a Memorandum of Understanding (MOU) for condominium fees, charges and expenses for maintenance and repairs, with Greenridge/Neighborworks and to pay past fees and charges or take any other action thereon.

Secretary Wood stated that he and Attorney Tim Kane have drafted a Memorandum of Understanding and requested the BRA approve this document with provision that they are subject to two changes relating to the retroactive 2019 cost amounts, which were incomplete/partial, and changes to the insurance coverage, which are currently under a 3rd party review. The proposed cost percentages will be good for three years and will be reviewed every two years thereafter. Secretary Wood and Attorney Kane would like to present the document to Neighborworks Property Manager Christian Caldarone on September 1, 2021.

Voted to approve the Memorandum of Understanding subject to two changes related to 2019 costs and insurance coverage. Motion by Vice Chairman Barr. Seconded by Mark Thompson. Motion carried unanimously.

Discussion, consideration and action relative to update on various projects and initiatives.

Secretary Wood provided an update on the following:

Parking lot and park, Pascoag- The lot will be completed in September 2021 and park will be finished in the spring of 2022.

High Street Park- The lot will be paved in September 2021 and the walkway and brush clearing near the river be completed in the spring of 2022.

Gonyea Park- Parks and Recreation Director Andrea Hall is researching shade structures and privacy screening to block the view and noise from Dunkin Donuts. The Board viewed some images of the proposed structures but no decisions were made because Andrea Hall is still researching and pricing the structures.

NEW BUSINESS:

Discussion, consideration and action relative to proposed physical improvements to WellOne leased property, 74-84 Pascoag Main St.

Chairman Langlois noted that the window project is complete and the removed shield is now in storage at the DPW facility on Clear River Drive.

Discussion, consideration and action relative to the Nason Mill Landing, 770 Douglas Pike, AP 114/016. Dennis Darveau, owner. Discuss and take any action relative to proposed development plan changes.

Moved to the beginning of the agenda.

CORRESPONDENCE:

Discussion, consideration and action relative to the Coldmasters Preventative Maintenance Proposal for WellOne to receive and file.

Voted to receive and file. Motion by Chairman Langlois. Seconded by Vice Chairman Barr. Motion carried unanimously.

ADJOURN:

Meeting adjourned at 8:20p.m.

Voted to adjourn. Motion by Chairman Langlois. Seconded by Vice Chairman Barr. Motion carried unanimously.

Michael Wood 9/28/2021

Michael Wood, Secretary Date

Date filed with Town Clerk: 9/29/2021
AA