

Richmond Recreational Needs
Assessment Committee
April 23, 2014 at 7:00 PM
Richmond Town Hall – Second Floor

Meeting called to order by Chairman Denise Stetson at 7:07 PM. Notice of the meeting and the agenda were posted in accordance with the Open Meetings Law on April 15, 2014

Present: Denise L. Stetson, Town Planner
Henry R. Oppenheimer, Town Council Liaison
Iva J. Lipton, Elder Affairs Committee Liaison
Carolyn S. Richard, Planning Board Liaison
Joshua Comerford, Economic Development Commission Liaison
Robert Rock, Town Administrator
Nell Carpenter, Richmond Recreation Director

Absent Lawrence Casey, Finance Board Liaison
Dennis McGinity, Richmond Senior Center Liaison

Mrs. Stetson introduced newest committee member, Joshua Comerford, member of the Town's EDC, who is a residential land developer and land use consultant. He also sits on the RIBA Board. He has resided in Richmond for 7 years.

Chair asked for any corrections, amendments or changes to the minutes of March 26, 2014. Hearing none, she declared the minutes as written and presented the record of that meeting.

Mrs. Stetson has spoken further with Maureen Fitzgerald of the Westerly YMCA and suggested a conference call meeting with the YMCA in Woodbridge, NJ. This particular Y was built in partnership with the municipality of Woodbridge and might serve as a blueprint for any partnership between the Town of Richmond and the local YMCA. However, since Woodbridge is a populous urban area much unlike Richmond, it was decided instead to request that the local YMCA requisition documents relating to any agreements between YMCAs and municipalities from any part of the country. We may find a similar demographic with Richmond and the documents would be a helpful starting point should the Town consider partnering with the Y.

Mr. Comerford presented a cost analysis, which he acknowledged was very general, but did give an estimate/idea of what a community center building would cost. A similar cost analysis was procured from the Town of Glocester. Both documents are attached hereto and made a part of these minutes. Mr. Comerford also explained, using an aerial view map of the 14 acre parcel, the various constrictions, both existing and proposed, which make this a difficult parcel for construction. Among them include wetlands, bedrock, a water tower and septic systems and fields. Ultimately, there is only a two acre area on the south end of the parcel which is suitable for building construction. He further noted that a 6,000 s.f. building, such as the one in Glocester, would not fit on this site. A second map theoretically annexed Lot 12 on TAP 6C ("McCann lot"), which created new construction possibilities. The map superimposed such uses as a pavilion and a multi-use playing field to demonstrate how they might fit on the combined parcel. The attached report includes parking lot costs for the first two buildings listed. Mr. Comerford also provided a very broad estimate of road construction costs between RI Rte 138 and the 14 acre parcel at \$450./linear foot, including a sidewalk and drainage with a \$50,000 overrun contingency, or a total of \$320,000 for the 600 feet of roadway required.

Mr. Comerford stated he would further research the McCann lot to estimate the demolition costs of the house, swimming pool and outbuildings. There may also be environmental compliance costs as well. He cited the recent demo of a similar property, which cost about \$24,000.

Also questioned was the use of the large excavated bedrock area along the westerly side of the 14 acre parcel. Commercial solar panels are usually situated on rock or gravel beds; however, there are many additional and precise requirements for siting solar panel beds. This property may not meet the standards.

Mr. Comerford asked if the Town, theoretically, would be amenable to buying just the rear portion of the McCann lot, approximately 2 to 3 acres, if a private party purchased the entire lot and administratively subdivided it along the stream/wetlands. Mr. Oppenheimer estimated the value of the rear portion of the McCann lot to be about \$15,000 to \$20,000 and such an arrangement might work for the Town. Mrs. Stetson responded this would require more research as administrative subdivisions cannot create a substandard lot of the remaining land.

Mrs. Lipton advocated serious consideration of the purchase of the McCann property given the severe site restrictions and small area of usable land in the 14 acre parcel.

A list of various questions, which was generated from the sub-committee of Mrs. Stetson, Mr. Comerford and Mrs. Carpenter is also attached hereto and made a part of these minutes. In particular, discussion centered on Item No. 4 a. The 4 acre parcel, designated as Lot 12 on TAP 3B, was acquired by the Richmond Rural Preservation Land Trust on May 16, 2013, a donation from the heirs-at-law/estate of Ernest A. Niles. It has no restrictions as to use and has a small wetland area along one border. It is located approximately 1,800 feet southerly from Baker Pines Road on the easterly side of an unused portion of New London Turnpike. Although this property would be too inaccessible for a building, it may be suitable for development into a multi-use field.

Mr. Rock explained he had been in touch with Congressman Langevin's office and DEM regarding any grants which may be available for recreation development and construction. There is funding available, but applications are due in early summer, particularly for the federal money. It was a consensus that the committee needed to prepare and forward a report to the Town Council as soon as possible. Mrs. Stetson and Mrs. Richard will prepare the DRAFT report for dissemination to the members for review prior to the next scheduled meeting of this committee.

On a MOTION by Mrs. Lipton seconded Mrs. Carpenter, it was voted to ADJOURN at 8:45 PM to the next stated meeting on May 28, 2014, or at the call of the Chair.

Signed electronically:

Carolyn S. Richard
Secretary