TOWN COUNCIL MEETING
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Monday, November 3, 2025
6:00 P.M.

THIS MEETING WILL BE CONDUCTED IN PERSON ONLY.

THIS MEETING WILL BE LIVE STREAMED: To view the meeting with no interaction:
Live Stream

The public is welcome to participate in Town Council meetings in several ways:

- *Citizens are invited to speak on the topic of a Public Hearing which will be listed on the agenda.*
- *Citizens may speak during Open Forum to clarify or comment on an item on the agenda or address items not on the agenda.*
  - *A Citizen may schedule a Request to Address with the Town Council no less than seven day before the meeting in which they would like to appear. Their topic will be listed on the agenda and Town Councilors may respond to their comments.*
  - *Citizens may also simply request to speak in Open Forum at a Council meeting by raising their hands and being recognized by the Town Council President. (See below)*
- *At other times during a Town Council meeting, citizens may speak at the discretion of the Council President or of a majority of Councilors present.*

Anyone wishing to speak should use the microphone at the front of the room and state 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, and mindful of everyone's time. For those speaking on an agenda item, please note that this is the time reserved for councilors to discuss these items and your participation in the discussion is at the discretion of the Council.

Attachments for items on this meeting agenda are available to the public on the Town website calendar: https://jamestownri.gov/calendar

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

TIME	NAME	COMMITTEE
6:00	Maxine Bornstein	Jamestown Tick Task Force Ad Hoc Committee

II. ROLL CALL

III. CALL TO ORDER, PLEDGE OF ALLEGIANCE

IV. 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: None at this time.

B) Non-scheduled request to address.

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

No items at this time.

VI. 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**

1) **REQUEST** that the applications listed below will be in order for hearing at a meeting of said Licensing Board on Monday, January 5, 2026, at 6:00 p.m. and advertised in the December 11th and 18th editions of the *Jamestown Press.* **NOTICE:** Is hereby given by the Town Council of the Town of Jamestown, being the Licensing Board in said Town as provided under Title 3, Chapters 1-12 of the General Laws of Rhode Island 1956, and as amended, that the following **NEW** application has been received by the Town Council for licenses under said Act, for the year January 5, 2026, to November 30, 2026; review, discussion and/or potential action and/or vote:

NEW LICENSE:

CLASS T (Theater)– Liquor License

Jamestown Arts Center
dba: Jamestown Arts Center
18 Valley Street
Jamestown, Rhode Island 02835

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

VII. 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) North End Fire Station (New Business)
2) 73 Pemberton Avenue (New Business)
3) Assessed value to Low to Moderate (LMI) properties
4) Affordable Housing Grant
5) Allocation to Food Banks
6) Ft. Getty Consultant (consent agenda)
7) Building/Zoning Official
8) Harbor Budget-pending (consent agenda)
9) Safe Streets and Roads for All Safety Action Plan (SS4A) (consent agenda)

VIII. UNFINISHED BUSINESS

A) Review, Discussion, and/or Action and/or Vote: Approval of the draft Resolution 2025-28: A Resolution Seeking An Amendment To The Rhode Island General Laws To Allow The Town Of Jamestown To Expand The Tax Exemption For Seniors To A Maximum Income Based On 240 Percent Of The Poverty Level And A 10 Percent Exemption Of Assessed Real Property Value; and requests that the amendment be considered during the upcoming session of the Rhode Island General Assembly, and that the General Assembly take appropriate action to enact such an amendment.

IX. NEW BUSINESS

A) Review, Discussion, and/or Action and/or Vote: At the request of Town Administrator Mello and Chief Tighe, approval to proceed and fully consider the proposed North End Fire Station to be located on North Main Road, Lot 4-6:

1) Strengthening Jamestown's Fire Station Strategy presentation.

B) Review, Discussion, and/or Action and/or Vote: Approval for the proposed purchase and sales agreement between the Town of Jamestown and Kathryn L. Koken and John P. Preece for the acquisition of 73 Pemberton Avenue, for the purpose of converting it to an affordable housing unit. The proposed project would include (1) the subdivision of the existing lot into two lots; and (2) the purchase of one lot (referred to as Plat 8 Lot 766, Lot A), including the existing house, at a total cost of $475,000. This purchase will be funded through Community Development Block Grant (CDBG) funds, with $245,000 awarded from the grant. The remaining $230,000 will be paid from the Jamestown Affordable Housing Trust Fund. The Town would advance the seller $118,750 upon execution of the purchase and sales agreement, according to all contingencies, and final review by Solicitor Peter Ruggiero.

C) Review, Discussion, and/or Action and/or Vote: At the request of Councilor Meagher, consideration of providing additional support to local Jamestown food banks due to the anticipated suspension of Supplemental Nutrition Assistance Program (SNAP) benefits on November 1st.

D) Review, Discussion, and/or Action and/or Vote: On the Conanicut Marine Services, Inc./Jamestown Newport Ferry (CMS/JNF) 2026 Temporary Gatehouse Ticket Sales Office proposal as presented in the attached slides.

E) Review, Discussion, and/or Action and/or Vote: At the request of Parks and Recreation Director DeFalco authorization to submit Two (2) 2025 Recreation Development Grant applications to the Rhode Island Department of Environmental Management (RIDEM) for the proposed Jamestown Shores Beach Playground Project and Jamestown Community Playground Enhancement Project:
   1) Memorandum from Parks and Recreation Director DeFalco regarding RIDEM Open Space Grant Applications and proposed projects as shown in the attached slides.

F) Review, Discussion, and/or Action and/or Vote: At the request of the Fort Getty Ad Hoc Committee, approval of the two proposed draft surveys as presented by Chair Marisa Quinn:
   1) Fort Getty Park Community Survey (Resident)
   2) Fort Getty Park Community Survey (Non-Resident)

X. ORDINANCES, APPOINTMENTS, VACANCIES, AND EXPIRING TERMS

A) Appointments, Vacancies, and Expiring Terms; Review, Discussion, and/or Action and/or Vote:
   1) Jamestown Tick Task Force Ad Hoc Committee, three (3) member vacancy duly advertised in the Jamestown Press:
      a) Interested applicant(s):
         i) Maxine Bornstein, application received September 18, 2025, interview scheduled for November 3, 2025.

XI. 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) Town Council Minutes:
   1) September 15, 2025 (Regular Meeting)
   2) October 6, 2025 (Regular Meeting)

B) Minutes of Boards/Commissions/Committees
   1) Board of Canvassers, August 13, 2025.
   2) Board of Canvassers, September 3, 2025.
   3) Board of Canvassers, September 17, 2025.
   4) Jamestown Conservation Commission, April 8, 2025
   5) Jamestown Conservation Commission, May 13, 2025

6) Jamestown Conservation Commission, July 8, 2025.
7) Jamestown Conservation Commission, September 9, 2025.
8) Harbor Management Commission, September 10, 2025.
9) Library Board of Trustees, May 6, 2025.
10) Library Board of Trustees, June 23, 2025.
11) Library Board of Trustees, July 15, 2025.
12) Planning Commission, August 20, 2025.
13) Planning Commission, October 1, 2025.
14) Zoning Board of Review, July 22, 2025.

C) At the request of Town Administrator Mello, authorization to award the Fort Getty Design Consultant bid to Beta Group in an amount not to exceed $52,990.

D) At the recommendation of Town Administrator Mello, approval of the Safe Streets and Roads for All Safety Action Plan (SS4A).

E) Ratification of the Administratively approved One Day Event/Entertainment/ Vendor/Peddler/MFE license application(s):

1) Applicant: Jamestown Arts Center (ENT-25-64)
Event: David Lynch Shorts Film Screening
Date: October 29, 2025
Location: 18 Valley Street

2) Applicant: South County Barbeque (ODVP-25-12)
Event: Halloween
Date: October 31, 2025
Location: 20 Clinton Avenue

F) 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: St. Mark Church (ENT-25-62)
Event: Christmas Bazaar
Date: December 6, 2025
Location: 60 Narragansett Avenue

2) Applicant: Jamestown Arts Center (ENT-25-66)
Event: Members' Show Exhibition Opening
Date: November 21, 2025
Location: 18 Valley Street

G) Ratification of the Administratively approved Short-Term Rental application(s) for the period of January 1, 2025, through December 31, 2025, duly advertised in the October 16th and 23rd edition(s) of the Jamestown Press; upon resolution of debts, taxes, State approval(s), and appropriate signature(s):

1) STR-166 Robert Braisted 68 Narragansett Avenue, 2nd Fl
2) STR-167 Robert Braisted 68 Narragansett Avenue, 3rd Fl
3) STR-169 Stephen Puerini 98 Clinton Avenue

H) Ratification of the Administratively approved Short-Term Rental application(s) for the period of January 1, 2026, through December 31, 2026, duly advertised in the October 16th and 23rd edition(s) of the Jamestown Press; upon resolution of debts, taxes, State approval(s), and appropriate signature(s):

1)	STR-1	Melissa Petrillo	2 Stern Street
2)	STR-2	Ross Williams	135 Longfellow Road
3)	STR-3	Elaine Buchanan	12 Friendship St (A & B)
4)	STR-4	Casey Duva	128 Garboard Street
5)	STR-6	John Lawless	14 Pemberton Avenue
6)	STR-7	Leigh Macdonald	26 Starboard Avenue
7)	STR-9	John Deresky	318 Seaside Drive
8)	STR-10	Connie Slick	49 Narragansett Avenue, 1st Fl
9)	STR-11	Steve Munger	230 Conanicus Avenue, Unit 1
10)	STR-13	Leopold Martini	11 Nun Avenue
11)	STR-14	Robert Zimmermann	23 Conanicus Avenue
12)	STR-15	Jonathan Whitney	195 Seaside Drive
13)	STR-16	Martin Casey	177 East Shore Road
14)	STR-17	Edward DePhillips	36 Cole Street
15)	STR-18	Jonathan Whitney	143 Frigate Street
16)	STR-19	Jonathan Whitney	15 Starboard Avenue
17)	STR-20	Jonathan Whitney	14 Mizzen Avenue
18)	STR-22	Denise Rounds	14 Harbor Street
19)	STR-23	James Clark	120 Racquet Road
20)	STR-26	Connie Slick	49 Narragansett Avenue, 3rd Fl
21)	STR-27	Andrea Wassel	16 Emerson Road
22)	STR-29	Marguerite Crocker	14 Buoy Street
23)	STR-30	William Fortenberry	29 Arnold Avenue
24)	STR-32	Elizabeth Gooding	83 Clarke Street
25)	STR-33	Susan Maffei Plowden	45 Calvert Place
26)	STR-35	Michael Abbood	391 Sampan Avenue
27)	STR-36	Raymond Bazzano	10 Narragansett Avenue
28)	STR-37	Dana Paskalis	7 Grey Gull Lane
29)	STR-38	Marianne Kirby	83 Bay View Drive
30)	STR-39	Anne Livingston	51 Howland Avenue
31)	STR-41	David Crompton	18 Neptune Street
32)	STR-44	Cynthia Long-Raterron	164 Capstan Street
33)	STR-45	Susan Zwick	73 Standish Road
34)	STR-47	Nancy Hendry	14 Fairview Street
35)	STR-48	Paul Sylvia	59-65 North Road, Unit (A&B)
36)	STR-49	Justine Maciel	144 Narragansett Avenue
37)	STR-50	Lisa Musco	6 Knowles Court
38)	STR-51	Vishal Sharma	11 Bryer Avenue
39)	STR-53	Jill Hubbard	88 Columbia Avenue
40)	STR-54	Huyen Doan	125 Circuit Avenue
41)	STR-56	Frederic Liss	44 Columbia Avenue
42)	STR-58	Stephen Bernath	67 North Road
43)	STR-59	Katherine Maxwell	170 Narragansett Avenue
44)	STR-62	Elizabeth Lippincott	189 Beavertail Road

45)	STR-63	Pamela Storey	32 Pemberton Avenue, Unit 1
46)	STR-64	Pamela Storey	32 Pemberton Avenue, Unit 2
47)	STR-65	Pamela Storey	87 Bow Street
48)	STR-66	Caroline Boden	71 Howland Avenue
49)	STR-67	Caroline Boden	36 Newport Street
50)	STR-68	Ray Conover	52 Lawn Avenue
51)	STR-69	Peter Muckell	61 Narragansett Avenue
52)	STR-71	Numi Mitchell	70 Southwest Avenue
53)	STR-73	Genevieve Dupre	75 North Road (And 73)
54)	STR-74	Despina Prassas	83 Mast Street
55)	STR-75	Marie Broadley	30 Seaview Avenue
56)	STR-76	Joseph Mcgrady	17 Avenue B
57)	STR-79	Gina Fagan	59 Buoy Street
58)	STR-80	Marcia Sallum	7 High Street
59)	STR-82	Christine Gentry	65 Cedar Lane
60)	STR-83	Charles Lonaeus	3 Standish Road
61)	STR-84	Andrew Hancock	76 Howland Avenue
62)	STR-86	Charles Higgins	24 Pierce Avenue
63)	STR-87	Charlie Neagoy	59 Coronado Street
64)	STR-89	Lia Miller & Johnnie & Spicer	76 Reservoir Circle
65)	STR-90	Valeriya Gavrylenko	91 Hamilton Avenue
66)	STR-92	Sarah Baines	59 Intrepid Lane
67)	STR-93	Mark Ozer	2 Harbor Street
68)	STR-95	Lise Santamour	20 Union Street
69)	STR-96	Charles Beal	53 Standish Road
70)	STR-98	Greg Vanasse	41 Top O The Mark Drive
71)	STR-99	Stephen Braman	75 Southwest Avenue
72)	STR-100	Maureen Gladding	21 North Road
73)	STR-101	Vladimir Vezikov	25 Lincoln Street
74)	STR-103	Richard Foote	143 Hamilton Avenue
75)	STR-104	Debra Bjorklund	43 Helm Street
76)	STR-106	Amy Barclay	85 Westwind Drive
77)	STR-108	John Slyman	25 Bay Street
78)	STR-111	Shawn Wagner	107 Steamboat Street
79)	STR-112	Daniel Rubino	32 Prudence Road
80)	STR-113	Lisa Stokes	231 Beavertail Road
81)	STR-117	Raymond Bazzano	10 Narragansett Avenue
82)	STR-118	Raymond Bazzano	10 Narragansett Avenue
83)	STR-119	Josephine Brak	27 Brook Street
84)	STR-121	John Potter	2 Westwood Road
85)	STR-122	Merrill Allen	46 Steamboat Street
86)	STR-124	Richard Boschen	67 Dumpling Drive
87)	STR-125	Mary And John Brittain	14 Clinton Avenue
88)	STR-127	Antonia Mendes	73 Conanicus Avenue, Unit 5
89)	STR-133	Anne Gallagher	10 Washington Street
90)	STR-134	Albert Nichols	39 Grinnell Street
91)	STR-136	Tor Holtan	61 Bay View Drive
92)	STR-137	Mackenzie Richards	30 Arnold Avenue

93)	STR-143	Michaela Turnquist	44 Southwest Avenue
94)	STR-144	Robert Roach	170 Conanicus Avenue
95)	STR-145	Jeanne Spinosa	74 Southwest Avenue
96)	STR-147	Paul Broude	20 Cole Street
97)	STR-148	Amanda Fredette	156 Seaside Drive
98)	STR-150	Matthew Thompson	120 Bay View Drive
99)	STR-153	Steve Munger	230 Conanicus Avenue, Unit 2
100)	STR-158	Joseph Leonelli	18 Riptide Street
101)	STR-159	Jennifer And David Clancy	382 North Road
102)	STR-160	Thomas Vietri	59 Top O The Mark Drive
103)	STR-166	Robert Braisted	68 Narragansett Avenue, 2nd Fl
104)	STR-168	Alyce Robinson	21 Buloid Avenue
105)	STR-170	Margaret Parillo	33 Clinton Avenue
106)	STR-174	Anna Whitson	20 Hull Street
107)	STR-176	David Smyth	104 Racquet Road
108)	STR-167	Robert Braisted	68 Narragansett Avenue
109)	STR-177	Mars Petrillo	95 Capstan Street
110)	STR-178	Sherri Deacon	73 Conanicus Ave
111)	STR-180	Audra Caine	63 Buoy Street
112)	STR-181	Katherine Hynes	153 Hamilton Avenue
113)	STR-183	Jason Thomas	121 Steamboat Street
114)	STR-186	Melanie Coffin	50 Cole Street
115)	STR-188	Adriana Rydza	1 Columbia Avenue
116)	STR-189	Kevin Merrigan	533 East Shore Road
117)	STR-190	Julie Berry	57 Whale Rock Road
118)	STR-191	Gary Post	108 Bay View Drive
119)	STR-193	Zachary Turillo	67 Spirketing Street

XII. 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 letter to: Town Council
From: Melrose Bike Club members Easton H, Evan O'Donnell, and Faith Vieira
Date: October 2025
RE: Bike Path

2) Copy of letter to: Town Council
From: Jamestown School 5th Grade students Darcy Goad, Vivian Dourado, Corbin Lester, Nicholas Armstrong,
Date: June 11th & 17th 2025
RE: Head's Beach playground, Jamestown Community Farm, sidewalk safety, and a Jamestown dog park

3) Copy of email to: Chief Campbell
From: Catherine Kaiser
Date: September 28, 2025
RE: Knowles Court Parking

4) Copy of email to: Town Council
From: Richard Doyle
Date: October 2, 2025
RE: Opposition to the Two-Tier Home Taxes

5) Copy of letter to: Town Council
From: Robin Watters
Date: October 1, 2025
RE: Opposition to the Two-Tier Tax Proposal

6) Copy of letter to: Town Council
From: Winnie and Steve LaMothe
Date: October 14, 2025
RE: Two-Tier Tax Proposal

7) Copy of email to: Town Council
From: J. Everett and Carole Milott
Date: October 2, 2025
RE: Opposition to the Two-Tier Tax proposal

8) Copy of email to: Councilor Ross
From: Flann Lippincott
Date: September 25, 2025
RE: Ad Hoc Committee Member conflict

9) Copy of Public Notice
From: RIDEM
Date: September 29, 2025
RE: 12 Pardon Tucker Place, Jamestown

B) Proclamations and Resolutions from other Rhode Island Cities and Towns
1) Town of Portsmouth, Resolution #2025-09-22, Regarding the Restoration of General Revenue Sharing to Cities and Towns.

XIII. 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) Continued (If necessary)

XIV. EXECUTIVE SESSION

The Town Council may seek to enter into Executive Session for review, discussion, and/or potential action and/or vote on the following:

A) Review, Discussion, and/or Action and/or Vote in Executive Session and/or open session pursuant to § 42-46-5(a) Subsection (2) Collective Bargaining (NAGE 69).

B) Review, Discussion, and/or Action and/or Vote in Executive Session and/or open session pursuant to RIGL §42-46-5(a) Subsection (5) the acquisition and/or lease of real property for public purposes, or of the disposition of publicly held property wherein advanced public information would be detrimental to the interest of the public. (Potential lease of publicly held property Plat 9 Lot 355 & 356).

C) Review, Discussion, and/or Action and/or Vote in Executive Session and/or open session pursuant to RIGL § 42-46-5(a) Subsection (2) Pending or Potential Litigation (Adverse Possession/Easement/Quiet Title), Carey v. Jamestown, File No.: NC-2020-0375. Discussion and/or Potential action, announcement, and/or vote(s) from Executive Session and/or Open Session.

XV. 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 October 30, 2025.*