

QUONSET DEVELOPMENT CORPORATION STRATEGIC PLANNING COMMITTEE MEETING

July 21, 2008

A meeting of the Strategic Planning Committee of the Quonset Development Corporation (the "Corporation") was held at 3:00 p.m. on Monday, July 21, 2008 at the offices of the Corporation located at 95 Cripe Street, 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, Chairperson; Sav Rebecchi; Barbara Jackson and Steven J. King, P.E., Chief Operating Officer, of Quonset Development Corporation. Also present were Martha Machnik from West Bay YMCA, Kevin Flynn and Jared Rhodes of Statewide Planning, Jon Reiner, Planning Director for the Town of North Kingstown and Edward Spinard from The Maguire Group and all participated as indicated:

1. Call to Order

The meeting was called to order at 3:09 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 February 25, 2008 as submitted to the Strategic planning Committee.

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

Voting against were: None.

Unanimously Approved.

3. Land Use Waiver and Recommendation to the Board for Action

Mr. King provided an overview of the request for a Land Use Waiver by the West Bay, YMCA located on Post Road in North Kingstown. The YMCA is seeking to lease space from Bel Air Finishing Supply located at 101 Circuit Drive in Kiefer Park, owned by Steven Alвити. The YMCA wishes to expand their programs at the Post Road facility and use the space at 101 Circuit Drive. Mr. King outlined the applicable QDC Regulations for that district of the Park. The YMCA would need a waiver to allow a recreational use of the property. Mr. King was approached by Martha Macknik, Executive Director of the YMCA and he instructed her to collect data pertaining to how the proposed expansion of

programs relate to revenue and job opportunities. The pro forma for the first three years of the programs projects \$262,000 dollars in yearly payroll. The average yearly salary in Rhode Island is \$40,000 which equates to 7 full time jobs (53 part time jobs).

The Committee set forth their concerns regarding granting the waiver:

- Who are the abutters?
- What concerns will the other businesses in the area have about this?
- How would the expansion of the YMCA programs impact the RAVV project?
- Would it replace the YMCA facility on Post Road?
- How would the safety of the children be addressed in terms of traffic?
- Property is subject to the zoning ordinance of the Town. If QDC grants the waiver to the YMCA, would they still be required to obtain a special use permit from the Town?
- Does this set a precedent for other parties in the Park to request waivers?
- Is there any other lease space available in the Park to accommodate the YMCA?
- Does QDC Board approval occur before the Town's approval?
 - The Town asked the YMCA to obtain QDC approval first because the Town's process is costly and long.

The Committee would make the recommendation to the Board with the following stipulations:

- Feedback from the abutters
- Traffic Study
- Town's approval

Motion to apprise the Board for action next month with the following stipulations:

- Abutters should be consulted
- Traffic analysis conducted
- Determine the correlation between the time of the YMCA programs with peak travel times.

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

VOTED: To make the recommendation to the Board to approve waiver with stipulations.

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

Voting against were: None.

Unanimously Approved.

4. Naming New Connector Road

Mr. King suggested naming the new connector road in the Gateway area after the Romano Family. A QDC employee who is related to the Romano Family made the suggestion. The Romano Family owned a large portion of land (now the Gateway area) prior to the Navy taking the land and building a military facility. The Romano Vineyard dates back to the 1900's and was an extensive vineyard, producing over 100,000 gallons of wine and champagne. Mr. King indicated that it will be a good way to remember the heritage and the former land use of the property. QDC will get input from the Town regarding the 911 addresses before the next Board meeting.

Ms. Jackson suggested that the road be named "Romano Vineyard Way".

Motion to name the new road "Romano Vineyard Way"

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

VOTED: To make the recommendation to the Board to name the new connector road "Romano Vineyard Way".

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

Voting against were: None.

Unanimously Approved.

5. Review of Draft Master Land Use and Development Plan

Kevin Flynn, Jared Rhodes of Statewide Planning; Jon Reiner from the Town of North Kingstown and Edward Spinard from The Maguire Group joined the meeting at 3:37 p.m.

Mr. Spinard distributed a summary of a meeting held with Steven J. King (QDC), Heidi J. Green (QDC), Kevin Flynn, Jared Rhodes and Nancy Hess (Statewide Planning), and Ted Spinard (The Maguire Group) on July 17, 2008 at the office of the Quonset Development Corporation. This meeting was conducted to discuss the comments made by Statewide Planning concerning the Draft Master Land Use and Development Plan. Comments can be categorized into three areas:

- Consistency with the State Guide Plan.
- Consistency review with QDC's 2003 Master Plan.
- General comments.

The comments Statewide Planning shared were in draft form and need to be finalized prior to being distributed to the State Planning Council. Once the comments have been finalized, they will be forwarded to the Strategic Planning Committee for review.

Mr. Spinard went over the summary outline attached herewith as **Exhibit A.**

The Committee discussed the recommendations made by Statewide Planning:

- Replacing the mixed use definition with Service Use defining the land use as office and retail.
- Clarify the confusion with the mixed use designation in the land use map and the development initiative map.
- Examining a commuter rail station with a possible residential component in West Davisville.
- Do executive business parks typically have residential components?
- The Town of North Kingstown is modifying their Comprehensive Plan by eliminating housing designations in the Gateway and Allen Harbor but maintaining housing as a future land use for the 40 +/- acre parcel in West Davisville owned by DOT and QDC.
- The 40 +/- acre parcel in West Davisville should be purchased by the Town of North Kingstown if residential development were to occur.
- Inclusion of residential uses in the Park would decrease the amount of land available for offices or other industrial uses which would amount to fewer jobs.
- Rail stop would make Park more attractive to businesses.
- How long will QDC hold this acreage off the market for the purpose of a train station?
- The Master Land Use and Development Plan should have a proposed timeline to make the transit stop occur.
- What level of office and/or residential would make it work.
- Statewide planning strongly believes the prohibition of residential uses makes a rail stop less feasible.
- Determining whether the Towns of North Kingstown, East Greenwich and Jamestown would support a transit stop and what they would be willing to do to secure same.
- The Corporation is still working through sustainability issues, such as long term maintenance and services for the Park.
- The Committee also discussed the feedback from RIDEM, CRMC and the Historical Preservation Society.
- There will be some changes to the Draft Master Land Use Development Plan to reflect comments provided by these agencies.

Mr. Rhodes stated that these comments are not finalized. Statewide Planning is in the process of writing a formal staff report and extended the review period until August 14th. State Planning Council Staff will present the formal staff report to the State Planning Council on August 14th. The Council will be required to vote on that report and then Staff for Statewide Planning will forward the final official comments to QDC.

Mr. King stated that once QDC receives the official comments QDC will respond to them. The Maguire Group will need to incorporate changes into a second draft and return it to the Statewide Planning Council. Mr. Flynn added that the Statewide Planning

Council would not need to approve the second Draft of the Master Land Use Development Plan, but would report back to the Council on the changes that were made. Mr. Rhodes highlighted the items that were missed in Mr. Spinard's outline.

- The construction has begun on the Gateway and should be reflected in the Plan.
- There should be some resolution of residential uses in West Davisville so that it is consistent to the North Kingstown Comprehensive Plan.

Mr. Reiner stated that the Town's Comprehensive Plan has been approved for a 60 day period by the Statewide Planning Council. The Town is currently making modifications to the Comprehensive Plan, including eliminating residential uses in the Gateway and Allen Harbor areas. The Comprehensive Plan will include residential uses in West Davisville to tie in with the proposed commuter rail stop at that site. The two will be linked, if there is not going to be a train station, the Town does not want to see residential uses in West Davisville. Mr. Reiner added that Mr. Patterson would like a public meeting.

Mr. Spinard read the Town's comments which are attached as **Exhibit B**. Since negotiations are in the early stages regarding the proposed sewers in the Post Road area connecting to Quonset's Wastewater Treatment Facility, Mr. Spinard indicated that he did not think it was prudent at this time to include those projections into the Master Land Use and Development Plan. This information may be best included in the sustainable development model.

Mr. Rhodes noted that Map 2.2 and 2.4 need to be consistent. Titles in maps should be more consistent with reference to mixed use and general industrial uses. Also, Map 2.2 should add the transit oriented development area.

The Committee reviewed the items that need to be reported to the Board:

- Land Use Waiver
 - Recreational use in a light industrial area
 - Feed back from the abutters
 - Traffic analysis
 - Safety issues
- Naming of the new road
 - Committee agreed to Romano Vineyard Way and will present it at the next Board Meeting.
- Master Land Use and Development Plan
 - Summary of feedback from Statewide Planning, Town of North Kingstown, Department of Environmental Management, and Coastal Resource Management Council.
 - Submit second Draft to the Statewide Planning Council.
 - QDC Board should receive the second draft in September and vote on it in October.


Committee agrees to meet prior to the next Board meeting on August 18, 2008 to discuss:

- Rail Station in West Davisville with regards to residential uses.
- Water and wastewater.

There being no further business to come before the committee, upon motion duly made by Mr. Rebecchi and seconded by Ms. Jackson the meeting was adjourned at 4:45 PM.

Respectively submitted

By:


Steven J, King P.E.
Chief Operating Officer