

**QUONSET DEVELOPMENT CORPORATION  
MASTER LAND USE AND DEVELOPMENT PLAN WORKSHOP**

**May 12, 2008**

**PUBLIC SESSION MINUTES**

A workshop meeting of the Board to discuss the Master Plan for the Quonset Development Corporation (the "Corporation") was held at 3:30 p.m. on Monday, May 12, 2008, at the offices of the Corporation located at 30 Enterprise Drive, North Kingstown, Rhode Island, pursuant to notice to all members of the Board of Directors and a public notice of the meeting as required by the Bylaws of the Corporation and applicable Rhode Island Law.

The following directors constituting a quorum were present and participated throughout the meeting as indicated: Steven Campo, Thomas Hazlehurst, Barbara Jackson, Saul Kaplan, John A. Patterson, Sav Rebecchi, and John G. Simpson. Also present were: Steven J. King, P.E., Chief Operating Officer; Ted Spinard, The Maguire Group; members of the Corporation's staff and members of the public.

**1. CALL TO ORDER:**

The meeting was called to order at 3:30 p.m. by Chairman Kaplan.

**2. DISCUSSION:**

A. Draft Quonset Business Park Master Land Use and Development Plan

Mr. Simpson gave a brief introduction of the Master Land Use and Development Plan ("Plan") and suggested that they should go through the document section by section and make comments.

Ms. Jackson stated that the Board should be aware that the Plan makes some assumptions based on previous documents and does not detail all of the history leading up to this document. There are history and bibliography sections in the draft Plan that incorporates these documents. Mr. Patterson suggested adding the Base Re-Use Plan to the list of documents in the bibliography. Mr. Simpson added for clarification that this new Plan stands on its own and there is no need to reference all of the old documents to understand the draft Plan. Mr. Kaplan then added it would be helpful to him if the revised items in the document were pointed out for discussion.

Mr. Spinard noted that one major change was that the Land Use chapter was moved closer to the beginning of the Plan, emphasizing its importance.

There was some discussion on how this new Plan would be used by the Town since the former Master Plan is incorporated in the North Kingstown Comprehensive Plan.

1. Section 1, Introduction:

On page 1-2, Mr. Patterson suggested adding commercial uses to “internal industrial uses” to item number 4 of the seven interconnected goals. Mr. King suggested using internal uses and deleting “industrial” as a modifier.

2. Section 2, Land Use:

Mr. Patterson questioned the use of “non-residential” on page 2-6 under “Mixed Use Development”, citing the North Kingstown Comprehensive Plan. Mr. Patterson stated specifically that uses for West Davisville included residential in the Town’s Comprehensive Plan.

A discussion ensued on the definition of mixed use and how it has been used in the past and how it relates to the Park. Ms. Jackson pointed out that an explanation of why residential development is inconsistent with the development of the Park is given on page 2-9. Mr. Simpson added that “non-residential” use is consistent with previous plans and with the uses located in the “Business Park”. One of QDC’s goals is to facilitate the creation of jobs and residential uses will not support this goal.

Mr. Spinard added that residential use was discussed and considered. There were some major concerns, in addition to being inconsistent with previous plans:

- (a) Maximizing employment opportunities in the Park
- (b) Consideration of resource allocation – wastewater and water constraints / demands
- (c) Creating economic development

Mr. Kaplan added that this document is meant as a guide for the Board. If a specific residential development opportunity presented itself then it would come before the Board for discussion.

Mr. Kaplan asked for an explanation of the shift from the use of the terms industrial and commercial to the use of “first class business park” in the document. Mr. Simpson explained that the new terms are more comprehensive and the use of industrial, even light industrial was too narrow for this plan. The use of “Business Park” is broader to include uses such as retail, hotels, restaurants, offices, industrial and commercial and is a marketing vehicle. Mr. Kaplan expressed some concern that retail use be limited to the Gateway area and not expanded to the rest of the Park and

questioned if that was reflected in the intent of the document. Mr. King referred to page 2-5, section 2.2 *Site Opportunities and Land Uses*, and stated that retail was limited to the mixed use area of the Park which is clearly defined in the document. There was a discussion about relying on document maps to clarify Park uses. Mr. Spinard added the language included in the district plans within the document clearly define the uses without the sole reliance on maps.

3. Section 3, Content:

Mr. Patterson requested that the exact language from the statute be used in reference to the CAC (Community Advisory Committee) on pages 3-2 and 3-3.

Page 3-6, under “Projects Undertaken by QDC”, Mr. Patterson questioned if QDC was also authorized to plan, construct, reconstruct, rehabilitate, alter, improve, develop, maintain, and operate projects which can be maintained and operated by *buyers*. Mr. King indicated that he would follow up on this item.

4. Section 4, Transportation:

There was a discussion on the Rte. 403 daily trips and the difference in numbers between current calculations and previous calculations.

A suggestion was made to omit the last two sentences of the first paragraph under Section 4.6.2 on page 4-17, “The study is evaluating the operational issues of commuter rail south of Providence and engineering for a commuter rail station at Wickford Junction, south of QBP. However, RIDOT is not recommending a commuter rail station at West Davisville as part of its study of initial commuter rail start-up service”. The RI DOT is currently beginning an EIS process to study this option and these sentences are too specific without those findings.

It was noted that there was an inconsistency between page 4-17 and 6-11 on the number of employees in the park in 2021 (total build-out). Mr. Patterson made a general statement that this final number (15,157) is less than earlier estimates. Mr. King explained that there is better information available and a better understanding of the property that is affecting the numbers. The Corporation now has performed a detailed analysis of all the available acreage and has taken industry standards for office/industrial space to calculate the number of employees projected through 2012. Mr. King stated previous estimates were overstated because they did not consider all of the information known to date. Mr. Spinard expanded further on this difference stating:

- a) Changes in property available (open space/wetlands)
- b) Better understanding of Park logistics
- c) Plan focuses on the next 15 year period of primary development

Mr. Kaplan added that jobs are still a primary focus and this document should reflect the most realistic, achievable job numbers and then the Corporation should work toward that number. Ms. Jackson added that the number is important but it is also important to have a broad mix of jobs. Mr. Simpson warned that he felt it was dangerous to give an exact number in this context and that a range would be more appropriate. The goal is the diversified use of the land while maximizing the number of jobs. Mr. Kaplan stated he feels that a target is necessary to keep a standard.

5. Section 5, Infrastructure:

Mr. Kaplan asked about water demand projections in the Plan. Mr. King and Mr. Spinard explained that there was an estimation of an average usage of 1.7 million gallons based on best available information.

Mr. Patterson asked about page 5-14 relating to wastewater demand. Mr. Patterson was concerned that the Town's needs were not taken into consideration. Mr. Spinard stated the Plan does include expansion possibilities of the Wastewater Treatment Plant.

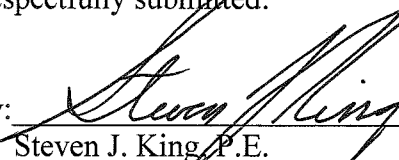
6. Section 6, Process and Results:

Mr. Patterson stated that due to time constraints, he would send his comments on Section 6 in an email.

There being no further business the meeting was adjourned at 4:55 p.m.

Respectfully submitted:

By:

  
Steven J. King, P.E.  
Chief Operating Officer