

**TOWN COUNCIL MEETING MINUTES (AMENDED)**  
**Monday, April 7, 2025**  
**6:00 P.M.**

**I. ROLL CALL**

A regular meeting of the Jamestown Town Council was held on April 7, 2025. Town Council Members present were as follows: Nancy A. Beye, Mary Meagher, E. Edward Ross, Mary G. Glackin, and Erik Brine (via Zoom per RIGL 42-46-5(b)(2)).

Also, in attendance: Town Administrator Edward A. Mello, Solicitor Peter Ruggiero, Finance Director Christina Collins, Town Planner Lisa Bryer, and Town Clerk Roberta Fagan.

**II. CALL TO ORDER, PLEDGE OF ALLEGIANCE**

Town Council President Beye called the meeting of the Jamestown Town Council to order at 6:02 p.m. in the Jamestown Town Hall Rosamond A. Tefft Council Chambers at 93 Narragansett Avenue and led the Pledge of Allegiance.

A motion was made by Councilor Meagher with a second by Councilor Glackin to open the Public Hearing. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor Ross, Aye; and Councilor M. Glackin, Aye.

**III. PUBLIC HEARING**

A) Public Hearing: Review, Discussion, and/or Action and/or Vote: for Proposed Amendments to the Zoning Code of Ordinances, regarding a request to amend the Zoning Use Table (Section 82-601 - VI.E.(5); and request to amend the definition of Amusement or Video Arcade to Amusement Arcade (Section 82-104.1), duly advertised in the March 13<sup>th</sup>, 20<sup>th</sup> and 27<sup>th</sup> editions of the Jamestown Press:

- 1) Regnum LLC, requesting a Zoning Ordinance Amendment including a change to the definition and a change to the use table related to Amusement or Video Arcade as an accepted use in the Zoning use table by Special Use Permit(s) for the CD District only.
  
- 2) Letters from Jamestown residents:
  - a) Ronald Izzo
  - b) Ralph Klingbeil
  - c) Leisa Hill

The public hearing addressed a proposed zoning code amendment: modifying the Use Table to replace "Amusement or Video Arcade" as a prohibited use (N) with an allowable use by right (Y) in the Commercial Downtown (CD) zone.

Duncan Pendlebury, Vice Chair of the Planning Commission, presented the Commission's position. The Planning Commission received an application to modify the zoning use table to allow amusement or video arcades. The application was not location-specific, but requested to permit arcades in the CD and CL zones. The Commission was surprised the request came post-zoning revisions but acknowledged its recent nature. Ultimately, the Commission voted unanimously in favor, with conditions, and recommended a Special Use Permit (SUP) rather than permitting by right. Key concerns: public input, absence of current arcade use, and community standards. Proposed restrictions include: hours of operation, sound buffering, signage limitations, no

gambling, and a cap on the number of machines (tentatively 10). Clarified that the applicant agreed to limit the proposal to the CD zone only, not CL.

Christian Infantolino, attorney representing Regnum, LLC, addressed the Town Council. He clarified that the application is for a “by right” (Y) use, not a SUP. Mr. Infantolino acknowledged the Planning Commission’s recommendation but asserted that the current town ordinances already provide sufficient protections. He argued that a SUP adds unnecessary costs, delays, and technical barriers for applicants, and offered to accept a restriction to CD zone only. A “Y” is preferable because the ordinances already exist regulating: noise (municipal sound level restrictions), Lighting and signage, parking (Article 13, Section 82-1303), and Age limits and operational standards for businesses. He stated the only missing standard might be hours of operation, which a definition change could add. It was emphasized that no gambling is proposed; gambling is prohibited town-wide under separate use table classification. Imposing a SUP in the CD zone (within the Village Overlay District) requires multiple board appearances, professionals, TRC, and zoning reviews, making it onerous for small businesses. The request fits with Jamestown’s Comprehensive Plan: supports commercial vibrancy, encourages pedestrian traffic, and aligns with economic development and recreational goals. Atty. Infantolino distributed to the Town Council 109 petition signatures (90 from Jamestown residents) in support, and photos and a conceptual layout for the arcade at 20 Narragansett Ave (not part of the zoning decision but used illustratively).

The following individuals spoke in support of the proposed amendments:

Marla Romash, 34 Clinton Avenue, and owner of Our Table, supported responsible business growth. She highlighted her trust in town boards to manage impact and enforce rules, and mentioned her nostalgia for family arcades in other towns.

Elaine Infantolino, 28 Reservoir Circle, emphasized community-building in the arcade and promoted alternative entertainment for youth and families while addressing misconceptions about gaming and social development.

Kevin Goudreau, 6 Riptide Street, reminisced about past Jamestown arcades from his childhood and the fun/value they offered. He stated his support for the proposed amendment and the trustworthiness of Bill Munger (Regnum LLC).

Walter Brownler, 24 Bryer Avenue, a father of four, supported creating “third spaces” for kids to hang out. He noted that there are not a lot of indoor gathering spaces for kids, and this would be a benefit.

Joan Goldstein, a former teacher and business owner, stated she believes the arcade can bolster surrounding businesses. She asked the Town Council to consider that an arcade would be an asset for the downtown and the business community.

Marilyn Munger, co-tenant of the property at 20 Narragansett and 20 Knowles Ct., stated that the building is well-insulated and quiet. She cited her direct knowledge of foot traffic, parking availability, and the potential positive impact on downtown businesses.

The following individuals spoke in opposition to the proposed amendments:

Dr. Jane Gilgun, 19 Skysail Court, opposed the proposed zoning change. She referenced her 40 years of child development research, arguing that arcades encourage excessive screen time and promote antisocial behavior. Additionally, she questioned the economic viability of the zoning change and cited the American Academy of Pediatrics' guidelines on screen time. As an alternative, she suggested investing in recreational opportunities and improving access to sailing.

Roseanne Pawelec, 53 Conanicus Ave., expressed her concerns regarding the use of Knowles Court for access to the arcade. She pointed out the absence of sidewalks and lighting in the area, especially with residential properties nearby. Additionally, she warned about the potential for unsupervised youth to gather after using the arcade. Ms. Pawelec also objected to the presence of chain businesses, believing they detract from the character of Jamestown as a "peaceful gem."

Kathy Kaiser, 35 Knowles Ct, spoke on behalf of the Jamestown Place Condominium Association. She supported the SUP requirement with enforceable standards, citing ambiguous signage regulations and a lack of clarity in ordinances. She also called for parking limits on Knowles Court.

Julie Ray, 40 Pennsylvania Ave, believes that the existing Recreation Center facilities provide more meaningful recreation. She expressed concern that the arcade does not benefit Jamestown's children in a significant way.

Connie Slick, 49 Narragansett Avenue, shared a recent conversation with her 11-year-old granddaughter, who couldn't understand why an arcade would be allowed in Jamestown. Ms. Slick urged consideration of other options for kids.

The Town Council had discussed at length.

Councilor Glackin acknowledged the business benefit but was cautious about unintended uses if permitted by right. Noted the importance of site-specific concerns, particularly Knowles Court's suitability.

Vice President Brine argued that existing ordinances address concerns sufficiently. Believed that requiring a SUP for every new use could discourage business investment.

President Beye stated she is torn; she appreciates the project but worries about the precedent and broader interpretation.

Town Planner Lisa Bryer stated that a standard cannot be placed in a definition. A new use in the village district will require some type of review. A license will be required. The Town Council might want to consider conditions that might be appropriate. She echoed the desire for community input and thoughtful planning.

Solicitor Peter Ruggiero outlined the next steps: Vote immediately to accept or deny the request; continue hearing, or refer back to the Planning Commission to develop more detailed definitions or limitations.

Duncan Pendlebury reiterated that the zoning change applies broadly, not just to the proposed arcade at 20 Narragansett Ave., and that more clarity or safeguards may be necessary.

A motion was made by Councilor Ross with a second by Vice President Brine to approve the amendments to the Zoning Code of Ordinances, Zoning Use Table (Section 82-601 - VI.E.(5)) Amusement or video arcades in the CD zone from “N” to “Y”; and the definition of Amusement or Video Arcade (Section 82-104.1) to “Amusement or Video Arcade. Any place of business where more than five pay-per-play mechanical amusement devices and/or electronic video games are located for use by the general public.” Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Ross, Aye; Councilor M. Glackin, Aye, and Councilor Meagher, Nay.

#### **IV. OPEN FORUM**

- A) Scheduled request to address: None at this time.
- B) Non-scheduled request to address.

Richard Smith, of North Road, expressed his concerns regarding the proposed bonds. He noted that the existing bike path already has enough shoulder space to accommodate cyclists. He believes that the proposed \$1 million extension from Eldred Avenue to Conanicus is unnecessary. Additionally, he mentioned that improvements to Eldred Avenue should not proceed due to deed restrictions and it is premature to move forward with any improvements/structures. Lastly, Mr. Smith questioned the proposed \$3 million Maintenance Bond, as the amount did not decrease even after certain line items were removed.

Raymond Smith expressed his agreement with Richard Smith's statements. He opposes issuing a bond for a potential future event that is not clearly defined. There is a misconception that the low attendance at the Financial Town Meeting (FTM) indicates a lack of opposition to the decisions made during the meeting. Bonds should be placed on the ballot during an election year.

Chris Sorlein, 123 Howland Avenue, a research geologist, studied climate and sea level rise. spoke regarding Mackerel Cove roadway/beach concerns.

Tony Pinheiro, 161 Beacon Avenue, emphasized the need for emergency planning in the North End. Water mitigation should be included in the bonds, and the recreation bond should be postponed.

Lawrence Smith, Beacon Avenue, has attended many FTMs and supports the use of paper ballots at the FTM because he believes they create less intimidation compared to voting by voice, hand, or standing.

Richard Ventrone, 12 Nautilus Street, states that Jamestown’s affordable housing situation remains unchanged from over a decade ago. Only four municipalities in Rhode Island comply with state mandates.

Councilor Ross recused from V. A. 1) regarding Resolution 2025-11 and left the meeting.

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

- A) Resolutions and Proclamations
  - 1) Review, Discussion, and/or Action and/or Vote: regarding Resolution 2025-11, Supporting House Bill 5032, Relating to Alcoholic Beverages – Retail Licenses, to provide the authority to the Jamestown Board of Licenses to issue a Class T Legitimate Theatre liquor license.

A motion was made by Councilor Meagher with a second by Vice President Brine to approve Resolution 2025-11, Supporting House Bill 5032, Relating to Alcoholic Beverages – Retail

Licenses, to provide the authority to the Jamestown Board of Licenses to issue a Class T Legitimate Theatre liquor license. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; and Councilor M. Glackin, Aye.

Councilor Ross rejoined the meeting and returned to the dais.

- 2) Review, Discussion, and/or Action and/or Vote: Proclamation 2025-12 Month of the Military Child, declaring the month of April 2025 as Month of the Military Child.

Councilor Meagher read Proclamation 2025-12.

A motion was made by Councilor Meagher with a second by Vice President Brine to approve Proclamation 2025-12 Month of the Military Child, declaring the month of April 2025 as Month of the Military Child. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor Ross, Aye; and Councilor M. Glackin, Aye.

- 3) Review, Discussion, and/or Action and/or Vote: Proclamation 2025-13 Teacher Appreciation declaring May 5<sup>th</sup>-11<sup>th</sup>, 2025 as Teacher Appreciation Week.

President Beye read Proclamation 2025-13.

A motion was made by Councilor Meagher with a second by Councilor Glackin to approve Proclamation 2025-13 Teacher Appreciation, declaring May 5<sup>th</sup>-11<sup>th</sup>, 2025, as Teacher Appreciation Week. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor Ross, Aye; and Councilor M. Glackin, Aye.

- 4) Review, Discussion, and/or Action and/or Vote: Resolution 2025-14, in Support of Amending the Rhode Island General Laws to Allow Financial Town Meetings to Approve an Annual Budget Exceeding the 4 Percent Levy Cap, as amended.

Vice President Brine explained why he asked for the amendment to the Resolution that was previously passed by the Town Council. The amendment is specific to the Town of Jamestown.

A motion was made by Councilor Meagher, with a second by Councilor Ross, to waive the reading of Resolution 2025-14. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor Ross, Aye; and Councilor M. Glackin, Aye.

A lengthy discussion ensued.

President Beye and Councilor Glackin stated they have reconsidered their previous position and do not agree with amending the Rhode Island General Laws to Allow Financial Town Meetings to approve an Annual Budget Exceeding the 4 Percent Levy Cap.

Beth Smith, Orient Avenue, this type of change should be on a future ballot for the electorate to decide.

Councilor Meagher and Councilor Ross believe that the town should have the autonomy to make its own decisions. They advocate for fewer regulations imposed by the Rhode Island legislature, emphasizing that the state holds too much control over the town's budget and decision-making processes.

Councilor Glackin is not opposed to the exceeding the 4% levy, but given the current politically polarizing climate nationally, this decision could have negative consequences in the future.

A motion was made by Councilor Meagher with a second by Vice President Brine to approve Resolution 2025-14, in Support of Amending the Rhode Island General Laws to Allow Financial Town Meetings to Approve an Annual Budget Exceeding the 4 Percent Levy Cap, as amended. Vote: President Beye, Nay; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor Ross, Aye; and Councilor M. Glackin, Nay.

A motion was made by Councilor Meagher with a second by Councilor Ross to convene as the Town Council sitting as the Alcohol Beverage Licensing Board and to open the public hearing. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor E. Ross, Aye; and Councilor M. Glackin, Aye.

## **VI. PUBLIC HEARINGS, LICENSES, AND PERMITS**

A) Public Hearings: 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 (F-25-5) has been received under said Act for a one-day license on September 7, 2025:

CLASS F (NON-PROFIT)

Jamestown Community Farm

40 Eldred 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 (Number 1 of 12 licenses per calendar year issued per RIGL§3-7-14).

A motion was made by Councilor Meagher with a second by Councilor Ross to approve the Jamestown Community Farm One-Day Class F Liquor License scheduled for September 7, 2025 taking place at 40 Eldred Avenue. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor E. Ross, Aye; and Councilor M. Glackin, Aye.

2) Pursuant to RIGL §3-7-14, the following license application (F-25-7) has been received under said Act for a one-day license on May 22, 2025:

CLASS F (NON-PROFIT)

Jamestown Historical Society

92 Narragansett 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 (Number 1 of 12 licenses per calendar year issued per RIGL§3-7-14).

A motion was made by Councilor Meagher with a second by Councilor Glackin to approve the Jamestown Historical Society One-Day Class F Liquor License scheduled for May 22, 2025 taking place at 92 Narragansett Avenue. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor E. Ross, Aye; and Councilor M. Glackin, Aye.

- 3) Pursuant to RIGL §3-7-14, the following license application (F-25-8) has been received under said Act for a one-day license on July 25, 2025:

CLASS F (NON-PROFIT)

Jamestown Historical Society  
92 Narragansett 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 (Number 2 of 12 licenses per calendar year issued per RIGL§3-7-14).

A motion was made by Councilor Meagher with a second by Councilor Ross to approve the Jamestown Historical Society One-Day Class F Liquor License scheduled for July 25, 2025, taking place at JAC, North Road. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor E. Ross, Aye; and Councilor M. Glackin, Aye.

A motion was made by Councilor Meagher with a second by Councilor Glackin to adjourn from sitting as the Alcohol Beverage Licensing Board. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor E. Ross, Aye; and Councilor M. Glackin, Aye.

- B) Review, Discussion, and/or Action and/or Vote: Approval of Renewal Applications that have been received by the Town Council for Victualing & Holiday License for the year December 1, 2024- November 30, 2025, upon resolution of debts, taxes, State approval, and appropriate signatures:
- 1) The Wicked Whisk, 79 North Road (BL-27).

A motion was made by Councilor Meagher with a second by Councilor Ross to approve The Wicked Whisk Victualing & Holiday License for the year December 1, 2024- November 30, 2025, upon resolution of debts, taxes, State approval, and appropriate signatures. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor Ross, Aye; and Councilor M. Glackin, Aye.

## **VII. COUNCIL, ADMINISTRATOR, SOLICITOR, COMMISSION/COMMITTEE COMMENTS & REPORTS**

- A) Town Administrator's Report: Edward A. Mello  
1) OPIOID Litigation update (Consent agenda).

Requesting Town Council ratification to amend the original litigation and remove PBM as a defendant from the case.

- 2) Community Development Block Grant (CDBG) Application (New Business).

To be discussed further under New Business.

## VIII. UNFINISHED BUSINESS

- A) Review, Discussion, and Possible Action on the FY2025-2026 Town Administrator's Proposed Budget; recommend the proposed FY2025-2026 Town Budget of \$30,841,871 for consideration at the Annual Financial Town Meeting on June 2, 2025:
- 1) Town Administrator's Proposed Town General Fund Budget of \$14,006,265 and the Town Administrator's Proposed School Budget of \$16,835,606.

A lengthy discussion ensued. Town Administrator Mello stated that the school committee has agreed to make improvements to the gymnasium, locker rooms, and backboards. The school's budget appropriation has not changed. Additionally, the school has applied for a grant to conduct a fiscal and feasibility study. They are also developing a comprehensive plan for long-term improvements, which will include upgrades to the gymnasium floor.

A motion was made by Councilor Meagher with a second by Councilor Glackin to approve the Town Administrator Mello's recommend FY2025-2026 Town Budget of \$30,841,871 for consideration at the Annual Financial Town Meeting on June 2, 2025. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor Ross, Aye; and Councilor M. Glackin, Aye.

- B) Review, Discussion, and Possible Action: Discussion and consideration of staff-proposed projects requiring potential bond initiatives of \$3,453,000:
- 1) Memorandum from Town Administrator Mello to the Town Council regarding a Maintenance Bond:
- |   |             |
|---|-------------|
| a) Project 1: Senior Repair Project                 | \$ 885,000  |
| b) Project 2: Town Buildings/Facilities Maintenance | \$1,618,000 |
| c) Project 3: Department of Public Works Equipment  | \$ 950,000  |

A motion was made by Councilor Meagher with a second by Vice President Brine to separate into three bonds.

Discussion ensued. Finance Director Tina Collins asked for clarification. Is the intent to have three separate resolutions and have one bond?

Revised motion. A motion was made by Councilor Meagher with a second by Vice President Brine for two resolutions: Up to \$2,503,000 for Project 1: Senior Project and Project 2: Town Buildings/Facilities Maintenance; and up to \$950,000 for Project 3: Department of Public Works Equipment; for one bond in the amount of \$3,453,000, to be consideration at the Annual Financial Town Meeting on June 2, 2025. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor Ross, Aye; and Councilor M. Glackin, Aye.

- C) Review, Discussion, and Possible Action: At the request of Vice President Brine, discussion and consideration of a proposed Jamestown Recreation Bond of \$1,700,000 or \$2,600,000:
- 1) Memorandum from Vice President Brine regarding potential bond(s) for investment into Eldred Field, Lawn Avenue School gymnasium, and bike/pedestrian paths.

Councilor Ross stated for clarification, this bond does not impact the 2025/2026 budget.

Councilor Glackin would be more comfortable when the Eldred field and bike path projects are more comprehensively planned. The proposed bond should wait until the advisory groups come back with recommendations. It is too vague and not a crisis bond.

Vice President Brine stated that yes, this proposed bond is aspirational, and the voters can decide at the FTM. This is both for recreation and safety.

Councilor Ross, are the numbers from the Bike Path Committee based on studies? Are they verifiable? It feels like a chicken-and-egg situation.

Further discussion on the timeline of funding once a project is defined and ready to start.

~~A motion was made by Councilor Meagher with a second by Vice President Brine to approve two resolutions: Up to \$450,000 for Eldred Avenue Field Project; and Up to \$1,500,000 for Bike Path Project through the issuance of bonds to be considered at the Financial Town Meeting on June 2, 2025. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor Ross, Aye; and Councilor M. Glackin, Aye.~~

A motion was made by Councilor Meagher with a second by Vice President Brine to approve two resolutions: (1) Up to \$1,500,000 for Bike Path Project through the issuance of bonds to be considered at the Financial Town Meeting on June 2, 2025. Vote: President Beye, Nay; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor Ross, Aye; and Councilor M. Glackin, Aye; (2) Up to \$450,000 for Eldred Avenue Field Project through the issuance of bonds to be considered at the Financial Town Meeting on June 2, 2025. Vote: President Beye, Nay; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor Ross, Aye; and Councilor M. Glackin, Nay.

- D) Review, Discussion, and Possible Action: At the request of Councilor Meagher discussion and consideration of a \$3,000,000 Bond for affordable housing for FY 2025/2026:
- 1) Memorandum from the Affordable Housing Committee requesting Town Council support of a \$3,000,000 Bond for potential affordable housing initiatives.

Councilor Meagher read the following statements and provided copies to the members of the Town Council:

***“Affordable Housing Bond for \$3 million dollars.***

*I have described this bond as aspirational. Philosophically, I think almost everybody would like there to be more affordable housing in Jamestown or, perhaps more correctly, some affordable housing in Jamestown.*

*This bond is aspirational because it reflects a commitment by the town, a pledge by the community to spend this much to promote, support, enable the creation of more affordable housing in Jamestown.*

*It is aspirational, in a pragmatic sense, due to the timetable in which these funds will be used. The Affordable Housing Committee has requested that the town use existing funds from the Affordable Housing Trust fund to begin the development of specific projects. This council has already earmarked funds from that trust fund to support programs that this bond would continue. This bond will be applied once specific projects are designed, priced, and ready to be built, which will likely occur no earlier than a year from now. At that point in time, this same town council can determine if these projects should be applied to next year’s budget.*

**What would this bond support ?**

- 1) *Up to \$2 million dollars of this bond could be used to design and construct rental housing on town owned property . I showed you an example of a design for at least 9 units that could be located where the Ambulance barn now sits. But that is just an example, there are other opportunities for projects like that or cottage clusters located on larger lots. If combined with state funds, then 51% of the units we build would be required to serve households with incomes of less than 80% of RI Housing's median income for our town. (See chart below)RI Housing states that "Housing is considered affordable when it costs no more than 30% of your gross income." Utilities are also to be included in that 30%, so rents for these units would likely not exceed \$1000 for one bedroom to \$1500 for two bedroom per month. The remaining units would still be considered as Affordable by RI Housing if they served populations making 100% of median income or up to \$120% and if we charged rents that comply with the 30% regulation for this population.*
- 2) *\$500000 of this bond could be used to support an existing program to subdivide existing properties, creating affordable lots. This effort has been in our zoning regulations for over 15 years. It enables a property owner in CL, R 8 and R20 , who owns a lot that is bigger than is required in the respective zoning district, but not big enough to subdivide into two conforming lots, to subdivide the property into a conforming lot and second lot, that is smaller and dedicated and deeded as an Affordable lot. Last year, the town entered into an agreement with property owners in the R20 zone, who will sell to the town their existing home and 13000 square feet of property, reserving for themselves a lot of over 20000 square feet on which they will build their retirement home. This council approved the application to RI CDBG to help us with this effort. Because the town is using both town funds and state funds in this transaction, the existing 3 bedroom home will be deeded as an affordable property and sold to a family with income limits of 80% of median income. The town will recoup \$250000 from the sale.*
- 3) *\$500000 of this bond could be used to support the construction of single family homes on town owned property, that will be sold or could be rented to families whose incomes satisfy criteria determined by other state) funding sources.*
- 4) *Any remaining funds can be used to support the creation of Affordable Accessory Dwelling Units in the form of providing subsidies and incentives.*

**Who does this bond support?** *All of these efforts to create affordable housing provide opportunities for people just starting out, for young families, for the next generation of families who already have roots in this town. Our Fire Department desperately needs volunteers. In considering this bond, you might consider what a paid Fire Department would cost. Right now, many folks who work for the town and school do live in town, or nearby, but that number will continue to shrink due to the cost of real estate, here and in nearby towns. How easy will it be to recruit staff? Will workers who live more than a half hour away be so willing to come over the bridge in a storm?*

*In the past, many folks have been reluctant to buy an Affordable property because resale is limited by the same Affordable criteria, so the opportunity to reap great profits from real estate is not so readily available. But I would suggest to you that the cost of housing here and in neighboring communities has reached such an insane level that more families, particularly folks who grew up*

*here, would be amenable to purchasing the stability afforded by a property in Jamestown and all it offers, in comparison to investing in a housing market that they cannot afford and that may have reached its peak.*

*So I would argue that the bond supports all of us in supporting families and people who work here but can't afford to live here.*

***What will this bond cost ?** On p 103 of the budget presentation on the town website, there is an estimate of bond costs. It states that this bond will likely cost \$250000 a year for twenty years, with a total debt of \$5,022,350. This bond is a non tax exempt bond that has a higher interest rate, because the results of this bond actually produce revenue for the town. Rents on 9 units of work force housing will produce gross revenue of well over \$100,000 a year; some of which will be reserved for maintenance and management, but some of which can be used to reduce debt service or to support more affordable projects or both. When payment of the bond is no longer required, the rents provide revenues to the town. The affordable single family homes can be rented or sold. If sold, they will be at amounts prescribed by the funding sources used to support them, but likely \$250000 or above."*

Discussion ensued.

Councilor Glackin asked what the reason is for taking out a bond versus funding the affordable housing trust fund?

Finance Director Tina Collins explained that the town cannot borrow money without a specific defined project.

A motion was made by Councilor Meagher with a second by Councilor Ross to approve a resolution for up to a \$3,000,000 for affordable housing projects for through the issuance of bonds for consideration at the Annual Financial Town Meeting on June 2, 2025. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor Ross, Aye; and Councilor M. Glackin, Aye.

## **IX. NEW BUSINESS**

A) Review, Discussion, and/or Action and/or Vote: At the request of Councilor Meagher and the Affordable Housing Committee (AHC), approval to utilize Affordable Housing Trust funds for two projects:

- 1) Memorandum from AHC Chair Bob Plain and Town Planner Lisa Bryer:
  - a) Request approval to draft an RFP for a consultant to work with the Affordable Housing Committee to develop new Affordable Housing projects on town-owned property, including but not limited to 11 Knowles Court.

A motion was made by Councilor Meagher with a second by Vice President Brine to approve the request to draft an RFP for a consultant to work with the Affordable Housing Committee to develop new Affordable Housing projects on town-owned property, including but not limited to 11 Knowles Court. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor Ross, Aye; and Councilor M. Glackin, Aye.

- b) Request approval to draft an RFP for a consultant to complete a

“Nexus Study” to link Jamestown’s Housing market with Affordable Housing Funding Needs.

A motion was made by Councilor Meagher with a second by Vice President Brine to approve the request for to draft an RFP for a consultant to complete a “Nexus Study” to link Jamestown’s Housing market with Affordable Housing Funding Needs. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor Ross, Aye; and Councilor M. Glackin, Aye.

- B) Review, Discussion, and/or Action and/or Vote: At the request of Councilor Meagher, the Planning Commission is asked to review possible changes to the Zoning Ordinance.
- 1) 82-1102.4: Require abutter notification of projects going before the Technical Review Committee (TRC) (new ordinance).
  - 2) Require the percentage of a potential new affordable housing lot in the R 8 and CL districts to be the same as is currently described for a R 20 lot, which is 65%. This amendment would allow an R8 or CL lot that is between 13200-15999 square to be eligible to be subdivided to create an affordable lot (minimum 5200 square feet) and a standard lot (minimum 8000 square feet) (amendment).
  - 3) 82-602 To consider the creation of new Zoning Districts or new Zoning characterizations that would apply to non-conforming lots of record (new ordinance).

A motion was made by Councilor Meagher with a second by Councilor Ross to approve the request to ask the Planning Commission to review possible changes to the Zoning Ordinance 82-1102.4, 82-1105, and 82-602. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor Ross, Aye; and Councilor M. Glackin, Aye.

- C) Review, Discussion, and/or Action and/or Vote: At the recommendation of Town Administrator Mello, authorization to submit an application through CDBG for the following projects:
- 1) CDBG application in the amount of \$500,000 for the repair and renovation of the Senior Center located at 6 West Street.

A motion was made by Councilor Meagher with a second by Councilor Glackin to authorize Town Administrator Mello to submit an application through CDBG in the amount of \$500,000 for the repair and renovation of the Senior Center located at 6 West Street. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor Ross, Aye; and Councilor M. Glackin, Aye.

- 2) CDBG application in the amount of \$500,000 for the repair and renovation of additional bathrooms at Jamestown Housing Authority located at 45 Pemberton Avenue.

A motion was made by Councilor Meagher with a second by Councilor Glackin to authorize Town Administrator Mello to submit an application through CDBG in the amount of \$500,000 for the

repair and renovation of additional bathrooms at Jamestown Housing Authority located at 45 Pemberton Avenue. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor Ross, Aye; and Councilor M. Glackin, Aye.

- D) Review, Discussion, and/or Action and/or Vote: At the request of Parks and Recreation Director DeFalco, permission to extend the Mackerel Cove Vendor Contracts for the 2025 season to Splash Dogz LLC. and Dels Lemonade & Refreshments, as permitted by the 2023 contract.

A motion was made by Councilor Meagher with a second by Vice President Brine to approve the request of Parks and Recreation Director DeFalco, permission to extend the Mackerel Cove Vendor Contracts for the 2025 season to Splash Dogz LLC. and Dels Lemonade & Refreshments, as permitted by the 2023 contract. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor Ross, Aye; and Councilor M. Glackin, Aye.

**X. ORDINANCES, APPOINTMENTS, VACANCIES, AND EXPIRING TERMS**

- A) Appointments, Vacancies, and Expiring Terms: None at this time

- 1) Upcoming interview sessions (\*May 5<sup>th</sup> & 19<sup>th</sup> tentative):

- a) April 21<sup>st</sup>, 5:30-6:30

TIME	NAME	COMMITTEE
5:30	Barrett Cavanagh	Quonset Development Board of Directors
5:40	Lisa Lepore	Quonset Development Board of Directors / Zoning Board Alternate
5:50	Timothy Noble	Quonset Development Board of Directors
6:00	Bradley Parsons	Eldred Field
6:10	Lisa Primiano	Quonset Development Board of Directors
6:20	Emile Martineau	Quonset Development Board of Directors

- b) May 5<sup>th</sup>, 5:10-6:30

TIME	NAME	COMMITTEE
5:10	Susan Shim Gorelick	Affordable Housing Committee
5:15	Kelly Smith	Tick Task Force
5:20	Samira Hakki	Bike Path Committee
5:25	Mary Ellen Coleman	Fire Dept. Compensation Committee
5:30	Karen Montoya	Senior Services Committee
5:35	Tony Pineiro	Harbor Commission
5:40	Randy Keck	Bike Path Committee
5:45	Beth Herman	Tree Committee
5:50	Amy Walsh	Jamestown Housing Authority
5:55	Joe England	Tick Task Force
6:00	Andrew Williams	Harbor Commission
6:05	Fred Pease	Affordable Housing Committee
6:10	Johnathan Valente	Bike Path Committee
6:15	Dan Lilly	Harbor Commission
6:20	Cynthia Leonard	Tick Task Force

- c) May 19<sup>th</sup>, 5:50-6:30

TIME	NAME	COMMITTEE
5:50	Stuart Rice	Tax Assessment Board of Review
5:55	Wayne Moore	Fire Dept. Compensation Committee

6:00	Harry Chase	Bike Path Committee
6:05	John Potter	Harbor Commission
6:10	Wayne Banks	CRMC
6:15	Patrick Gaynes	Eldred Field Committee
6:20	Marlene Murphy	Election Training Committee

The highlighted applicants are known to the Town Council and are not required to be interviewed/re-interviewed.

Councilor Meagher read aloud each Short-Term Rental host application name and address, asking those in attendance for any objections or comments to be known.

A motion was made by Councilor Meagher, with a second by Councilor Ross, to approve the Short-Term Rental applications for licensing as listed on the Consent Agenda. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor M. Glackin, Aye; and Councilor E. Ross, Aye.

A motion was made by Councilor Meagher, with a second by Councilor Ross, to accept the Consent Agenda. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor E. Ross, Aye; Councilor M. Glackin, Aye; and Councilor Meagher, Aye.

## XI. CONSENT AGENDA

- A) Adoption of Town Council Meeting Minutes:
  - 1) March 3, 2025 (Regular Meeting)
  - 2) March 4, 2025 (Special Meeting)
  - 3) March 10, 2025 (Special Meeting)
  - 4) March 17, 2025 (Regular Meeting)
  
- B) Minutes of Boards/Commissions/Committees
  - 1) Board of Canvassers, February 19, 2025.
  - 2) Board of Canvassers, March 4, 2025.
  - 3) Zoning Board of Review, February 25, 2025
  
- C) Permission to authorize Town Administrator Mello to amend the national opioid litigation by removing the defendants, PBM (Optum and Express Scripts, Inc.), and their related entities from the case.
  
- D) Permission to authorize Town Administrator Mello to sign Amendment 3 to the Subrecipient Agreement between the State of Rhode Island Department of Transportation and the Town of Jamestown for the Melrose Elementary School and Lawn Avenue Middle School Safe Routes to School Program upon final review by Solicitor Ruggiero.
  
- E) 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. Matthew Church
  - Event: Sunrise Easter Service (ENT-25-18)
  - Date: April 20, 2025
  - Location: East Ferry/Veteran's Memorial Square

- 2) Applicant: Jamestown Historical Society (JHS)  
Event: Windmill Day (ENT-25-15)  
Date: July 26, 2025  
Location: 378 North Road
  - 3) Applicant: Jamestown Historical Society (JHS)  
Event: JHS Museum Exhibit Opening Reception (ENT-25-16)  
Date: May 22, 2025  
Location: JHS, 92 Narragansett Avenue
  - 4) Applicant: Jamestown Historical Society (JHS)  
Event: Evening at the Windmill (ENT-25-17)  
Date: July 25, 2025  
Location: 378 North Road
- F) 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 March 20<sup>th</sup> and March 27<sup>th</sup> editions of the Jamestown Press; upon resolution of debts, taxes, State approval, and appropriate signatures:
- 1) STR-110 Michael Allen 37 Newport Avenue

Communications were acknowledged

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

- A) Communications Received:
- 1) Copy of letter to: Town Council  
From: Taxpayer Association of Jamestown  
Dated: March 17, 2025  
Re: School and Town Budget
  - 2) Copy of email to: Town Council  
From: Joan Swifty  
Dated: March 18, 2025  
Re: Fort Getty Workshop
  - 3) Copy of email to: Town Council  
From: David Jamison  
Dated: March 23, 2025  
Re: Budget for Jamestown
  - 4) Copy of email to: Town Council  
From: Linda Jamison  
Dated: March 26, 2025  
Re: CISF - \$150,000 benefit to Jamestown residents
  - 5) Copy of email to: Town Council  
From: Armenian National Committee of Rhode Island  
Dated: March 3, 2025  
Re: 2025 ANC of RI Armenian flag raising request.

- B) Proclamations and Resolutions from other Rhode Island Cities and Towns
- 1) Portsmouth School Committee- School Transportation Resolution.
  - 2) North Smithfield School Committee Resolution – Funding for Private School Transportation by State and Local Education Agencies
  - 3) Resolution of the City of Woonsocket, Resolution Requesting the Rhode Island Governor and General Assembly to Restore General Revenue Sharing to Rhode Island Cities and Towns. 25 R 47
  - 4) Resolution of the Town of Middletown, Resolution No. 25-17, in support of Rhode Island League of Cities and Towns 2025 Legislative Priorities.
  - 5) Resolution of the Town of Middletown, Resolution No. 25-16, Resolution Regarding the Restoration of General Revenue Sharing to Cities and Towns.
  - 6) Resolution of the Burrillville Town Council, Resolution No. 25-07, in opposition to Rhode Island 2025 Gun Control Legislation.
  - 7) Resolution of the Burrillville School Committee (Private School Transportation).
  - 8) Resolution of the Town of Charlestown in support of BILL 2025-H5957.

### **XIII. OPEN FORUM**

- A) Continued (If necessary)

### **XIV. ADJOURNMENT**

A motion was made by Councilor Meagher with a second by Councilor Glackin to adjourn at 9:57 p.m. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor E. Ross, Aye; Councilor M. Glackin, Aye.

Attest:

*/s/ Roberta J. Fagan*

Roberta J. Fagan, CMC, Town Clerk