

Smithfield 2020 Notes from Team meeting of June 3, 2015

Present

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|-------------------|-----------------|---------------------------|
| Jim Abicht | John Edwards | Peter Stephenson |
| Mike Adams | Jenn Gangemi | Judy Winslow |
| Priscilla Barbour | Sheila Gwaltney | Sharla Braunhardt - guest |
| Rick Bodson | Trey Gwaltney | Mark Gay - guest |
| Andy Cripps | Mark Hall | |
| Lee Duncan | Randy Pack | |

Admin

Current funds balance is \$15,975.79, reflecting the last payment for the lamp post banners and for the production and installation of the directional signs. The lamp post banner project exceeded its \$8,000 budget by \$66.40; the directional sign project was \$212 under budget. There are no outstanding commitment of funds.

Project and initiative updates

The directional signs project was completed in May with the installations at the Christmas Store for Wharf Hill and North and South Church Streets, and near Olive's for the 300 block.

The review of the lighting of the BofA branch property by Town staff and the Bank of America regional site administrator remains an open item.

The review and evaluation of the proposed development of the Pierceville property was continued. Hearndon MC Builders has submitted a rezoning application and it will be presented to the Planning Commission at its June 9th meeting.

The development of Smithfield 2020's statement considers three issues – the preservation of the historic site, the developer's proposed master plan and the economic impact of a significant number of new households in the Historic District.

Thomas Pierce house and outbuildings – The house has been vacated and some protection from the elements has been put in place. In anticipation of a protracted timeline to a change of ownership, additional mitigation from further deterioration is warranted. A “mothballing” of the building (essentially sealing and monitoring for infestation) is feasible and not cost prohibitive. By general consensus, it was agreed that 2020 will present a request to Town Council's Public Building & Welfare Committee for the Town to pursue legal action under the demolition by neglect process, to include a lien that will obligate the current and future owner to an acceptable preservation and restoration plan. A pre-requisite step of assessing the current condition of the house and outbuildings for restoration feasibility will also be requested.

Residential neighborhood – A task team – Randy, Amy and Randy – used the current

proposed master plan as a baseline to compile a report of features needed to make a new neighborhood compatible with the Historic District. The comprehensive list of recommendations identified significant modifications to the current proposal. The task team did not attempt to calculate the housing density engendered by the recommendations. The task team's report is included in these meeting notes by reference. By general consensus, it was agreed that, as a professional courtesy, the report will be provided to the developer.

Economic impact – A task team – Jim, Andy and Mark – pulled together from multiple sources an evaluation of the impact of a new 151 home neighborhood on the local economy, on tax revenues for the Town and County, and on the cost of public education. A profile of the spending characteristics of the median household expected in the proposed Pierceville neighborhood was compiled and an evaluation on the impact of housing prices for surrounding neighborhoods was presented. The report is included in these meeting notes by reference. The report based its spending estimate on an average household income of \$55,000 to \$75,000. An estimate from a regional mortgage broker received after the report was compiled put the expected household income range at \$65,000 to \$100,000.

As a complementary step to gauging the economic impact, Mark compiled a list of Historic District businesses and a “scorecard” of plus / minus / no impact quick assessment of expected impact. The business owner team and Andy will meet to develop a consistent set of polling questions, a process for merchants to submit feedback anonymously and a plan to collect feedback from a broad sampling of Historic District merchants.

The Team was tasked with reviewing the task teams' work products, provide feedback to Rick as the public hearing statement is developed. The timeline to finalizing the statement will be matched to the date set by the Planning Commission for a public hearing on the developer's rezoning application.

Next meeting: Wednesday, June 17 if Planning Commission sets a July 14th Public Hearing, otherwise July 1, 8:45 am, Arts Center @ 319 classroom.

These meeting notes submitted by Rick Bodson.