

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

Monday, August 3, 2015

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 6:36 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
Peter D. Ruggiero, Esq., Town Solicitor
Michael Gray PE, Public Works Director
Christina D. Collins, Finance Director
Denise Jennings, Water and Sewer Clerk

AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS

(None)

READING AND APPROVAL OF MINUTES

- 1) 06/22/15 (special meeting)
- 2) 07/06/15 (regular meeting)

Motion was made by Commissioner Meagher, seconded by Commissioner White to accept the 06/22/15 special meeting minutes and the 07/06/15 regular meeting minutes. So unanimously voted.

OPEN FORUM

- 1) Scheduled requests to address:
(None)
- 2) Non-Scheduled requests to address:
(None)

REPORT OF TOWN OFFICIALS

1) Pumping Report:

The Public Works Director reported the following:

- JR-1 has been in service since May.
- Pumping was average for the month of July.
- Received 4.5 inches of rain during the month of July.
- North Reservoir is @ 49MG, usable storage-60MG.
- South Pond is @ 6MG, usable storage-6MG

2) Town project reports: (See Project Update Report dated July 2015)

Transfer pumping/Reservoir:

The Public Works Director reported that transfer pumping was suspended when the water level dropped below the spillway.

Treatment Plant:

The Public Works Director reported that the second quarter testing results have been received and the results are below the levels set by the EPA levels.

Distribution System:

The Public Works Director reported the following:

- Staff will resume work on the replacement of the water main on High Street at the intersection of Green Lane over to Howland Avenue.
- Staff repaired a significant water main break on Bay View Drive

Wastewater Treatment Plant:

The Public Works Director reported that the monthly daily flow was average for the month of July.

Following clarification of a few items, it was the consensus of the Commission to accept the report of the Public Works Director, as presented.

LETTERS AND COMMUNICATIONS

(None)

UNFINISHED BUSINESS

(None)

NEW BUSINESS

1) **Application of Dutch Harbor Development, LLC and ADGKS, LLC** (owner: Clarke, Loraine S. et al), Plat 8, Lots 109 & 68 (to be subdivided into 3 lots); Westwind Drive (identified on the Developmental

Site Plan dated 04/30/15- Parcels A & B) **for sewer extension**

Peter Brockman, Esq. stated that he was present to represent the prospective buyers Dutch Harbor Development, LLC and ADGKS, LLC. Attorney Brockman further stated that his clients propose to build a single family dwelling on Plat 8, Lot 109 and also on each of the subdivided parcels known as A & B on Plat 8, Lot 68 and is requesting a sewer extension/hook up to each of the lots.

Michael Darveau of Darveau Land Surveying, Inc. reported the following:

- Soil testing was done by the applicant for their septic systems.
- RIDEM criteria states that the water table must be between 11-17 inches for a septic system.
- The applicant's soil tests resulted in an 18+ inch water table and this is why the applicant is before the board today for the request to connect to the sewer system.
- Westwind Drive has an existing private sewer forcemain that the applicant can request permission to hook into or can create their own. The applicant would need an easement on subdivided parcel C, which is in marsh land.
- The best option would be to stay out of the marsh land and request permission to hook into the existing private sewer forcemain on Westwind Drive.

The Public Works Director reported the following: **(See attached memorandum dated 07/31/15)**

- He has met with Mr. Darveau to discuss the application and review the proposed developmental site plan.
- Four new dwellings are proposed for this area. The applicant is proposing to connect three of the new dwellings to the private forcemain on Westwind Drive and the fourth dwelling will be on Arnold Avenue, which fronts the sewer main and is allowed upon payment of the connection fee.
- The proposed development plan is located in the Rural Sewer District.
- The rules and regulations allow for sewer connections in the rural district.
- The sewer service will not expand north, due to the marsh land.
- This application is similar to the application made by the Viera's and approved by the Board last fall.
- The existing force main was installed to service the original development of Westwind Drive and is privately owned and maintained by the homeowners that are connected to it.
- There is an easement on the property and the developers will have to work out some of the details/hurdles with the Planning Department.
- He supports this application as proposed and subject to the conditions as stated in his memorandum to the Board dated 07/31/15.

Following clarification on a few items, motion was made by Commissioner Meagher, seconded by Commissioner White to approve the application of Dutch Harbor Development, LLC and ADGKS, LLC (owner: Clarke, Loraine S. et al), Plat 8, Lots 109 & 68 (to be subdivided into 3 lots); Westwind Drive (identified on the Developmental Site Plan dated 04/30/15- Parcels A & B) for sewer extension subject to the following, as recommended by the Public Works Director:

- The applicant must show evidence that the existing homeowners located on Westwind Drive have approved the connection of the new properties to their sewer forcemain.

- The applicant must develop a maintenance agreement for the common forcemain with the existing property owners on Westwind Drive and the proposed properties for the development. The maintenance agreement shall be recorded with the deed for each property.
- The applicant must submit an engineering report indicating that the existing forcemain is adequate in size and capacity to handle the new flows from the proposed development.
- The applicant must install water efficient plumbing fixtures.
- The applicant must pay the required fees for each new connection to the sewer system.

Motion so unanimously voted.

TOWN BUSINESS

(None)

ADJOURNMENT

There being no further business before the Commission, motion was made by Commissioner Meagher, seconded by Commissioner White to adjourn the meeting at 6:52 PM. So unanimously voted.

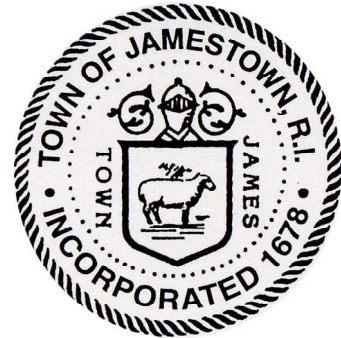
Attest:

Denise Jennings
Water and Sewer Clerk

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

**Town of
Jamestown, Rhode Island**

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Date: July 31, 2015

To: Board of Water and Sewer Commissioners

From: Michael Gray
Public Works Director

RE: Sewer Extension Application
Dutch Harbor Development, LLC
Plat 8 Lots 68 and 109
Westwind Drive

Attached is an application for sewer extension for the above referenced development. Four new dwellings are proposed on the two subject properties. A plan has been prepared showing the proposed development and the proposed sewer services. The applicant is proposing to connect three new dwellings to the private sewer forcemain located within Westwind Drive and one new service connection to the municipal sewer on Arnold Avenue. The existing sewer forcemain was installed to service the development on Westwind Drive and is owned and maintained by the homeowners that are connected to it.

The proposed development is located within the Rural Sewer District. The rules and regulations allow for sewer connections in the rural sewer district upon the applicant showing evidence that the area is not suitable for septic systems, that there is adequate system capacity, and that there will not be a negative effect on existing private wells.

The proposed dwelling fronting on the sewer main within Arnold Avenue is allowed a connection upon paying the required fee. The three dwellings with frontage on Westwind Drive require approval from the commission. I support the application for the sewer extension for the three proposed dwellings. Soil evaluations conducted on neighboring properties indicate that there are high water tables in the area. The commission approved connections of the three neighboring properties in December 2014 because soil evaluations indicated that the land was not suitable for septic systems.