



## Burrillville Redevelopment Agency Regular Meeting Minutes February 27, 2024

**MEMBERS PRESENT:** Chairman James A. Langlois, Vice-Chairman Jeffrey Barr, Secretary Michael C. Wood, George J. Lough III, Edward Bonczek, Mark Thompson, Gerald Lapierre (Alt. 1) Mary Leach (Alt. 2)

**MEMBERS ABSENT/EXCUSED:** None

**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:** Mark D'Addabbo Managing Member of Mack V Development and Civil Engineer James Cassidy of Hallisey Pearson and Cassidy to present development plan for Rebel Union Partners, LLC.

**CALL TO ORDER:** Chairman Langlois called the meeting to order at 7:12pm.

**CITIZEN COMMENT:** None

**APPROVAL OF MINUTES:** January 23, 2024 meeting minutes. **Voted to approve 1/23/24 minutes.** Motion by Mark Thompson. Seconded by Vice Chairman Jeff Barr. Motion carried unanimously.

### **CONSENT AGENDA-Receive & File:**

\$116.89 invoice from PUD for water at 75-81 Pascoag Main – 12/15/2023 to 1/17/2024.

\$20.28 invoice from PUD for water at 65 Pascoag Main – 12/15/2023 to 01/17/2024.

\$21.38 invoice from PUD for electric use at Pole #15 Pascoag Main on 12/27/2023 to 01/29/2024.

\$29.41 invoice from PUD for electric use at 65 Pascoag Main -12/27/2023 to 1/29/2024

\$248.73 invoice from PUD for electric use at 246 Harrisville Main on 12/27/2023 to 1/28/2024

\$3,452.55 invoice from The Economic Development Foundation of Rhode Island, Inc. for Promissory Note dated February 12, 2018, payment number 24. 8.

\$390.00 invoice number 9535 from East Coast Artisans, Inc. for Acrylic Hearts at Fountain Square Park. 9.

\$453.77 invoice from Burrillville Sewer Commission for bill dates 11/1/23 to 1/31/24 at 75-81 Pascoag Main.

\$332.00 invoice from Burrillville Sewer Commission for bill dates 11/1/23 to 1/31/24 at 74-84 Pascoag Main.

\$21.96 & \$5.24 invoices from The Home Depot for invoices 3066239 and 1071007 from Steve Moore.

\$1,500 invoice Re/Max for rental commission of 180 Tinkham Lane, Unit #1.

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

#### **OLD BUSINESS:**

Discussion, consideration and action relative to the 2023 Main Street RI Streetscape Improvement Grant application and appropriation of funds for associated projects, or take any other action thereon.

Planner Ray Goff noted execution of the RI Commerce grant agreement and submission of the \$40,000 reimbursement is anticipated by mid-March 2024.

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

Chairman Jim Langlois noted he is working with Harrisville Fire District, Harrisville Fire Department and the Burrillville Electrical Inspector to determine necessary upgrades to the service panel to bring the panel to code. Estimated cost is \$850.00.

**Voted to approve expenditure of up to \$850.00 to upgrade the Harrisville Main Street string light service panel and timer.** Motion by Chairman Jim Langlois. Seconded by George Lough. Motion carried unanimously.

#### **NEW BUSINESS:**

Discussion, consideration and action relative to the Site Plan Development/Proposal (Map 114/Lot 012) with Rebel Union Partners, or take any other action thereon. Developer Mark D'Addabbo and Engineer Jim Cassidy presented the development plan for Rebel Union Partners, LLC which proposes a 10,640 sf dry goods retail store with 34 parking spaces on recently subdivided lot Map 114 Lot 012. Access to the property is proposed via Bronco Highway. Developer Mark D'Addabbo stated that this application went before the Planning Board as a Pre-Application and before the Zoning Board for two variances. The Zoning Board approved the requested variances for reduced parking and for a 50sf illuminated sign. Developer Mark D'Addabbo noted that both the Planning Board and Zoning Board applications were considered prior to Town Council adoption of the Nasonville Redevelopment Plan. Chairman James Langlois responded in opposition to the development plan and was of the opinion that it is not in compliance with the Comprehensive Plan, Zoning Ordinance or the Nasonville Vision. He also noted that Zoning Ordinance 30-210 requires a 50-foot vegetative buffer be maintained on Bronco Highway to maintain the rural character. He and other agency members expressed concern for traffic and for setting a precedence for allowing curb cuts along Bronco Highway. Chairman Langlois suggested access options from Victory Highway or Douglas Pike. He also mentioned that there are other parcels available in the village of Nasonville. Town Council liaison Dennis Anderson and Planning Director Ray Goff noted that the Comprehensive Plan encourages commercial growth in this node area along Bronco Highway. Secretary Mike Wood acknowledged that the timing of this development plan review has come at a precarious time as changes in both state law and local regulations, to include the adoption of the Nasonville Redevelopment District, have occurred after the Planning and Zoning review of this application. Chairman Langlois recommended a joint meeting with all relevant governing boards to review Zoning Ordinance 30-210 and Nasonville Redevelopment Plan to ensure all are in alignment.

**Voted to forward a negative recommendation to the Planning Board in reference to the Unified Development Preliminary Plan Review on March 4, 2024.** Motion by Chairman James Langlois. 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 1<sup>st</sup> with rain date of June 2<sup>nd</sup> with the budget was previously adopted. Pascoag Subcommittee is planning the event details. The agency members discussed ideas for new attractions to include a zip line and a "Pascoag 500" race.

Discussion, consideration and action relative to ARPA funds allocated to build a deck at Bravo location or take any other action thereon.

Chairman Jim Langlois and Secretary Mike Wood noted that project identification/allocation of \$25,000 ARPA funds remains pending. Consideration of an over budget (bids of \$50K+) deck expansion project is paused to research the feasibility and cost of a newly proposed pizza oven project.

Discussion, consideration and action relative to contractual 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 consultants Horsley Witten and Scott Gibb are being tasked to assist with updates to local regulatory documents. Chairman James Langlois noted Nason Mill is a critical node of the Nason Vision, he reached out to Timothy Mustacato of Winn Companies to propose a redevelopment plan. Winn Companies is a leading local development company out of Boston that specializes in multifamily affordable housing and Chairman James Langlois stated that Mr. Mustacato is interested in further discussions and review of a Nason Mill re-development project.

Discussion, consideration and action relative to a general update on the pedestrian bridge and upgrade to the Riverwalk in Pascoag, or take any other action thereon.

Secretary Wood noted that the RIDEM permits are secured and the long anticipated execution of grant agreement is expected by March. DPW Director Jeff McCormick is managing the project.

Discussion, consideration, and action relative to purchasing in Lucite Shamrock Decorations for Fountain Square Park in Pascoag, or take any other action whereon.

**Voted to approve expenditure of up to \$850.00 for the purchase of lucite shamrock decorations.** Motion by Chairman James Langlois. Seconded by Mark Thompson. Motion carried unanimously.

#### **CORRESPONDENCE:**

Receive and file application for Echo Lake Distribution LLC, Wholesaler Class A, 81 Pascoag Main St., Pascoag, RI 02859.

Chairman James Langlois noted that this for the distributor/sublet tenants of unit 3 at Bravo Brewery.

**Voted to receive and file and have Bra representation at the Zoom Hearing.** Motion by Chairman James Langlois. Seconded Vice Chairman Jeff Barr. Motion carried unanimously.

**EXECUTIVE SESSION:** None

#### **OTHER:**

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

**ADJOURN: Voted to adjourn at 8:30p.m.** Motion by Chairman James Langlois. Seconded by Vice Chairman Jeff Barr. Motion carried unanimously.

Michael Wood, Secretary: Michael Wood Date: 3/26/2024

Date filed with Town Clerk: 19m **MAR 27 2024**