

Wickford Plan Committee (WPC) Meeting January 18, 2017

Members Present: J. Ehrhardt, C. Gibson, M. Morin, J. Shapin, J. Chirnside, P. Galster, E Lemieux, M. Suvari

Members Absent: E Cooney, L. Piedra

Town Council Representative: K. Maloney

Non-members present: S. Lacey, Julie Starr, John (West Main St residents), G Brennan, D. Wrenn

Meeting Called to order: 5:32pm

C. Gibson motioned to approve December 2017 meeting minutes.

Seconded by E Lemieux.

Motion approved unanimously.

Public comment

None

Brown Street Annex

G Brennan attended presentation of Brown St annex development proposal to the town council. He stated that he felt there was no time to fully understand the plan before it was voted on by the town council. In addition he stated that the selling price of \$100,000 was low.

The proposed plan still needs to go to a town vote for final approval.

K. Maloney stated that the assessment value includes parking lot and area around building. But the proposed selling price only included building footprint.

P. Galster asked what the referendum will say.

K. Maloney stated he was not sure on the exact language, but it will likely focus on the selling price.

C. Gibson asked if there will there be a conservation easement to protect the building now and in the future.

K. Maloney stated that there is a facade easement in the contract.

P. Galster asked how many EDUs (Economic Development Units) there were.

S Lacey stated the property was assessed for 2 EDUs.

S Lacey stated, regarding the questions over parking, that if you operate within 500 feet of common parking, you can benefit from that.

The WPC asked what would happen to the property if buyer defaults.

K. Maloney stated that the town put into the contract a right of first refusal.

D. Webb asked if the facade easement was permanent. He also stated that the town council should have allowed more time for review before voting to approve project.

The WPC stated they support the proposal. But also suggested the public have an opportunity to comment.

Sewer Project

S. Lacey provided an update on the sewer project. He stated that work is set to resume towards end of January.

J. Starr stated they are planning a significant renovation to their home and cannot break ground until sewers are complete.

Wickford Design Guidelines

S. Lacey stated the design guidelines committee hopes to get a publicly viewable draft out early next week. The draft will be posted on town's website. He also stated the town has a conflict attorney on board to review legal issues over demolition and other potential issues.

The WPC reiterated the need for outreach to the Brown St businesses about the HDC process, to alleviate concerns.

Report on solar ordinance

K. Maloney stated the town council brought up the WPC concerns at their last meeting. He also suggested asking the design guidelines committee to include solar guidelines.

Due to time constraints, the WPC decided to put off the 2018 goals agenda item until next meeting.

Motion to adjourn 6:58pm.