

**QUONSET DEVELOPMENT CORPORATION  
MEETING OF BOARD OF DIRECTORS**

PUBLIC SESSION  
MINUTES

December 12, 2005

A meeting of the Board of Directors of the Quonset Development Corporation (the "Corporation") was held at 5:00 p.m. on Monday, December 12, 2005, 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: Robert Crowley, Kas DeCarvalho, David Doern, Barbara Jackson, Anthony F. Miccolis, Jr., John A. Patterson, Sav Rebecchi, and John G. Simpson.

Also present were: W. Geoffrey Grout, Managing Director, E. Jerome Batty, Secretary, members of the Corporation's staff and members of the public.

**1. CALL TO ORDER**

The meeting was called to order at 5:00 p.m. by Director Crowley in Chairman McMahon's absence.

**2. APPROVAL OF MINUTES**

Upon motion duly made by Mr. Simpson and seconded by Ms. Jackson the Board:

**VOTED:** To approve the public session minutes of the meeting of November 21, 2005 as presented to the Board.

Voting in favor were: Mr. Crowley, Mr. DeCarvalho, Mr. Doern, Ms. Jackson, Mr. Patterson, Mr. Rebecchi and Mr. Simpson.

Voting against were: none.

Unanimously Approved.

3. **STAFF REPORTS**

A. Planning and Development Services.

Mr. King updated the Board on the Open House held on December 8, 2005, the purpose of which was to familiarize North Kingstown residents regarding the proposed relocation of Davisville Road.

(Mr. Miccolis joined the meeting at 5:04 p.m.).

Mr. King noted that there were approximately 80 attendees and that these attendees left 18 questions and 17 comments regarding the proposed road relocation. Mr. King noted that the majority of the questions and comments, both verbal and written, could be separated into the distinct categories of: (1) reasons for relocating Davisville Road; (2) concerns about the closeness of the proposed road to the surrounding neighborhood; (3) the proposed elevation of the road; (4) the adequacy of the proposed buffer; (5) the potential noise issues that could be created; (6) the potential increased air pollution associated with more traffic on the proposed relocated road; (7) potential drainage issues; (8) potential lighting issues; and (9) potential negative impact on property values for the surrounding neighborhood due to assumed increased traffic on the new road.

Mr. Grout distributed to the Board a summary of the questions and comments that were raised during the Open House.

Mr. King noted that the questions and associated answers, in the grouped categories noted above, would be posted on the QDC website in the next week to ten days.

Mr. Patterson then commented that the Town of North Kingstown would hold a public hearing in the near future regarding the proposed relocation of Davisville Road. Mr. Patterson noted that the hearing would be posted and advertised to ensure that residents who would like to provide further comment to the North Kingstown Town Council would have the opportunity. Mr. Patterson also noted that he understands that this is just the beginning of the process and that there would be further dialogue between the parties in the near future.

Mr. Miccolis further commented that the North Kingstown Town Council would give the residents of North Kingstown further opportunity to discuss the road with their local government to enable them to be comfortable with the process. Mr. Miccolis noted that the key is to continue open dialogue so the residents can understand the proposal and have a forum to discuss their issues and concerns.

Mr. DeCarvalho noted that it is important to keep the momentum of the project moving forward and suggested a schedule to continue the open hearing process with a closing date for action by the Board.

Mr. Rebecchi asked for clarification on how we proceed before or after the Town Council holds their public meeting.

Mr. Grout reiterated the development process in place at QDC and noted that at some point, the Board would need to make a decision after residents' questions have been answered. Mr. Grout noted that the plan for the relocation of Davisville Road is carefully formulated to maximize the value of the Park.

Mr. Doern noted that the presentation by the Maguire Group at the November Board meeting was positive and agreed that a schedule was needed on how to proceed. Mr. Doern suggested a review at the January Board meeting with a subsequent vote to move forward or not to be held at the February or March Board meeting.

Ms. Jackson asked for clarification in the definitions of an open meeting and a public hearing and whether or not QDC is required to hold a public hearing.

Mr. Batty responded that QDC was not required to hold a public hearing. Mr. Batty noted that the public may attend and observe at an open meeting. The purpose of a public is to solicit input and comments from the public.

Mr. King ended his report by stating that the Reynolds Farm Sewer agreement continued to be reviewed with the North Kingstown Town Solicitor and that the parties appeared to be moving closer to an agreement.

#### B. Finance.

Ms. Lake updated the Board on the current spending to date relative to the \$48M bond issuance for Park infrastructure improvements.

The Board engaged in conversation about the current bond counsel and the qualifications and certifications of the law firm being used for counsel.

#### C. Managing Director's Report.

Mr. Grout reported that a representative from New Boston Development Partners, LLC was at the December 8th, Open House to discuss the Gateway proposal. Mr. Grout reported that feedback about that proposal was positive. Mr. Grout also noted that those comments were not included in the package previously distributed to the Board.

Mr. Grout reminded the Board that there would be a Master Plan for the Gateway presented at the February 2006 Board meeting by New Boston Development Partners, LLC.

Mr. Grout reported that the exclusive discussions regarding the logistics terminal have been terminated. Mr. Grout noted that the staff was reframing a new request for information with a focus on automobile importing. Mr. Grout indicated that there would be a report at the January 2006 Board meeting regarding information received.

Mr. Grout referred the Board to the North Davisville Development report included in their packages which outlines the Corporation's position regarding the North Davisville property.

Mr. Grout also referred the Board to the Roger Williams Way Discussion report included in their packages and noted that this item has been put on hold for the time being.

Mr. Grout concluded his report by indicating that the discussions involving the Municipal Services Agreement are continuing with the Town of North Kingstown.

Mr. Batty noted that the Board had not voted to approve the Executive Session minutes and would need to do so at that time.

Mr. Rebecchi noted that on page 2 of the minutes, "per acre" was left out of the paragraph and that this omission made the information confusing.

Upon motion duly made by Mr. Patterson and seconded by Mr. Doern the Board:

**VOTED:** To approve the executive session minutes of the meeting of November 21, 2005 as corrected.

Voting in favor were: Mr. Crowley, Mr. DeCarvalho, Mr. Doern, Ms. Jackson, Mr. Miccolis, Mr. Patterson, Mr. Rebecchi, and Mr. Simpson.

Voting against were: none.

Unanimously Approved.

4. QUONSET DEVELOPMENT CORPORATION COMMITTEE REPORTS.


A. Strategic Planning Committee.

Although there was no subcommittee meeting held on December 12, 2005, Mr. Doern reported that the Committee was moving forward and that things are getting done.

There being no further business to come before the Board, upon motion duly made by Mr. Miccolis and seconded by Mr. DeCarvalho, the meeting was adjourned at 6:07 p.m.

Respectfully submitted by:

By:

  
E. Jerome Batty, Secretary