

## **BURRILLVILLE REDEVELOPMENT AGENCY**

### **REGULAR MEETING MINUTES**

Meeting Place: Jesse M. Smith Library, Community Room  
Meeting Date: March 27, 2018  
Meeting Time: 7:13 PM

#### **Members Present:**

James Langlois, Chairman	Renay McLeish
Edward Bonczek	Mark Thompson
Jeffrey Barr, Vice Chairman	

#### **Members Absent:**

David Fontaine	Royal Laurent
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#### **Staff/Consultants Present:**

Michael C. Wood, Secretary	Scott A. Gibbs, NEEDS, Inc.
Ray Goff, Planning Director	Tim Kane, Esq.

#### **Others:**

Dennis Anderson	Mike Karmozyn
Jennifer Powers	

#### **Call To Order Of Regular Meeting:**

James Langlois called the Meeting to order at 7:02 PM. Langlois made a motion to excuse David Fontaine and Royal Laurent from the meeting. Jeffrey Barr seconded the motion and the vote in favor of the motion was unanimous. Langlois announced that Renay McLeish and Mark Thompson are now voting members.

#### **Approval of Minutes:**

Approval of minutes for the February 27, 2018 Regular Meeting, and to dispense with the reading of the minutes

Mark Thompson made a motion to approve the minutes of the February 27, 2018 Regular Meeting. Renay McLeish seconded the motion and the vote in favor of the motion was unanimous.

#### **Invoices:**

Discussion, consideration and action relative to the invoice from Timothy F. Kane, Esq. for legal services rendered from September 20, 2017 to February 6, 2018.

Barr made a motion to approve the invoice from Timothy F. Kane, Esq. dated February 16, 2018 in the amount of \$3,165. Thompson seconded the motion and the vote in favor of the motion was unanimous.

**Citizens Comment:**

None

**Consultants Staff Report:**

Discussion, consideration and action relative to financial reports including budget and audits

Langlois made a motion to receive and file the Account Summary Trial Balance report dated March 22, 2018. Barr seconded the motion and the vote in favor of the motion was unanimous.

**Old Business To Be Discussed And Acted On:**

Langlois made a motion to amend the agenda to allow agenda items #8 and #9 to be moved up for discussion. Barr seconded the motion and the vote in favor of the motion was unanimous.

Discussion, consideration and action relative to the proposed deli in Downtown Pascoag

Mike Karmozyn was introduced and proceeded to outline his plans to open a deli and creamery at the former video store building adjacent to CVS. Karmozyn explained that there would be limited seating and no table service. Karmozyn stated that he plans to be open the same hours that CVS is open, which means open to 10 with no breakfast. In addition to operating as a creamery, Karmozyn indicated that he plans to sell fish and chips and chowder on the weekends. Karmozyn also outlined future plans for the business.

Langlois inquired about parking, which Karmozyn responded that they have a lease agreement with more than sufficient parking. McLeish inquired about the rumored water issue. Karmozyn provided an overview of the issue indicating that there is water, but they're just having a problem in locating the service. Karmozyn explained that he is working closely with the Town's Building Official and that plumbing and electrical permits have been pulled. Langlois applauded Mr. Karmozyn's interest in investing in Pascoag. Langlois made a motion to table the issue until the end of the meeting. Barr seconded the motion and the vote in favor of the motion was

~~unanimous~~

BANCZEK abstaining  
approved subject to

Discussion, consideration and action relative to Power's Pub and application for annual liquor license, victualing license, and entertainment license for the business to be located at 88 Pascoag Main Street (advisory opinion).

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4/24/2018

Langlois indicated that he has the applicant's various documents as presented to the Town. Jennifer Powers provided an overview of her project, which will be in 580 square feet in the building between Mr. Laurent's building and the new building being constructed by Neighborworks Blackstone River Valley. Ms. Powers indicated that the pub will have less than 50 seats; however, actual seating capacity will be determined by the Fire Department once the bar has been constructed. Langlois inquired about the back of the building. Ms. Powers indicated that she would like to put a deck on the rear of the building, but that would be at a future date. Ms. Powers explained that the pub would be open 7 days per week. Langlois made a motion to table this issue until the end of the meeting. Barr seconded the motion and the vote in favor of the motion was unanimous.

Discussion, consideration and action relative to the fit-out project for 74/84 Pascoag Main Street for WellOne.

Gibbs gave an update indicating that construction is progressing well, and that the first requisition was approved and funded. Wood indicated that a final delivery date should be confirmed, and correspondence sent to Landmark confirming same. Gibbs indicated that he will follow-up on the completion date. Wood indicated a discussion with Peter Bancroft regarding a potential prospect for the space.

Discussion, consideration and action relative to the Pascoag Sub-Committee Report on Signage.

Renay McLeish referenced Royal's efforts to refine the sign specifications. Wood indicated that he is working with Jeff McCormick on the sign plan, and also had discussions with East Coast Artisans regarding options for picture inserts. Wood stated that he is suggesting a proposal package to solicit design suggestions from which a final proposal would be accepted. The design submissions would then be reviewed by the sub-committee, which would negotiate a price. Wood wants to leave this process flexible so that as many people can get involved as possible. Wood will proceed with finalizing the proposal package and proceed with soliciting proposals.

Discussion, consideration and action relative to marketing plan for 85-95 Pascoag Main Street marketing.

Ray Goff referenced the previously prepared outline of issues and information requirements to formalize a marketing plan. Goff stated that a meeting is being scheduled with the architect to better understand options for space division and associated building code issues. Goff indicated that once additional information is collected, a meeting of the sub-committee would be held to discuss.

Discussion, consideration and action relative to Nasonville redevelopment planning.

Mike Wood explained the intent to schedule a meeting with the Rhode Island Department of Transportation to discuss proposed bridge and road infrastructure improvements in Nasonville. Wood stated that with the inclusion of the Nasonville Bridge in RIDOT's 2025 Transportation Improvement List for design, the issue of pedestrian access is mandated. Consequently, there may be an opportunity to

collaborate with RIDOT to facilitate the design process consistent with the needs and issues identified during the Nasonville planning process.

#### **New Business To Be Discussed And Acted On:**

##### Discussion, consideration and action relative to the proposed deli in Downtown Pascoag – Continued

Barr made a motion to authorize the Chairman to issue a letter of support for the proposed deli and offer additional help as needed. McLeish seconded the motion and the vote in favor of the motion was unanimous.

##### Discussion, consideration and action relative to Powers Pub and application for annual liquor license, victualing license, and entertainment license for the business to be located at 88 Pascoag Main Street (advisory opinion) – Continued

There was a discussion regarding the need for another bar in Pascoag. Barr indicated that he likes the concept and idea of taking something that's been vacant and have someone invest the time and money to establish a business, especially when that person is enthusiastic and experienced. Langlois again referenced what is happening in Downtown Putnam CT as an example of what can happen. Langlois made a motion to support the project with a letter to the Burrillville Town Council. Thompson seconded the motion and the vote in favor of the motion was unanimous.

##### Discussion, consideration and action relative to permanent restrooms at the Stillwater Mill Pavilion

Ray Goff referenced the presentation package depicting various examples of restroom facilities. After some discussion, Wood suggested that the Stillwater subcommittee take up this issue and report back. Wood advised that the subcommittee work with Ray Goff and Jeffrey McCormick.

#### **Correspondence:**

##### Discussion, consideration and action relative to the invoice from Neighborworks Blackstone River Valley for WellOne Fit-Out project (Invoice #007)

Langlois made a motion to receive and file. Barr seconded the motion and the vote in favor of the motion was unanimous.

##### Discussion, consideration and action relative to the Lease Agreement between the BRA and the Pascoag Utility District

Langlois made a motion to receive and file. Thompson seconded the motion and the vote in favor of the motion was unanimous.

##### Discussion, consideration and action relative to the memo to the Town Clerk regarding Election of Officers at Annual Meeting

Langlois made a motion to receive and file. Barr seconded the motion and the vote in favor of the motion was unanimous.

**Good & Welfare:**

Langlois inquired about the status of the property located at the corner of High Street and Church Street (Echo Plaza).

**Executive Session:**

Request for Executive Session from Michael C. Wood, Secretary, pursuant to Rhode Island Open Meeting Law [42-46-5 (a) (5)] for discussion and considerations related to the acquisition, sale or exchange of real property.

No Executive Session

**Adjournment:**

On a motion by Langlois, seconded by Barr, the meeting was adjourned at 8:45 PM.

Minutes approved by:

Michael C. Wood

Michael C. Wood, Secretary

4/24/2018  
Date:

Date filed with Town Clerk: APR 25 2018 