

TOWN OF JAMESTOWN
BOARD OF
WATER AND SEWER COMMISSIONERS

Monday, September 17, 2001

A regular meeting of the Jamestown Town Council sitting as the Board of Water and Sewer Commissioners was called to order at the Jamestown Philomenian Library, Conference Room, 26 North Road at 7:02 PM by Commission President Guy Settupane. The following members were present:

David Swain, Vice-President
David Long
Norma Willis

Also present were:

Maryanne Crawford, CPA, Town Administrator
Denise Jennings, Assistant Finance Director/Water and Sewer Clerk
Douglas DiSimone, Esq., Town Solicitor
Arthur Christman, Fire Chief

Absent:

Steven Goslee, Public Works Director
Kenneth G. Littman

READING AND APPROVAL OF MINUTES

1) 08/20/01 (regular meeting)

Commissioner Willis: I would like to see the minutes reflect more of what Mr. Yannoni of Fay, Spofford & Thorndike, Inc. said regarding Water Treatment Plant upgrades. Commission President Settupane: More information would be helpful.

Motion by Commission President Settupane, seconded by Commissioner Long to have the clerk review and expand the minutes of 08/20/01 (regular meeting) regarding the presentation made by Mr. Yannoni of Fay, Spofford & Thorndike, Inc. re: Water Treatment Plant upgrades for the next meeting on 10/15/01. So unanimously voted.

REPORT OF TOWN OFFICIALS

1) **Pumping Report:**

Ms. Crawford reported that pumping was down from last year, rainfall was comparable to other years and that there should be an increase in rainfall in the next few months. Motion was made and seconded to accept the pumping report. So unanimously voted.

2) **Town project report:**

North/South pipeline:

Ms. Crawford reported that the pipeline is on site, fusion is complete, the wetlands application is complete and has been filed with CRMC, Fay, Spofford & Thorndike, Inc. has finished the preliminary design of pumps and the well structure and that she has no new information on the \$450,000 grants. She stated that in light of recent events on September 11th, she is not as optimistic about the grants as she was in the past. She reported that the new fiscal year for the federal government begins on October 1st and would hope to hear more information after that date.

Aeration System:

Ms. Crawford reported that the aeration system has been in place and operational throughout the summer and as Mr. Goslee has reported in the past the clarity of the water is much better than in the previous years. Construction of the building to store the compressor will take place around the first of November.

Wastewater Management Plan:

Ms. Crawford: You held a meeting last Thursday to discuss the plan and questions were posed. I will be working with the Town Planner and Brenda Dilman as we finish the plan and I have some ideas as how we will proceed with the computer software and staffing and who will be responsible for implementation of this ordinance.

Commissioner Willis: Reports are wonderful, very clear and tell us what is going on. Do we have a cost for labor as of yet? Ms. Crawford: Not as of yet, Mr. Goslee is working on this.

Commissioner Swain: What is the reservoir level? Ms. Crawford: The reservoir is at 32 inches. If the reservoir reaches 36 inches the next level of conservation would kick in. Commissioner Swain: Can we get a similar report for the Sewer Rehabilitation project? Commission President Settignano: This may be helpful. Monthly or quarterly would be okay. Commissioner Willis: What was the outcome of the last Water Study Committee meeting? Commission President Settignano: We will coordinate a report for the next Water and Sewer meeting.

LETTERS AND COMMUNICATIONS

(none)

UNFINISHED BUSINESS

- 1) Review draft of revised application for utility service connection

(no discussion)

Rules and Regulations of Board of Water and Sewer Commissioners:

Solicitor DiSimone presented the Commission with a revised draft of the Rules and Regulations of the Water and Sewer Commissioners. Solicitor DiSimone briefly explained the changes.

Following clarification, motion was made by Commissioner Swain, seconded by Commissioner Long to continue discussion of the rules and regulations to the next meeting on 10/15/01 and to ask the Public Works Director/Town Administrator to supply averages of the single and two family uses and for the clerk to obtain the minutes of the meeting when this section of the rules and regulations was adopted. So unanimously voted.

7:45 PM: Motion was made by Commissioner Long, seconded by Commissioner Swain to suspend the Water and Sewer meeting for the scheduled work session with RIDOT to discuss the proposed Route 138 bike path. Motion so voted, 3 in favor; Commissioner Willis opposed.

9:16 PM: Commission resumed the Water and Sewer meeting.

NEW BUSINESS

- 1) Application of Jamestown Place Associates (Plat 8, a portion of lots 488 and 562; 28 Narragansett Avenue/Knowles Ct.) for utility service connection

John A. Murphy, Esq. representing Jamestown Place Associates: I am here to represent Patricia and Richard Ennarino who are the principals of Jamestown Place Associates. They have applied for 12 apartment tie-ins for an apartment structure to be built on Knowles Court. The Ennarino=s own an L-shaped piece of property. The long part of the L is on Narragansett Avenue, which is where the old Jamestown Distributors building is located. The building is approximately 12,000 square feet in size. We plan to demolished the cinder block portion of the building which is on the north side This would leave a wood building that would be approximately 4000 square feet. The other portion of their property faces Knowles Court and used to have many lumber storage sheds on it and also had a small single family home which has since been demolished.

On the Knowles Court portion of this lot is where we are proposing to build this building. This project does not require any zoning variances of any type. However, to build a multi-family structure from 3-12 units the applicants will need a special use permit. There will be a presentation before the Zoning Board of Review to seek that permit. In addition, the building that they propose to build will have both a ground water well and a cistern, which will be utilized for landscaping purposes and also for the grey/black water to supply water for the toilets and the washing machines. Mr. Offenbergs is here from Northeast Engineers. Mr. Murphy then supplied the Commission with a chart of existing usage for the commercial property and the proposed usage for the new building. Mr. Murphy and Mr. Offenbergs then went on to explain the information supplied on the chart.

Mr. Murphy stated that the proposed plan is in compliance with the Comprehensive Plan and favors mixed uses. Commissioner Willis: Do you have to go before the Planning Commission? Mr. Murphy: Only for a review of the proposed building. Commissioner Willis: Can the Planning Commission tell you how many units you can have? Mr. Murphy: No, that is dictated by the Zoning Board of Review. Commissioner Swain: Have you tried to drill a well? Mr. Murphy: No, but I do have a client nearby that has drilled a well. This well only supplies a few gallons a minute, but this would suit our needs.

Discussion ensued regarding the proposed selling price and market for each unit, previous uses of the property and comparison to other properties with similar uses.

Commission President Settipane stated that he would like more time for research before making a decision and would like to have the Public Works Director review the history of the property and the uses of the property. Following continued discussion, Mr. Murphy requested that his application request be changed from new utility service connection to an application for expansion/change of use. Commissioners and Solicitor agreed. Motion was made by Commissioner Willis, seconded by Commission President Settipane to allow Mr. Murphy to amend his application to be a expansion/change of use. So unanimously voted.

Discussion between the Solicitor and Commission ensued regarding the current rules and regulations.

Commission President Settipane: I am not comfortable granting this application tonight. I would like more information. Does the Commission want to proceed or continue discussion? At the request of Mr. Murphy, motion was made by Commissioner Swain, seconded by Commissioner Long to continue discussion of this application to a special meeting on October 9, before the next regular Town Council meeting. So unanimously voted.

2) Application of William S. Munger c/o Conanicut Marine Services, Inc. (Plat 8, Lot 760;115 Bay View Drive) for utility service connection

Ms. Crawford: Mr. Munger has requested that his application be continued to the next meeting on 10/15/01. Motion by Commissioner Swain, seconded by Commissioner Willis to continue the application of William S. Munger c/o Conanicut Marine Services, Inc. (Plat 8, Lot 760;115 Bay View Drive) for utility service connection to 10/15/01. So unanimously voted.

BILLS AND PAYROLL

Motion was made by Commissioner Swain, seconded by Commissioner Willis to approve the Water Bills and Payroll in the amount of \$43,831.96 and also to approve the Sewer Bills and Payroll in the amount of \$31,656.40. So unanimously voted.

TOWN BUSINESS

(none)

ADJOURNMENT

There being no further business before the Commission, motion by Commissioner Willis, seconded by Commissioner Long to adjourn the meeting at 10:16 PM. So unanimously voted.

Attest:

Denise Jennings
Assistant Finance Director/Water and Sewer Clerk

xc: Commission Members (5)
Town Administrator
Town Solicitor
Public Works Director