

**TOWN OF JAMESTOWN
TOWN COUNCIL MEETING
for
TOWN, WATER AND SEWER MATTERS**

Tuesday, April 19, 2016

A regular meeting of the Jamestown Town Council sitting as the Board of Water and Sewer Commissioners was called to order at the Jamestown Town Hall, Council Chambers, 93 Narragansett Avenue at 6:09 PM by Commission President Kristine S. Trocki.

The following members were present:

Mary E. Meagher, Vice-President
Blake A. Dickinson
Thomas T. Tighe
Michael G. White

Also present were:

Andrew Nota, Town Administrator
Wyatt Brochu, Esq., Town Solicitor
Michael Gray PE, Public Works Director
Christina D. Collins, Finance Director
Denise Jennings, Water and Sewer Clerk

Absent:

Peter D. Ruggiero, Esq., Town Solicitor

AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS

(None)

READING AND APPROVAL OF MINUTES

1) 03/07/16 (regular meeting)

Motion was made by Commissioner Meagher, seconded by Commissioner White to accept the 03/07/16 regular meeting minutes. So unanimously voted.

OPEN FORUM

1) Scheduled requests to address:

(None)

2) Non-Scheduled requests to address:

(None)

Commission President Trocki suggested that the Commission discuss the letter dated 04/12/16 from Donna Cameron Gricus of 22 Union Street re: barbecue restaurant suggested for Narragansett Avenue, as the next item of business, which is currently scheduled under **LETTERS AND COMMUNICATIONS**.

Motion was made by Commissioner Meagher, seconded by Commissioner White to discuss the letter dated 04/12/16 from Donna Cameron Gricus of 22 Union Street re: barbecue restaurant suggested for Narragansett Avenue, as the next item of business. So unanimously voted.

1) Letter dated 04/12/16 from **Donna Cameron Gricus** of 22 Union Street re: **barbecue restaurant suggested for Narragansett Avenue.**

Donna Cameron Gricus of 22 Union Street stated that she had many concerns regarding the application of Jason Pannone, PP Jamestown re: barbecue restaurant suggested for 35 Narragansett Avenue and that her main concern was the sewage from the new restaurant. Ms. Gricus stated that over the past 20 years, sewerage has backed up into her property at 22 Union Street. Ms. Gricus further stated that when Mr. Goslee was the Public Works Director, a dye test was conducted that showed evidence that her sewerage from Union Street went to a manhole on Narragansett Avenue and that since that dye test was conducted, new manholes have been added to Green Lane. Ms. Gricus reported that she has not had any further problems, although she is still concerned about the Narragansett Avenue sewerage backing up into her property. Commission President Trocki asked Ms. Gricus if she was addressing a current issue or one from 20 years ago. Ms. Gricus briefly restated her concerns.

The Public Works Director stated that staff has done upgrades in the area of Ms. Gricus's property on Green Lane and slip lining has also been done, since Ms. Gricus's issues over 20 years ago. The Public Works Director further stated that if Ms. Gricus currently has an issue with sewerage backing up, that it is the likelihood that she has an issue in her line on the property. The Public Works Director reported that he has reviewed all Wastewater documents pertain to Ms. Gricus's property and it was determined that there currently is not an issue with the Town line.

Administrator Nota stated that the Town has not been able to cooborate any evidence of any Town issue. The Public Works Director distributed a summary of all Wastewater work orders and a map pertaining to Ms. Gricus's property to the Commission, for their review.

Following clarifications of several items by the Commission, the Public Works Director stated that in Jamestown, the Town is responsible or maintaining the main pipe in the street and the owner is responsible for maintaining the pipe from their house, up to where it connects to the main in the street.

Ms. Gricus reported that all roots have been removed on her property to avoid intrusion and that at her own expense, she had a special system put in to route the sewerage on her property. Commission President Trocki asked Ms. Gricus when the last time was that she had an inspection on her property. Ms. Gricus stated that it was back in about 1990. Commission President Trocki suggested that since it has been approximately 25 years since the last inspection, that she should have her property rechecked.

Administrator Nota stated that Ms. Gricus has made reference to sewerage running down the street in the past and the Town is unable to corroborate any evidence of said issue and in the event that this does occur, Ms. Gricus should report this to the Town immediately. Brief discussion and clarification ensued.

Motion was made by Commissioner Meagher, seconded by Commissioner White to discuss the following as the next items of business: (These 3 items are currently scheduled under **NEW BUSINESS.**)

1) **Application of Douglas Enterprises, Ltd. (Property owner: Holy Ghost Society)** (Plat 8, Lot 79; 138 Narragansett Avenue) for 16* **utility service connections** (Water and Sewer)

2) **Application of Jason Pannone, PP Jamestown LLC (Property owner: North Meadow Properties LLC/Paul Robertson) Plat 9, Lot 246; 35 Narragansett Avenue-Unit D-carwash) for utility service expansion/change of use**

3) **Recreational use of North Reservoir property**

Motion so unanimously voted.

1) **Application of Douglas Enterprises, Ltd. (Property owner: Holy Ghost Society) (Plat 8, Lot 79; 138 Narragansett Avenue) for 16* utility service connections (Water and Sewer).**

a) Applicant seeks waiver of fees for four (4) apartments that are affordable, pursuant to RIGL § 45-53-3 *Property currently has one service connection.

Douglas DiSimone of Douglas Enterprises distributed photographs to the Commission of the proposed buildings (2) and stated that he is seeking permission for utility service connections to sixteen (16) apartments and is also seeking waiver of the fees for four (4) of the apartments that are for affordable housing, pursuant to RIGL § 45-53-3.

Mr. DiSimone further stated the proposed usage for the new structures (2) is estimated at 150 gallons per a day, for each bedroom and is based upon the RIDEM Onsite Wastewater Treatment System (OWTS) standard, which is a total of 4650 gallons per a day. Mr. DiSimone stated that he will be before the Planning Commission in June. Commission President Trocki noted that the Public Works Director supports the application of Douglas Enterprises, Ltd. (Property owner: Holy Ghost Society).

The Public Works Director reported the following:

- In Jamestown, the per capita usage on the water system for 2015 was 52 gallons per a person, per a day. To calculate demand he would calculate 3 residents for the two bedroom units and 2 residents for the one bedroom units and that this would be a total of 47 residents for the proposed development.
- Using the average per capita demand of 52 gallons per day, the total average daily usage for the new structures, would be 2444 gallons per a day for the proposed development, which appears to be lower than the average of 4650 gallons per a day as stated by Mr. DiSimone.
- The average daily demand when the restaurant was in full operation, was approximately 1600 gallons per a day.
- He supports the application based on the upon the average daily usage, as proposed for the 16 units, subject to the installation of water efficient washing machines, dishwashers, plumbing fixtures and toilets and the applicant is required to pay connection fees for each new unit.

The Public Works Director further reported that the applicant is requesting a waiver of fees pertaining to the four (4) affordable housing apartments. The Public Works Director noted that the Commission has previously approved an application from Bridges Inc./Church Community Housing for a multiunit project on Hammett Court and did not waive affordable housing connection fees.

Mr. DiSimone stated that if the Commission does not waive the affordable housing connection fees, that this would not be an issue and he then withdrew his request for the waiver of said fees.

Motion was made by Commissioner Dickinson, seconded by Commissioner Meagher to approve the application of Douglas Enterprises, Ltd. (Property owner: Holy Ghost Society) (Plat 8, Lot 79; 138 Narragansett Avenue) for 16 utility service connections (Water and Sewer), as recommended by the Public Works Director and subject to the following:

- The applicant must install water efficient washing machines, dishwashers, plumbing fixtures and toilets.
- The applicant must pay the required connection fees for each new unit.

Motion so unanimously voted.

2) **Application of Jason Pannone, PP Jamestown LLC (Property owner: North Meadow Properties LLC/Paul Robertson) Plat 9, Lot 246; 35 Narragansett Avenue-Unit D-carwash) for utility service expansion/change of use.**

Commission President Trocki stated that it was her understanding that the applicant must still obtain approval from the Zoning Board of Review. The applicant indicated that this was the case.

The Public Works Director reported the following:

- The proposed restaurant will have 50 seats with a take-out area, a kitchen and a bathroom.
- He used the RIDEM Onsite Wastewater Treatment System (OWTS) standard to determine daily demand for the proposed restaurant as follows: 25 gallons per seat, for a total of 1250 gallons per a day.
- The applicant has presented their plan to the Technical Review Committee (TRC). During their presentation it was indicated that customers will be only be served on paper plates and with plastic utensils and that their daily demand may be closer to 5-10 gallons per seat, for a total of 250-500 gallons per a day.
- He briefly described the historical usage for the previous carwash at that site.
- He supports the application for the change of use, subject to the installation of water efficient plumbing fixtures and toilets, as established by the water and sewer regulations.

Commission President Trocki asked the Public Works Director if the water and sewer lines were tied into Narragansett Avenue.

The Public Works Director stated the following:

- The property in question is tied into Narragansett Avenue.
- We have had problems on Narragansett Avenue with grease from the businesses.
- We will be slip lining Narragansett Avenue within the next month.
- The proposed restaurant will have a bathroom at the facility, which is tied into Narragansett Avenue and will not affect Ms. Gricus on Union Street.

Following clarification of a few items, motion was made by Commissioner Meagher, seconded by Commissioner Tighe to approve the application of Jason Pannone, PP Jamestown LLC (Property owner: North Meadow Properties LLC/Paul Robertson) Plat 9, Lot 246; 35 Narragansett Avenue-Unit D-carwash) for utility service expansion/change of use, as recommended by the Public Works Director and subject to the installation of water efficient plumbing fixtures and toilets. So unanimously voted.

3) **Recreational use of North Reservoir property**

Commission President Trocki noted that the Commission was in receipt of a Memorandum dated 03/24/16 from the Town Planner regarding amendments related to construction of a Bike Path.

Administrator Nota reported that he had asked the Town Planner to put together a memorandum regarding her research into this matter.

Administrator Nota stated that the Town Charter states the following: There shall be no hunting, fishing, trapping, ice skating, or any other recreational use on any town-owned watershed property except in accordance with the rules and regulations, adopted by the Town Board of Water and Sewer Commissioners. Administrator Nota further stated that the Board can make a change or grant permission

for recreational use and that this would similar to the annual fishing derby and temporary hunting which was previously granted by the Board. Commissioner Dickinson asked if the charter would have to be changed. Commission President Trocki stated that the charter does not have to be changed and that the Board can grant permission to allow for the bike path and that the question is, do we use the Boards authority to grant permission. Administrator Nota stated that he is not expecting a decision from the Board this evening and that the Board if they so choose, could direct him to draft language and report back at a later date.

Motion was made by Commissioner Meagher, seconded by Commissioner White to ask Administrator Nota to draft language for the recreational use of the reservoir for a Bike Path and to report back to the Commission at a later date. So unanimously voted.

Commissioner Dickinson stated that he would still like to consider amending the Zoning Ordinance to allow a Bike Path, so that it can be a permanent change rather than a temporary one. Commissioner Meagher stated that changing the Zoning Ordinance would be too much of a broader stroke.

REPORT OF TOWN OFFICIALS

Motion was made by Commissioner Tighe to waive the Public Works Directors report. There was no second on the motion made by Commissioner Tighe, as the Public Works Director stated that he would like to briefly update the Commission on a few items.

1) **Pumping Report:**

No action taken.

2) **Town project reports: (See Project Update Report dated March 2016)**

The Public Works Director reported the following:

Wastewater-

- He had recently met with Green Mountain Pipeline Services for a preconstruction meeting for the upcoming slip lining project on Hamilton Avenue, Walcott Avenue, Conanicus Avenue, Bay View Drive and Narragansett Avenue.
- Construction began on April 11th and will continue through the month of May.
- Construction on Narragansett Avenue will be done in the evening and be will be completed prior to the Memorial Day weekend, as not to impact the businesses.

Distribution system-

- He met with staff from RIDEM regarding the Dam Safety program to dis the preliminary design for the South Reservoir Dam.
- A new hydrant and a new water service line were installed to service the Fort Getty Pavilion and the new bathrooms.

Commission President Trocki asked the Public Works Director if the new service would be online for the upcoming season. The Public Works Director confirmed that it would be online for the season.

LETTERS AND COMMUNICATIONS

1) Letter dated 04/12/16 from Donna Cameron Gricus of 22 Union Street re: **barbecue restaurant suggested for Narragansett Avenue.**

Previously discussed.

UNFINISHED BUSINESS

(None)

NEW BUSINESS

- 1) **Application of Douglas Enterprises, Ltd. (Property owner: Holy Ghost Society)** (Plat 8, Lot 79; 138 Narragansett Avenue) for 16* **utility service connections** (Water and Sewer).
a) Applicant seeks waiver of fees for four (4) apartments that are affordable, pursuant to RIGL § 45-53-3 *Property currently has one service connection.

Previously discussed.

- 2) **Application of Jason Pannone, PP Jamestown LLC (Property owner: North Meadow Properties LLC/Paul Robertson)** Plat 9, Lot 246; 35 Narragansett Avenue-Unit D-carwash) for **utility service expansion/change of use.**

Previously discussed.

- 3) **Recreational use of North Reservoir property**

Previously discussed.

TOWN BUSINESS

(None)

ADJOURNMENT

There being no further business before the Commission, motion was made by Commissioner Meagher, seconded by Commissioner Tighe to adjourn the meeting at 7:01 PM. So unanimously voted.

Attest:

Denise Jennings
Water and Sewer Clerk

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