



TOWN OF SOUTH KINGSTOWN

180 High Street, Wakefield RI 02879

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Planning Department

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ECONOMIC DEVELOPMENT COMMITTEE –MEETING AGENDA

Wednesday, December 1, 2021 at 7:00 p.m.

Town Council Chambers, 180 High Street, Wakefield, RI

THIS MEETING WILL BE HELD LIVE AND IN-PERSON. THE LAWS ALLOWING FULLY VIRTUAL MEETINGS DUE TO THE PANDEMIC HAVE BEEN RESCINDED. **ALL BOARD MEMBERS AND APPLICANTS MUST ATTEND IN PERSON.**

MEMBERS OF THE PUBLIC ARE INVITED TO ATTEND AND PARTICIPATE IN-PERSON OR TO SUBMIT WRITTEN COMMENTS IN ADVANCE OF THE MEETING. NO OPTION FOR REMOTE VIEWING OR PARTICIPATION IS AVAILABLE FOR THIS MEETING.

STANDARD TOWN HALL COVID PROTOCOLS APPLY TO ALL MEETING ATTENDEES.

ATTENDEES WHO ARE NOT VACCINATED MUST WEAR A MASK & MAINTAIN SOCIAL DISTANCING.

Economic Development Committee Members

Larry Fish, Chair	Henry Thayer, Vice Chair			
Susan Marcus	Brian Smith	Jude Nuzum	Joanne Esposito	Thomas Routliffe
Alex Petrucci	Dan Kimber	Ken Tetzner		

AGENDA ITEMS

Please be advised that the Economic Development Committee intends to discuss and/or act upon each and every item appearing on this agenda.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES:** [10-7-2021 Draft Minutes](#)
4. **CORRESPONDENCE AND PUBLIC COMMENTS:**
5. **OLD BUSINESS:**
 - a. **Saugatucket Design Project** – General discussion of park/river improvements, including preliminary design, feasibility, cost, funding, grant opportunities, permitting, professional support, stakeholder coordination and other related issues. Analysis of comment received at 9/21/2021 public forum and discussion of follow-on actions, including report-out to Town Council. Possible action to advance the project to the next design stage or to apply for grant funding to support (subject to authorization by the Town Council). [Table Documents from Public Forum](#)
 - b. **Measuring the Town's Economic Health**: Discussion and possible action on evaluating the status of the town's economy as a basis for proposing town action, including but not limited to, a review of the EDC's 2015 business survey and action to update the survey. [2015 Business Survey Questions](#); [2015 Business Survey Results Presentation](#)
6. **NEW BUSINESS:**
 - a. **Commercial Highway (CH) District Mixed-Use Discussion**: Discussion of the EDC's 2018 survey of stakeholders in the CH District and possible action on future steps to advance discussions with the Planning Board, Town Council, Planning Department and stakeholders. [2018 Stakeholder Presentation](#); [2018 Survey Questions](#); [2018 Staff Memo to EDC](#); [2018 EDC Letter to TC](#); [2020 Presentation for Joint EDC-PB Worksession](#); [Jay Nuzum Docs from EDC-PB Worksession](#)

- b. **Grant Application for Redevelopment in the Commercial Highway District:** Discussion of proposed grant application by Planning Department and processes for incorporating EDC input into the application. [RI Commerce Site Readiness Grant](#); [Planning Department Nov. 2020 CIP](#)
- c. **2022 Meeting Schedule** – Discussion and action to adopt a meeting schedule for 2022. [Proposed 2020 EDC Meeting Schedule](#)

7. RECURRING DISCUSSIONS:

- a. **Report on Town Planning for Tercentennial** – Report from EDC members serving on Town planning committee for 300th anniversary in 2023. [Appointment of Steering Committee for 300th Anniversary](#)
- b. **COVID-19 Related Business Issues** – Open discussion regarding pandemic-related business issues.
- c. **Funding Opportunities** – Open discussion about funding opportunities for EDC projects and/or local businesses.
- d. **Monthly Update on Local Business Developments** – Open discussion pertaining to new developments in the S.K. business community; e.g. new commercial projects, new businesses, changes in ownership, business closures/relocations, properties available for commercial development ... etc.

ACTIVE COMMERCIAL PROJECTS (link)			
PROJECT LOCATION	PLAN STAGE	PROJECT LOCATION	PLAN STAGE
<u>Union F.D./Matunuck</u> – Demolish and rebuild fire station & add new EMS building	Advisory DPR Heard 11-23-21	<u>South County Hospital</u> - Proposed zoning text amendment to Inst. Master Plan requirement.	Ongoing Hearing Next Date => 12-2-21
<u>471 High Street</u> – Application for change of use to former “Welcome Market” from retail to office.	Advisory DPR TRC Review 12-8-21	<u>Old Tower Hill Rd. Burger King</u> – Parking lot changes to allow addition of 2 nd drive-thru lane.	Advisory DPR TRC Review 12-8-21
INACTIVE APPLICATIONS			
PROJECT LOCATION	PLAN STAGE	PROJECT LOCATION	PLAN STAGE
<u>221 Robinson St.</u> – Healey’s second floor residential project.	Incomplete Prelim. Application	<u>Plant Based Compassion Ctr.</u> – 91 Pershing Ave. – Med. Marijuana	On Hold by Applicant No Planning Approval <i>(State Lottery Winner??)</i>
<u>Lavender Waves Farm</u> – 3812 Rte. 1, DPR for Farm Events	On Hold by Applicant	<u>551 Liberty Lane</u> – South County Post & Beam industrial bldg. development	Reviewed at pre-app., awaiting next app.

8. UPDATE FROM STAFF ON PLANNING DEPARTMENT ACTIVITIES:

9. NEXT MEETING DATE & AGENDA ITEMS: Thursday, January 6, 2022 *HAPPY NEW YEAR!!!*

10. ADJOURNMENT: