



TOWN COUNCIL MEETING
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Monday, May 6, 2024
4:45 P.M.

THIS MEETING WILL BE CONDUCTED IN PERSON ONLY.

THIS MEETING WILL BE LIVE STREAMED: To view the meeting with no interaction:
<https://jamestownri.gov/how-do-i/watch-live-streamed-town-meetings>

The public is welcome to participate in this Town Council meeting. Open Forum offers citizens the opportunity to clarify an item on the agenda, address items not on the agenda, or comment on a communication or Consent Agenda item. Citizens are welcome to speak to the subject of a Public Hearing and are allowed to speak at the discretion of the Council President or a majority of Councilors present, or at other times during the meeting, in particular during New or Unfinished Business.

Anyone wishing to speak should use the microphone at the front of the room, stating their name and address for the record; comments must be addressed to the Council, not the audience. The Town Council hopes that citizens and Councilors alike will be respectful of each other's right to speak, tolerant of different points of view, and mindful of everyone's time.

Attachments for items on this meeting agenda are available to the public on the Town website at:
<https://jamestownri.gov/town-government/town-council/town-council-meetings-minutes/2024meetings-minutes>

I. TOWN COUNCIL INTERVIEW SCHEDULE: The Jamestown Town Council will meet to conduct interviews of applicants for the committee vacancies as follows:

TIME	NAME	COMMITTEE
4:45	Bernard Maceroni	Tick Task Force

II. ROLL CALL

III. CALL TO ORDER, PLEDGE OF ALLEGIANCE

IV. TOWN COUNCIL SITTING AS THE BOARD OF WATER AND SEWER COMMISSIONERS

A) Open Forum – Water & Sewer Matters

Comments are not limited to items on this agenda. However, items not on this agenda will only be heard and not acted upon by the Town Council. Note: Section 42-46-6 of the Open Meetings Act and Department of the Attorney General Advisory Opinions relevant to this item on any public body meeting agenda specifically prohibit the Town Council from discussing, considering, or acting on any topic, statement or question presented. The Town Council may, if warranted, refer such matters to an appropriate committee, to another body or official, or post the matter for consideration at a properly-noticed, future meeting.

- 1) Scheduled request to address – None.
- 2) Non-scheduled request to address.

- B) Unfinished Business:
- 1) Water District Build-out Analysis prepared by Pare Corporation, as adopted at the April 10, 2024, Town Council Sitting as the Board of Water and Sewer Commissioners Special Meeting.
 - 2) Review, Discussion, and/or Action and/or Vote on the application of Jeffrey and Deborah Saletin (Plat 7 Lot 135, 14 Seaview Avenue) for utility service connection (water) and as amended on March 29, 2024, to an application for a water line extension:
 - a) Application for utility service connection (water) received January 2, 2024.
 - b) Memorandum dated February 13, 2024 and revised on April 11, 2024, from Michael Gray, Public Works Director to the Board of Water and Sewer Commissioners.
 - c) Memorandum dated February 16, 2024, from Robert F. Ferrari, PE to the Town of Jamestown.
 - d) Application for water line extension received March 29, 2024.
 - 3) Review, Discussion, and/or Action and/or Vote: on the Letter dated 01/02/24 from Attorney Joelle C. Rocha and the application of Glenn and Marjorie Andreoni (Plat 7 Lot 34, 10 Seaview Avenue) for water line extension:
 - a) Letter dated January 2, 2024, from Attorney Joelle C. Rocha and the application for water line extension received on January 2, 2024.
 - b) Memorandum dated February 13, 2024 and revised on April 11, 2024, from Michael Gray, Public Works Director to the Board of Water and Sewer Commissioners.
 - c) Letter dated February 19, 2024, from Attorney Joelle C. Rocha and an exhibit showing existing OWTS & Well.
 - 4) Review, Discussion and/or Action and/or Vote: On the application of Paul Frechette (Plat 7 Lot 101, 19 Seaview Avenue) for utility service connection (water) and as amended on March 29, 2024, to an application for a water line extension:
 - a) Application for utility service connection (water) received January 2, 2024.
 - b) Memorandum dated February 13, 2024 and revised on April 11, 2024, from Michael Gray, Public Works Director to the Board of Water and Sewer Commissioners.
 - c) Addendum (3 pages) submitted February 20, 2024 re: well.
 - d) Addendum with note (5 pages) submitted March 21, 2024, re: well.
 - e) Application for water line extension received April 1, 2024.

- 5) Review, Discussion, and/or Action and/or Vote: on the application of Stephen Zimmiski and Suzanne Gagnon (Plat 7 Lot 94, 7 Seaview Avenue) for water line extension:
 - a) Application for water line extension received January 2, 2024.
 - b) Memorandum dated February 13, 2024 and revised on April 11, 2024, from Michael Gray, Public Works Director to the Board of Water and Sewer Commissioners.
 - c) Wellworks LLC report and estimate dated October 1, 2018
 - d) Letter dated May 1, 2024, from applicants Stephen Zimmiski and Suzanne Gagnon to Public Works Director Michael Gray requesting a continuance of the original application if no decision can be rendered on May 6 by the Board of Water & Sewer Commissioners.

The Town Council Adjourns from sitting as the Board of Water and Sewer Commissioners

V. OPEN FORUM

Comments are not limited to items on this agenda. However, items not on this agenda will only be heard and not acted upon by the Town Council. Note: Section 42-46-6 of the Open Meetings Act and Department of the Attorney General Advisory Opinions relevant to this item on any public body meeting agenda specifically prohibit the Town Council from discussing, considering, or acting on any topic, statement or question presented. The Town Council may, if warranted, refer such matters to an appropriate committee, to another body or official, or post the matter for consideration at a properly-noticed, future meeting.

- A) Scheduled request to address:
- B) Non-scheduled request to address

VI. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, PRESENTATIONS, RESOLUTIONS, AND PROCLAMATIONS

- A) Resolutions and Proclamations: No items at this time.

VII. PUBLIC HEARINGS, LICENSES, AND PERMITS

The Town Council will review each license application and vote on it individually. All approvals for licenses and permits are subject to the resolution of debts, taxes, and appropriate signatures as well as, when applicable, proof of insurance.

A) Town Council Sitting as the Alcohol Beverage Licensing Board

Notice is hereby given by the Town Council of Jamestown, being the Licensing Board in said Town:

- 1) Pursuant to RIGL §3-7-14, the following license application has been received under said Act for a one-day license on May 16, 2024:

CLASS F (NON-PROFIT)
 Out of the Box Studio & Gallery
 11 Clinton Avenue
 Jamestown, RI 02835

- a) Review, Discussion, and/or Action and/or Vote for Approval of the one-day CLASS F (NON-PROFIT) LIQUOR LICENSE

- 2) Pursuant to RIGL §3-7-14, the following license application has been received under said Act for a one-day license on May 11th and 18th, 2024:
CLASS F (NON-PROFIT)
 Jamestown Arts Center
 18 Valley Street
 Jamestown, RI 02835
 - a) Review, Discussion, and/or Action and/or Vote for Approval of the one-day CLASS F (NON-PROFIT) LIQUOR LICENSE

The Town Council adjourns from sitting as the Alcohol Beverage Licensing Board

- B) Licenses and Permits
 One-Day Event/Entertainment License: All One-Day Event/Entertainment license application approvals are subject to any COVID-19 protocols in effect at the time of the event; Review, Discussion, and/or Action and/or Vote for the following:
 - 1) Applicant: Pax Christi RI/William Smith III
 Event: Jamestown Peace & Remembrance Day 2024
 Date: August 6, 2024
 Location: East Ferry Memorial Square
 - a) Approval of request to waive insurance requirement as historically granted.

VIII. COUNCIL, ADMINISTRATOR, SOLICITOR, COMMISSION/COMMITTEE COMMENTS & REPORTS

Please Note the Following Items are Status Reports and Matters of Interest to the Council and are for Informational Purposes unless Indicated Otherwise:

- A) Town Administrator's Report: Edward A. Mello
 - 1) Appointment of Harbor Master Bart Totten. (Consent Agenda).
 - 2) Update on parking on Stern Street/Beach Avenue.
 - 3) Parking on Reservoir Circle.
 - 4) Harbor Rules/Rates for Ferry Dock (New Business).
 - 5) CMS Agreement (New Business).
 - 6) American Rescue Plan Act (ARPA) Fund Re-allocation request (New Business).
 - 7) Steamboat Street Right of Way (ROW) Tree Update (Unfinished Business).
 - 8) ROW Adoption Program (Unfinished Business).
 - 9) RISE Group Street Light Contract extension (Consent Agenda).
 - 10) Ft. Getty Pier analysis and repair update.
 - 11) 6 West Street Senior Center conceptual plan agreement with Union Studios (Consent Agenda).
 - 12) North Road RIDOT Project Update
 - 13) Bike Path North Road Update

IX. UNFINISHED BUSINESS

- A) Review, Discussion and/or Action and/or Vote: At the recommendation of the Jamestown Tree Committee and Tree Warden Steve Saracino approval to proceed with the removal of the tree in the Steamboat Street Right of Way (ROW).
- B) Review, Discussion and/or Action and/or Vote: At the recommendation of the Conservation Commission approval of the Jamestown ROW Adoption Pilot Program which would include only CRMC-designated ROWs for consideration.

X. NEW BUSINESS

- A) Review, Discussion, and/or Action and/or Vote: At the request of the Beavertail Lighthouse Museum Association (BLMA) to waive the \$75 Jamestown Golf Course Clubhouse Function Room fee for the BLMA Annual Meeting taking place on September 19, 2024.
 - 1) Letter to Town Council from BLMA Board Member Leo N. Orsi, Jr. dated April 22, 2024.
- B) Review, Discussion, and/or Action and/or Vote: At the recommendation of the Jamestown Harbor Management Commission approval of the revised Harbor Management Rule Book.
 - 1) Proposed 2024 Harbor Management Rule Book and proposed amended Harbor Permit Fee schedule including new Ferry Dock fees.
- C) Review, Discussion, and/or Action and/or Vote: Status update on the proposed 2024 Ferry Landing Use Agreement between the Town Jamestown and Conanicut Marine Services, Inc. D/B/A Jamestown Newport Ferry (CMS).
 - 1) Memorandum from Town Administrator Mello to the Town Council regarding the CMS Agreement Status.
 - 2) Correspondence from Atty. Christian Infantolino on behalf of CMS regarding the proposed Ferry Landing Area Agreement.
- D) Review, Discussion, and/or Action and/or Vote: At the recommendation of Town Administrator Mello approval of the request to re-allocate the American Rescue Plan Act (ARPA) Funds balance in the amount of \$1,063,344.12:
 - 1) Memorandum from Town Administrator Mello to the Town Council requesting re-allocation of remaining ARPA funds:
 - a) Senior Center Project: Architectural fees to Union Studio for work performed and additional design work up to 30% complete: \$125,000
 - b) Water Infrastructure: Water meter replacement program: \$858,344
 - c) Radio Project Water Tower: Complete the relocation of the SCADA equipment, Install a stand-alone public safety backup radio system, and install a standby generator for emergency equipment: \$ 80,000

Total ARPA Funds Re-allocation Request: \$1,063,344

XI. ORDINANCES, APPOINTMENTS, VACANCIES, AND EXPIRING TERMS

- A) No items at this time.

XII. CONSENT AGENDA

An item on the Consent Agenda need not be removed for simple clarification or correction of typographical errors. Approval of the Consent Agenda shall be equivalent to the approval of each item as if it had been acted upon separately for review, discussion, and/or potential action and/or vote. A Consent Agenda item or items may be removed by the Town Council for review, discussion, and/or potential action and or vote.

- A) Adoption of Town Council Meeting Minutes
- 1) March 11, 2024 (Special meeting)
 - 2) March 12, 2024 (Special meeting)
 - 3) March 18, 2024 (Regular meeting)
 - 4) March 20, 2024 (Special meeting)
 - 5) March 27, 2024 (Special meeting)
 - 6) April 1, 2024 (Regular meeting)
 - 7) April 10, 2024 (Special meeting)
- B) Minutes of Boards/Commissions/Committees
- 1) Conservation Commission (April 9, 2024)
 - 2) Harbor Management Commission (March 13, 2024)
 - 3) Planning Commission (March 20, 2024)
 - 4) Zoning Board of Review (March 26, 2024)
- C) Public Hearing/Abutter Notifications: Notice is hereby given that the Jamestown Planning Commission under Unified Development Review Per RIGL§45-23-50.1 will hold a public hearing on May 15, 2024, at the Jamestown Town Hall 93 Narragansett Avenue, Jamestown, Rhode Island at 6:30 p.m. upon the following:
- 1) Application of The Town of Jamestown, whose property located at 245 Conanicus Avenue (Jamestown Golf Course), and further identified as Tax Assessor's Plat 8, Lot 283, for a Development Plan Review under Zoning Ordinance Section 82-1004.1 A and a Special Use Permit from Zoning Ordinance Section 82-300 B for Off-street parking and loading areas where required. The proposed plan would include allowing 20 vehicles to park diagonally on the south side of the lot, in a defined grass area contained by a split rail fence. The area would not be asphalt and would only be used when the Town rents out the second floor during times when it is expected that the parking lot would be in use by the golfers. The Town will staff the parking lot in order to manage the use of this area during these times. Parking in this area would otherwise be prohibited by signage. Said property is located in an OS-II zone and contains 74.36 acres.
- D) Approval of the recommendation by Town Administrator Mello to appoint Bart Totten as the Jamestown Harbor Master.

- E) Approval of the request to authorize Town Administrator Mello to execute a one-year extension of the street light maintenance agreement between the Town of Jamestown and RISE Group Inc. in an amount not to exceed \$3,599.16.
- F) Approval of the request to authorize Town Administrator Mello to execute the proposed agreement between the Town of Jamestown and Union Studios to further develop the conceptual plans for the Senior Center Project, located at 6 West Street, up to approximately 30% complete refined architectural, structural, mechanical, electrical and plumbing design and specifications as required, suitable for development of a professional construction cost estimate; and detailed construction cost estimate, in an amount not to exceed \$65,000.
- G) Ratification of the Administratively approved Short-Term Rental application for the period of January 1, 2024 through December 31, 2024:
- 1) STR-115, Jeffrey Szala, 83 Sprindrift Street
 - 2) STR -104, Debra Bjorklund, 43 Helm Street
 - 3) STR -17, Edward DePhillips, 36 Cole Street
 - 4) STR -83, Charles Lonaeus, 3 Standish Road
 - 5) STR -136, Tor Holtan, 61 Bayview Drive
 - 6) STR -82, Christine Gentry, 65 Cedar Lane
 - 7) STR -127, Antonia Mendes, 73 Conanicus Avenue, Unit 5
 - 8) STR -111, Shawn Wagner, 107 Steamboat Street
 - 9) STR -133, Anne Gallagher, 10 Washington Street
 - 10) STR -143, Michaela Turnquist, 44 Southwest Avenue
 - 11) STR -62, Christopher Sorlien, 189 Beavertail Road
 - 12) STR -58, Stephen Bernath, 67 North Road
 - 13) STR -90, Valeriya Gavrylenko, 91 Hamilton Avenue
 - 14) STR -89, Lia Miller & Johnnie Spicer, 76 Reservoir Circle
 - 15) STR -124, Richard Boschen, 67 Dumpling Drive
- H) One-Day Event/Entertainment License Applications: All One-Day Event/Entertainment license application approvals are subject to any COVID-19 protocols in effect at the time of the event:
- 1) Applicant: Out of the Box Studio & Gallery
Event: Looms & Community Centers
Date: May 16, 2024
Location: 11 Clinton Avenue
 - 2) Applicant: Jamestown Arts Center (JAC)
Event: JAC Talk: In Conversation with Brad Gooch
Date: May 4, 2024
Location: 18 Valley Street
 - 3) Applicant: Jamestown Arts Center (JAC)
Event: Heifetz on Tour Concert
Date: May 11, 2024
Location: 18 Valley Street

- 4) Applicant: Jamestown Arts Center (JAC)
Event: Second Time Around Family Workshop Day
Date: May 18, 2024
Location: 18 Valley Street
- 5) Applicant: Jamestown Arts Center (JAC)
Event: Newport Live Presents: Siya Charles- Jazz South Africa
Date: May 18, 2024
Location: 18 Valley Street
- 6) Applicant: Jamestown Arts Center (JAC)
Event: Never Fade Away (Film)
Date: May 19, 2024
Location: 18 Valley Street

XIII. COMMUNICATIONS, PETITIONS, AND PROCLAMATIONS AND RESOLUTIONS FROM OTHER RHODE ISLAND CITIES AND TOWNS

The Council may acknowledge any of the listed Communications and Proclamations and Resolutions. Should any member wish to have a conversation on any of the matters, the item will be placed on a future agenda for review, discussion, and/or potential action and/or vote.

- A) Communications Received:
 - 1) Copy of memo: Town Council
From: Governor Daniel J. McKee
Dated: April 11, 2024
Re: Thank you for Municipal Support for Litter-Free Rhode Island
- B) Communications and Resolutions from other Rhode Island Cities and Towns:
 - 1) Town of Portsmouth, Resolution 2024-04-08-A, A Resolution Endorsing the 2023 Rhode Island Bike Plan as a guiding document in the planning of transportation-related infrastructure for Portsmouth.
 - 2) Town of Westerly, Resolution 23/24-70, Urging the RI State Legislature to Support Allocating Funding For Permanent Safety Barriers On Rhode Island’s Bridges Over Narragansett Bay.
 - 3) Town of Burrillville, Burrillville Town Council Resolution In Support of Senate Bill 2024- S 2016, An Act Relating to Towns and Cities – Low and Moderate Income Housing.
 - 4) Town of Burrillville, Burrillville Town Council Resolution In Support of Senate Bill 2024- S 2008, Relating to Education – The Education Equity and Property Tax Relief Act.
 - 5) Town of Burrillville, Burrillville Town Council Resolution Opposing House Bill 2024- H 7978, Legislation Relating to Subdivision of Land.
 - 6) Town of Burrillville, Burrillville Town Council Resolution In Opposition to Legislation Regarding Housing and Land Use.

- 7) Town of Burrillville, Burrillville Town Council Resolution Opposing House Bill 2024- H 7382, Legislation Relating to Towns and Cities – Zoning Ordinance.
- 8) Town of Burrillville, Burrillville Town Council Resolution Opposing House Bill 2024- H 7324, Legislation Relating to Towns and Cities – Zoning Ordinance.
- 9) Town of Burrillville, Burrillville Town Council Resolution, Funding Formula.
- 10) Burrillville School Department, School Committee Resolution, Funding Formula.

XIV. ADJOURNMENT

Pursuant to RIGL § 42-46-6(c) Notice of this meeting shall be posted on the Secretary of State's website and at the Town Hall and the Jamestown Philomenian Library. Notice is also posted at the Jamestown Police Station and on the Internet at www.jamestownri.gov.

ALL NOTE: If communications assistance is needed or other accommodations to ensure equal participation, please call 1-800-745-5555, or contact the Town Clerk at 401-423-9800, via facsimile to 401-423-7230, or email to rfagan@jamestownri.net not less than three (3) business days prior to the meeting.

Posted on the RI Secretary of State website on May 2, 2024.