

**QUONSET DEVELOPMENT CORPORATION  
STRATEGIC PLANNING COMMITTEE MEETING**

**APRIL 11, 2007**

**PUBLIC SESSION MINUTES**

A meeting of the Strategic Planning Committee of the Quonset Development Corporation (the "Corporation") was held at 3:00 p.m. on Wednesday, April 11, 2007 at the offices of the Corporation located at 30 Enterprise Drive, North Kingstown, Rhode Island, pursuant to notice to all members of the Strategic Planning Committee and a public notice of the meeting as required by the Bylaws of the Corporation and applicable Rhode Island Law.

The following members constituting a quorum were present and participated throughout the meeting as indicated: John G. Simpson, Sav Rebecchi, David A. Doern and Barbara Jackson. Also present were: W. Geoffrey Grout, Managing Director; Steven J. King, P.E., Chief Operating Officer; Heidi J. Green, Planning Specialist, Development and Planning; and Edward Spinard from The Maguire Group.

**1. CALL TO ORDER:**

The meeting was called to order at 3:01 p.m. by Chairperson John Simpson.

**2. APPROVAL OF MINUTES:**

Upon motion duly made by Ms. Jackson and seconded by Mr. Rebecchi.

**VOTED:** To approve the minutes of the meeting of March 5, 2007 as submitted to the Strategic Planning Committee.

Voting in favor were: John Simpson, Sav Rebecchi, and Barbara Jackson.

Voting against were: none.

Unanimously approved.

**3. S.W.O.T. ANALYSIS REVISTED BY CBRE:**

- Update will be provided at the next meeting.

#### 4. MASTER PLAN REVIEW:

Some assumptions to ratify, discuss, or modify:

- State looks at QBP as a statewide asset; clarify type of asset.
- How does the Board view the role of multimodal transportation?
- How should the relationship between QBP and other state authorities be defined within the document?
- Clarify relationship with TONK; What is expected from TONK and from Quonset Development Corporation
- Is the Mission Statement on track?

Mr. Doern suggested that the Mission Statement should be one or two sentences stating that Quonset is a statewide asset and describe what it is within the goal of developing a business park. The Operating Statement should come under the Mission Statement and be more detailed. Items to be addressed in the Master Plan include:

- Clarify the strategic issues
- Some numbers need updating
- Traffic
- Master Plan was written pre QDC
- Bullet two of existing Mission Statement is the frame work with adding statewide asset
- Revised Master Plan should only reference leasing of property
- Plans and Projects – what plans and projects we are going to be subject to and state guide plan references need to be addressed

Mr. Grout went over the handout entitled “Quonset Master Plan 2007 Revision/update Outline” attached hereto as Exhibit A.

Mr. Grout drew the Committee’s attention to an example of Section 2.1 of the Master Plan. Mr. Grout indicated that the Committee will see that most of the Market Influences are still relevant except 5 & 6 which should be deleted. The outline should be used as a guide for the Committee as to policy decisions to be determined by the Committee as well as the Board.

A) Item 1B on outline: Introduction and Background / What is the relationship to Town Comprehensive Plan?

Mr. Grout stated that the Town passed a resolution on November 8, 2004 to adopt Quonset’s Master Plan as a component of the Town’s Comprehensive Plan, attached hereto as Exhibit B. Mr. Grout gave an overview of General Law 42-64-13 and the process for the planning/zoning exemptions on former Federal Navy Lands. There was a discussion of the definition of a project:

- Statute only applies to projects for EDC/QDC on Federal Lands
- Relationship to the TONK's Comprehensive Plan
- Master Plan document should be extremely clear

The Committee agrees there needs to be further clarification of the Master Plan so it can stand on its own and reaffirms Statute 42-64-13.

B) Item 2B on outline: Context / State Guide Plan references – Limit to State Guide Plan 112

- Industrial land use plan
- Economic Development policy plan
- RI Freight Rail Plan

Currently, there is no reference to the plan being reviewed pursuant to Element 112 of the State Guide Plan. Mr. Grout indicated that the statute which governs all projects on former Federal Navy Lands, requires projects be referred for review by RIDEM, CRMC, and State Planning Council. It also states that RIDEM and CRMC will review the projects under their jurisdiction. Mr. Grout also spoke about the 1978 Settlement Agreement.

The Committee agrees the Master Plan should reference and explain Element 112 of the State Guide Plan.

The Committee agrees that a decision needs to be made on whether to send the Master Plan for review or send each separate project? Some items to keep in mind regarding this decision:

- Public process and Town's participation
- Discussion of elements for appropriate land use and not specific tenants.
- Is State Guide Plan Element 112 appropriate; should it be taken out if it is not related to QBP?

C) 2C on outline: Context / Town of North Kingstown Plans – Limit references:

Mr. Grout outlined the section of plans the Town has relevant to QBP. The question is which of these plans from a Strategic Planning point should be incorporated into our Master Plan?

The Committee discussed what should be in this section or should it be taken out.

The Committee agreed that the 2003 revision of the Master Plan made efforts to align plans between QDC and TONK. Re-address section 2.2.5 it should stay in to address relationship and context. The Master Plan should have a more specific relation to statute 42-64-13.

D) Item 3B on outline: Land Use / Mixed-use definition change

The Committee discussed land use and agreed that the definition needs to be updated and be broader in context section.

E) Item 3C on outline: Land Use / Waterfront Tourism

The Committee discussed whether tourism should stay in Master Plan or should the wording be changed?

- Museums, golf course, public access, air show, Saratoga
- Do businesses move to park for tourism?
- Does QDC entertain tourism opportunities?
- If taken out may limit opportunity
- Being silent allows board to review on case by case basis
- Existing Elements are all included in current Public Access Plan
- QDC is not actively marketing tourism
- Tourism in not a specific land use

The Committee agreed tourism should be addressed in the Master Plan.

F) Item 3G on outline: Land Use / Consistency with Town Zoning:

The Committee agreed that this section has been covered under context section and section 3.5 should be deleted.

G) Item 3H on outline: Land Use / District Plans:

ii. Allen Harbor:

1. Town role:

The Committee discussed the West side of Allen Harbor

- Town already has Calf Pasture Point – should be taken out
- Allen Harbor Navy has not transferred – 50 acres maybe transferred – should it stay or be removed?
- Already decided by past Board actions to terminate lease with TONK on December 31, 2009

The Committee agreed that rewording was needed in this section.

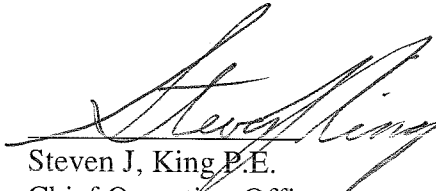
The Committee agreed to recess until Monday April 16, 2007 at 3:30pm.  
Items to be covered at Monday's meeting:

- Implementation program
- Operating Model
- Multi Modal Transit Center
- Continue with outline
- Legislative agenda

Upon motion made by Mr. Doern and seconded by Ms. Jackson the Committee agreed to recess until Monday, April 16, 2007 at 3:30 PM. There being no further business to come before the Committee, the meeting adjourned at 5:00 PM.

Respectively submitted by:

By:

  
Steven J, King P.E.  
Chief Operating Officer