

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

Wednesday, October 29, 2014

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 6:01 PM by Commission President Kristine S. Trocki.

The following members were present:

Mary E. Meagher, Vice-President  
Blake A. Dickinson  
Eugene B. Mihaly  
Thomas T. Tighe

Also present were:

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

**AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS**

(None)

**READING AND APPROVAL OF MINUTES**

1) **10/01/14 minutes** (regular meeting)

Motion was made by Commissioner Mihaly, seconded by Commissioner Dickinson to accept the 10/01/14 (regular) meeting minutes. Motion so voted, 4 in favor; Commission President Trocki abstained. Commission President Trocki was absent at said meeting.

**OPEN FORUM**

1) Scheduled requests to address:

(None)

2) Non-Scheduled requests to address:

**REPORT OF TOWN OFFICIALS**

1) **Pumping Report:**

The Public Works Director reported the following:

- Pumping was average for the month of October.
- Color level was good.
- JR-1 continues to be in operation.
- Transfer pumping has not been in operation due to the levels within South Pond. When water is no longer spilling over from the pond, transfer pumping must be suspended.

- Received a few inches of rain, with no impact on the reservoir.
- North Reservoir is @ 39MG, usable storage-60MG. The reservoir historically, recharges around April or May. The Public Works Director briefly described the trending on reservoir levels.
- South Pond is @ 5MG, usable storage-6MG

2) **Town project reports: (See Project Update Report dated October 2014)**

**Treatment Plant:**

The Public Works Director reported that Mark Robertson the newly appointed assistant at the Water Treatment Plant, has been receiving training with the operations at the plant and has also been very busy with fieldwork prior to the pending winter weather.

**Distribution System:**

The Public Works Director reported the following:

- The 6” piping extension of West Bay View Drive has been installed and is being tested.
- The Town portion of the 6” piping extension of Racquet Road the town has been completed. Ken Gladding will be continuing with the project and extending the main and connecting the two customers previously approved.
- He met with Toll Brothers to discuss the water main extension on Hull Cove Farm Road. The extension was previously approved by the Commission and will begin this week.

It was the consensus of the Commission to accept the report as submitted by the Public Works Director.

**LETTERS AND COMMUNICATIONS**

(None)

**UNFINISHED BUSINESS**

(None)

**NEW BUSINESS**

1) Application of **Kate Petrie** (Highland Drive; Plat 9, Lot 860) for **utility service (water only) connection**

William Hutchinson of 79 Hamilton Avenue stated that he was present for the applicant, who is away. Mr. Hutchinson reported the following:

- He sold this property (Plat 9, Lot 860) to the Petrie’s.
- He had a battle with the water quality from his well on his property located at 79 Hamilton Avenue, even with his well filtration system.
- He received approval from the Board for water service to his property located at 79 Hamilton Avenue and that he has recently completed his project.
- The Petrie’s were hoping to tie into the line on his property, over to their property off of Highland Drive.
- The Petrie’s well yields 2 gallons per a minute vs. the yield of his well @ 4 gallons per a minute.

The Public Works Director reported the following:

- This application for a new connection is in the Rural Water District and is for a vacant lot located at Plat 9, Lot 860; Hamilton Avenue. The lot was created by a sub-division and was part of Lot 534.
- Mr. Hutchinson's properties located at Plat 9, Lot 534; 83 Hamilton Avenue and at Plat 9, Lot 859; 79 Hamilton Avenue have access from Hamilton Avenue and are in the Urban Water District. By right those in the urban district have the right to hook into utility services with houses or vacant lots who have frontage in the urban district.
- The applicant's lot is a landlocked parcel with no frontage to a water main and she would like to extend water service from Mr. Hutchinson's lot 534 to her property at Lot 860. The rules and regulations prohibit the connection of water service to multiple premises and each service must have its own connection.
- Historically, easements over lots for utilities have become a problem for many reasons and this is why these regulations are in place.
- The applicant states on her application that she anticipates poor water quality from her well based on Mr. Hutchinson's experience, therefore she is requesting approval from the Board to connect to water utility service.
- In accordance with the rules and regulations, extensions within the Rural Water District shall be prohibited, unless approved by the Board. The regulations allow the Board to approve an extension, if in the Board's opinion the proposed extension will be an improvement to the quality or quantity of water furnished to the existing users.
- This summer, an application for water utility service was granted by the Board to Mr. Reamer on Hull Cove Farm Road. This applicant is replacing an existing line and extending the line to his property on Hull Cove Farm Road; this is at his own expense and this will benefit all users on Hull Cove Farm Road. Recent Racquet Road approvals were the same situation.

Administrator Nota stated that it was his understanding that when one goes through the process to sub-divide a property, in order to gain approval for the subdivision they must prove that there is potable water and it is his understanding that this was done at the time of the approval. Administrator Nota further stated that he has a problem that the applicant now coming to the Board for water service and is stating that the water may not be adequate.

Mr. Hutchinson briefly described the well report and stated that he did not have a copy with him. The Public Works Director stated that it is his recommendation that the Board deny this application.

Brief discussion ensued regarding Safe Yield Study that was done in 2000 by Fay, Spofford and Thorndike. Administrator Nota stated that he and the Public Works Director have had a discussion regarding the Safe Yield Study and that he recommends that the Safe Yield Study be redone or updated to get a better understanding of the numbers and that this will assist the Board with making decisions in the future regarding additional service connections.

Administrator Nota recommended that the Board support Town staff and deny this application and that the Town move forward with updating the Safe Yield Study.

Further discussion ensued regarding the changes made by the Town since the last Safe Yield Study in 2000.

Commissioner Dickinson expressed his concerns regarding the safe yield and suggested that this matter be placed at the top of the towns list, so that decisions can be made to extend service to others.

Administrator Nota stated that it is his understanding that a request may be coming from a group of homeowners in the East Shore Road area to supply at least 27 homes.

Commission President Trocki stated that the Board would like to add homes to the system, if the safe yield allows this, but until the Town has more updated data they can't consider this.

Commissioner Mihaly exited the council chambers.

The Public Works stated that he will contact Fay, Spofford and Thorndike regarding the cost to update the Safe Yield Study and that he would report back to the Board.

Motion was made by Commissioner Tighe, seconded by Commissioner Meagher to deny the application of **Kate Petrie** (Plat 9, Lot 860; Highland Drive) for **utility service (water only) connection**. Motion so voted, 3 in favor; Commissioner Dickinson opposed. Commissioner Mihaly was not present.

2) **10/2014 Water and Sewer Billing**

a) **Supplemental roll**

Administrator Nota reported the following:

- Two-thirds of the Water and Sewer bills recently sent out, did not have the recent update to the rates including the 8% increase on Minimum in Advance and Excess Water.
- The rate increase was adopted in September and due to the busy schedule with Vision, our software company and the timing of the rate change to the software, the rate changes were not processed.
- Most customers will receive an additional supplement bill in the \$5.00 to \$6.00 range to offset the difference and the additional amount will not be due until 12/31/14. The customer will not be assessed a penalty.
- The Finance Director has drafted a letter explaining the details.

b) **Meeting schedule**

Administrator Nota noted that the next regular meeting of the Board of Water and Sewer Commissioner is scheduled for Wednesday, November 26<sup>th</sup>, which is the day before the Thanksgiving holiday and suggested that the Commission reschedule the meeting for Monday, November 24<sup>th</sup>. Motion was made by Commissioner Meagher, seconded by Commissioner Tighe to reschedule the next Board of Water and Sewer Commission meeting for November 24<sup>th</sup> at 6:00 PM. So unanimously voted.

**TOWN BUSINESS**

(None)

**ADJOURNMENT**

There being no further business before the Commission, motion was made by Commissioner Meagher, seconded by Commissioner Dickinson 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