



**TOWN COUNCIL MEETING**  
**Monday, March 1, 2021**  
**6:30 P.M.**

**PURSUANT TO EXECUTIVE ORDER NO. 20-05 EXECUTED BY GOVERNOR GINA RAIMONDO ON MARCH 16, 2020, THIS MEETING WILL BE TELECONFERENCED VIA ZOOM:**

The public is invited to observe and participate in the deliberations of this meeting by accessing the meeting link set forth herein. For those without access to video observation platforms, you may also call in to listen to the deliberations of this meeting by using the call-in phone number provided herein. To participate during Public Hearing or Public Input you will press \*9 to raise your hand.

**JOIN VIA PHONE: 1-646-558-8656 or 1-301-715-8592  
or 833- 548- 0276 US Toll-free or 833- 548- 0282 US Toll-free  
WHEN PROMPTED, ENTER MEETING ID: 992 2505 3708**

**PRESS # AGAIN TO JOIN THE MEETING**

**JOIN VIA COMPUTER OR MOBILE APP: Meeting ID: <https://zoom.us/j/99225053708>**

**TO VIEW THE MEETING LIVE STREAM WITH NO INTERACTION, PLEASE VISIT THE FOLLOWING LINK:**

**<http://158.123.195.41/OTRMedia/Town2020/Others2020/StreamPrimJtown.html>**

**I. ROLL CALL**

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

**III. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, PRESENTATIONS, RESOLUTIONS AND PROCLAMATIONS**

- A) Presentation by Clean Ocean Access on 2020 Achievements, Education & Outreach, and 2021 Goals for Programmatic Work in Jamestown

**IV. PUBLIC HEARINGS, LICENSES AND PERMITS**

*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 Alcoholic Beverage Licensing Board  
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.

- 1) Approval of Transfer Class B Victualer Liquor License: Jamestown Restaurant Group, LLC, dba: Narragansett Café to Jamestown Locals, LLC, dba: Narragansett Café, 25 Narragansett Avenue, Jamestown; for application that has been received by the Town Council for licenses under said Act, effective from date of issuance to November 30, 2021 (duly advertised in the Jamestown Press on February 18<sup>th</sup> and February 25<sup>th</sup>).
  - 2) Approval of Transfer Class B-L Victualer Liquor License: Village Hearth Bakery Inc. dba: Village Hearth Bakery to VHBC, LLC. Db: Village Hearth Bakery and Café, 2 Watson Avenue, Jamestown; for application that has been received by the Town Council for licenses under said Act, effective from date of issuance to November 30, 2021 (duly advertised in the Jamestown Press on February 18<sup>th</sup> and February 25<sup>th</sup>).
- B) Town Council adjourns as the Liquor Licensing Board
- C) Approval of Multi-License Application (Date of Issuance - November 30, 2021), Victualing License, Holiday License and Entertainment License: Jamestown Locals, LLC, dba: Narragansett Café, 25 Narragansett Avenue.
- D) Approval of Application for Victualing & Holiday License (Date of Issuance- November 30, 2021): VHBC, LLC. Db: Village Hearth Bakery and Café, 2 Watson Avenue.

**V. COUNCIL, ADMINISTRATOR, TOWN DEPARTMENTS, 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 and will be Acted upon in Accordance with Section 42-46-6 (b)*

- A) Town Administrator's Report: Jamie A. Hainsworth
- 1) Budget F.Y. 2021- 2022
  - 2) Building Official Vacancy
  - 3) Parks and Recreation Director and Laborer Vacancies
  - 4) Covid- 19 Status
  - 5) Fireworks
  - 6) Letter to RI DOT concerning reconstruction project of North Road
  - 7) Amendment to Lease Howland Avenue Tower- Listed in Consent
  - 8) Conanicut Island Sailing Foundation – Listed in New Business
  - 9) Wickford Avenue, Right of Way- Listed in Unfinished Business
- B) EMA Report: Chief Edward Mello: Regarding COVID-19 Vaccine Distribution
- C) Report by Council President Beye on Greater Newport Chamber of Commerce

## **VI. UNFINISHED BUSINESS**

***Please Note in Accordance with Section 42-46-6 (b) the Council May Review, Discuss and/or Act and/or Vote on the following items:***

- A) Upcoming Meetings and Sessions – dates and times
  - 1) Town Council Joint Meeting with School Committee March 8, 2021 @6:00 P.M.
  - 2) Town Council/ Water & Sewer Meeting Schedule: Regular Meeting March 15, 2021@ 6:30 P.M.
  
- B) Review, Discussion and/or Act Regarding Wickford Avenue Right of Way Court Judgement and Acceptance of Donation by the Plaintiffs of \$3,000.00 toward constructing a foot path.

## **VII. NEW BUSINESS**

***Please Note in Accordance with Section 42-46-6 (b) the Council May Review, Discuss and/or Act and/or Vote on the following items:***

- A) Review, Discussion and/or Act Regarding 91 Carr Lane – Affordable Housing on Town Property
  - 1) Extend Purchase and Sales Agreement with CCHC due to expire on March 31, 2021, until March 31, 2022
  - 2) Authorization to amend the Affordable Housing project to a mixed income development: from 4 lots-6 affordable units to 4 lots-2 affordable units/2 market rate lots for the purpose of self-subsidizing
  
- B) Review, Discussion and/or Act Regarding Connanicut Island Sailing Foundation-Fort Getty Contract Amendment Requests
  - 1) Permission to set up and conduct outdoor classes earlier than April 15, 2021 as weather permits
  - 2) Request for removal of two concrete walls (North & East) on the existing foundation and to pour a new concrete floor over the existing floor
  
- C) Review, Discussion and/or Act regarding Request of President Beye for Revisions to the Dog Ordinance and Leashing
  
- D) Review, Discussion and/or Act regarding Request of Vice President Meagher regarding CRMC Board Membership
  
- E) Review, Discussion and/or Act regarding Request of Vice President Meagher regarding Resident Sticker Parking
  
- F) Review, Discussion and/or Act regarding Request of Vice President Meagher regarding Food Trucks in Beavertail

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

*Please Note in Accordance with Section 42-46-6 (b) the Council May Review, Discuss and/or Act and/or Vote on the following items:*

- A) Review, Discussion and Possible Action to Schedule a Public Hearing on Amendments to the Parking Ordinance
  - 1) Memorandum from Chief Edward A. Mello dated February 24, 2021 Overnight Parking Ordinance

**IX. 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 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) Minutes of Boards/Commissions/Committees
  - 1) Harbor Commission (December 9, 2020)
  - 2) Harbor Commission (January 9, 2020)
  - 3) Library Board of Trustees (December 8, 2020)
  - 4) Library Board of Trustees (January 12, 2021)
  - 5) Traffic Committee (February 20, 2020)
  - 6) Planning Commission (December 2, 2020)
  - 7) Planning Commission (January 6, 2021)
  - 8) Conservation Commission (January 12, 2021)
  - 9) Board of Canvassers (January 25, 2021)
  - 10) Board of Canvassers (February 9, 2021)

- B) Request of Tax Assessor for Specific Abatements & Addenda of Taxes

<b>MOTOR VEHICLE ABATEMENTS TO 2020 TAX ROLL</b>		
18-0656-87M	Motor Vehicle	\$26.88
<b>TOTAL ABATEMENTS</b>		<b>\$ 26.88</b>

- C) Authorization of the Town Administrator to sign the Contract with AT&T for Proposed Upgrades to Equipment on High Street, Jamestown Water Tank (RI4182 / 10085264)

**X. 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) Proclamations and Resolutions from other Rhode Island Cities and Towns
  - 1) Resolution of the Town of Charlestown regarding request of support of 2021- H 52800 and 2021 S – 0106 Relating to Health and Safety, Beverage Container Deposit and Recycling Act of 2021



**XI. OPEN FORUM- To participate you will press \*9 to raise your hand.**

**The meeting moderator will coordinate your participation.**

*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 prohibits 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
- B) Non-scheduled request to address

**XII. 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](http://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 [eliese@jamestownri.net](mailto:eliese@jamestownri.net) not less than three (3) business days prior to the meeting.

*Posted on the RI Secretary of State website on February 25, 2021*



Action today so future generations can enjoy ocean activities

February 10, 2021

Town Council  
Town of Jamestown  
93 Narragansett Ave  
Jamestown, RI 02835

**RE: Clean Ocean Access 2020 Updates**

Dear Counselors,

We are happy to share with you the work that we were able to accomplish this year at the March 1<sup>st</sup> council meeting. Please see the attached document which outlines our 2020 achievements and 2021 goals for all of our programmatic work in Jamestown including our beach cleanups, education and outreach, composting, and shrink wrap recycling. We look forward to continuing to work with you in the future.

Sincerely,

Zoe Pagliaro  
Sustainability Coordinator  
Clean Ocean Access

**BOARD OF DIRECTORS**

*Monica DeAngelis – President, Ian Estaphan Owen – Treasurer, Annie Becker – Secretary*

**Tricia Bielinski, Ben Tuff**

Clean Ocean Access • 21 John Clarke Road, Middletown RI 02842 • 401-236-2561 • [www.cleanoceanaccess.org](http://www.cleanoceanaccess.org)



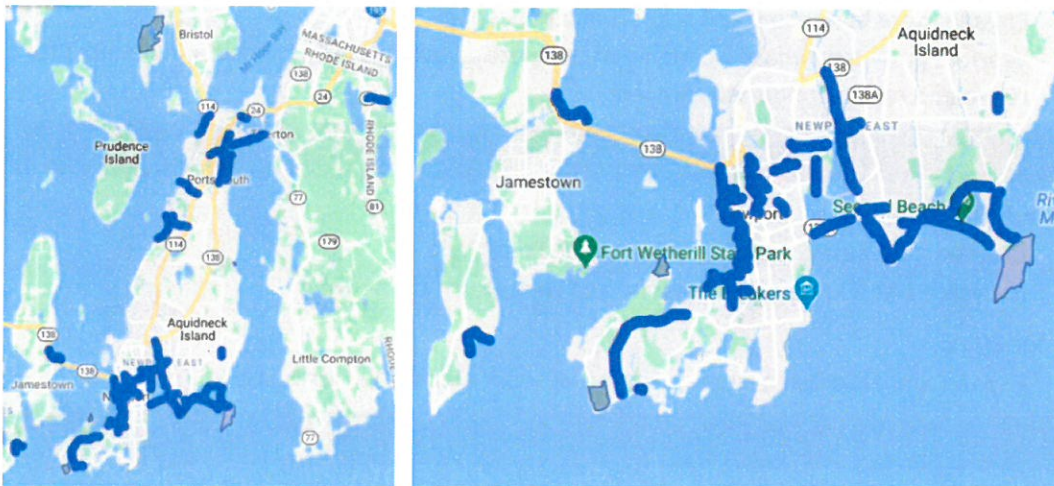
Action today so future generations can enjoy ocean activities

## Clean Ocean Access – Jamestown Town Council 2020 Update

### CLEAN- ELIMINATE MARINE DEBRIS

#### 2020 Achievements:

- Hosted 14 cleanup events via our weekly AFTER 5 cleanups on Tuesdays at Mackerel Cove during the summer as well as our flexible and partner cleanups
- Removed 183 pounds of debris
- Engaged with 382 volunteers
- Launched “Adopt Your Block” a campaign in partnership with the Joe Fitzpatrick Realty Team to engage community members in monthly cleanups around the island. Below is a map of the adopted locations including a zoomed in version of the adopted locations in the southern half of Aquidneck Island and Conanicut Island on the right



#### Goals for 2021:

- Continue weekly AFTER5 cleanups at Mackerel Cove and yearly core cleanups in Jamestown and engage more volunteers in our flexible cleanup program

### EDUCATION & OUTREACH

#### 2020 Achievements:

- Presented to the 3<sup>rd</sup> and 4<sup>th</sup> graders at Melrose Elementary School about Healthy Soils Healthy Seas Project and got the students to start composting in their lunchroom (January – March 2020)

#### Goals for 2021:

- Re-engage Melrose Elementary School students in lunchroom composting within their classrooms and have the students think about how improving ocean health starts on land!

#### BOARD OF DIRECTORS

Monica DeAngelis – *President*, Ian Estaphan Owen – *Treasurer*, Annie Becker – *Secretary*, Tricia Bielinski, Ben Tuff  
Clean Ocean Access • 21 John Clarke Road, Middletown RI 02842 • 401-236-2561 • [www.cleanoceanaccess.org](http://www.cleanoceanaccess.org)

## HEALTHY SOILS HEALTHY SEAS RHODE ISLAND

### 2020 Achievements:

The project diverted 494 tons of food scraps from the landfill in 2020. Since the project began, we have collectively diverted 833 tons of food scraps from the landfill!

- Residential collections:
  - There are 87 residential customers: 9 composting in their backyard, 55 via curbside collections, and 23 via McQuade's hub spot drop-off location
  - McQuade's HubSpot diverted 6 tons of food scraps
  - 18 tons of food scraps were diverted from residential collections
- Commercial Collections:
  - Jamestown Beer Holdings, Melrose Elementary School, A Slice of Heaven, Conanicut Yacht Club
  - 16 tons of food scraps were diverted by commercial accounts

### Goals for 2021:

- Engage more residents in curbside collections or hub spot drop-off service
- Engage more businesses and schools in composting
- Work to grow the circular economy of composting by creating a market and demand for the reuse and resale of finished compost

## SHRINK WRAP RECYCLING

### Lifetime Achievements:

- Created a domestic recycling stream with TerraCycle
- Recycled 142,790 pounds of marine and agriculture shrink wrap

### Goals for 2021:

- Expand and establish a larger recycling network across the Northeast

## LINKS TO OUR FULL 2020 REPORTS:

[Clean](#)

[Ocean](#)

[Access](#)

[Shrink Wrap Recycling](#)

[Healthy Soils Healthy Seas RI](#)

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Clean Ocean Access • 21 John Clarke Road, Middletown RI 02842 • 401-236-2561 • [www.cleanoceanaccess.org](http://www.cleanoceanaccess.org)





**Jamestown, Rhode Island  
NOTICE**

It 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 applications have been received by the Town Council for the license **TRANSFER** under said Act, from the date of issuance to November 30, 2021:

**TRANSFER:**

**CLASS B – VICTUALER**

Jamestown Restaurant Group, LLC  
dba: Narragansett Café  
25 Narragansett Avenue  
Jamestown, RI 02835

**TO:**

**CLASS B – VICTUALER**

Jamestown Locals, LLC  
dba: Narragansett Café  
25 Narragansett Avenue  
Jamestown, RI 02835

**NEW LICENSE:**

Jamestown Locals, LLC  
dba: Narragansett Café  
25 Narragansett Café  
Jamestown, RI 02835

**TRANSFER:**

**CLASS B-L – VICTUALER**

Village Hearth Bakery Inc.  
dba: Village Hearth Bakery  
2 Watson Avenue  
Jamestown, RI 02835

**TO:**

**CLASS B-L – VICTUALER**

VHBC, LLC  
dba: Village Hearth Bakery and Café  
2 Watson Avenue  
Jamestown, RI 02835

**NEW LICENSE:**

VHBC, LLC  
dba: Village Hearth Bakery and Café  
2 Watson Avenue  
Jamestown, RI 02835

The above applications will be in order for hearing at a meeting of said Licensing Board on **Monday, March 1, 2021 at 6:30 p.m.** at which time and place all remonstrants may make their objections against the granting of this license.

**THIS MEETING WILL BE TELECONFERENCED VIA ZOOM  
PURSUANT TO EXECUTIVE ORDER NO. 20-05 EXECUTED BY GOVERNOR  
GINA RAIMONDO ON MARCH 16, 2020.**

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**Advertisement: *Jamestown Press* February 11 and 18, 2021 editions.**



## **Town of Jamestown**

Town Administrator

93 Narragansett Avenue

Jamestown, Rhode Island 02835-1199

401-423-9805

Email: [jhainsworth@jamestownri.net](mailto:jhainsworth@jamestownri.net)

Jamie A. Hainsworth

Town Administrator

**MEMORANDUM TO: Honorable Town Council**

**FROM: Town Administrator, Jamie A. Hainsworth**

**DATE: February 25, 2021**

**SUBJECT: Report for Town Council Meeting March 1, 2021**

**Budget F.Y. 2021-2022:** I will have the recommended budget to you all by March 8<sup>th</sup>.

**Building Official vacancy, Progress:** We have conducted several interviews, unfortunately no recommendation, we plan to readvertise.

**Vacancies in Parks and Recreation, two positions: Director and a Laborer:** Many applications were received for both positions we will begin interviews soon.

**Covid-19 Status:** From February 10<sup>th</sup> to the 24<sup>th</sup> the number of positive cases for Jamestown went from 275 to 292 an increase of 17 cases in two-week period, with 68% of our population has been tested. Chief Mello will give you an update on vaccinations.

**Fireworks:** At your last meeting the Council authorized me to sign the agreements for the fireworks/barge in observance of our Nations July 4<sup>th</sup> celebration, subject to the solicitor's modifications, this was done. However, with the most recent guidance from the RIDOH and other State agencies, I have not signed the agreements. I am meeting with the "Fire & Magic committee co-chairs Barbara Szepatowski and Tom McNiff on Friday, (after submitting this report) to discuss our options and make a decision on proceeding. I will update you on our discussion during your March 1<sup>st</sup> meeting.

**Letter to R.I. Department of Transportation Director:** At the Councils direction I sent the letter to RIDOT Director Alviti, concerning the reconstruction project on the State highway North Road also identified on their project list as "Round Swamp Bridge". Along with copies to Senator Euer and Representative Ruggiero. A copy of the letter is in your packet.

**Amendment to the Lease Howland Avenue Tower, Consent agenda:** New Cingular Wireless PCS, LLC, a Delaware limited liability company, successor to Wireless PCS, Inc. (dba) AT&T Wireless Services, has proposed removal and replacing of equipment on the Howland avenue tower, the current lease requires them to notify us of all changes. Upon consulting with Michael Gray and Michel Glier we have agreed with the scope of the project and negotiated an additional \$450.00 payment per month on the lease. I am requesting your authorization to sign the amendment subject to the Solicitors approval.

**Conanicut Island Sailing Foundation requests; Fort Getty, discussion and or action:** Conanicut Island Sailing Foundation (CISF) as you know currently has a Memorandum of Understanding to use some areas of Fort Getty. The agreement allows them each year to begin their use on April 15<sup>th</sup>. This year, due to Covid-19 in attempt to set up and conduct outdoor classes they have requested **permission to begin earlier than April 15, 2021, as soon as weather permits**. They also have **requested to remove two concrete walls** (north & east) which is part of the existing foundation they use each year. Additionally, once the two walls are removed, they want to pour a new concrete floor over the existing deteriorated floor. All costs for the project will be the responsibility of CISF and will be monitored by Town Staff. I have spoken to the staff involved in Fort Getty and they have no objection, agreeing the floor and walls are deteriorating.

I have met with Rosemary Enright and Dennis Webster (Historical Society) at the site to discuss the project, both agreed with the need for the project and gave their preliminary consent, however they requested to meet with a representative from CISF. We plan on having that meeting on Friday morning (after submission of this report). I will update the Council at the March 1<sup>st</sup> meeting on the outcome of that meeting.

**Wickford Avenue, Right of Way, on agenda Unfinished Business:** The solicitor will update you on the status of this court case and I believe propose a resolution, this is before you for discussion and action.





## TOWN OF JAMESTOWN

93 NARRAGANSETT AVENUE

P.O. Box 377

JAMESTOWN, RHODE ISLAND 02835

February 23, 2021

Mr. Peter Alviti, Jr., P.E., Director  
Rhode Island Department of Transportation  
2 Capitol Hill  
Providence, RI 02903

RE: TIP ID 6216  
Round Swamp Bridge  
Jamestown

Dear Mr. Alviti,

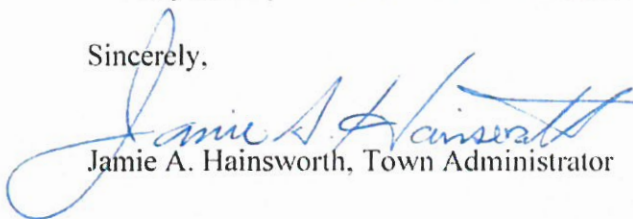
On February 16, 2021 at their regular meeting of the Town Council the members requested information regarding the improvements to the Round Swamp Bridge in Jamestown. This project has been listed as a future project for the RIDOT in the Transportation Improvement Program FFY 2018-2027 (TIP). The Town Council ranked this project as a priority due to the condition of the bridge and the sea level impacts to the roadway. As you may be aware, North Road is a major north/south route into the center of Jamestown and is listed at #6 of the top ten roads in the state vulnerable to sea level rise.

Round Swamp Bridge is listed in the table for Bridge Group 44 of the TIP which I have attached. It appears from this table that the project may receive funding in 2021. Unfortunately, when I reviewed the FY 21 project schedule in Rhode Works dated January 30, 2021 the Round Swamp Bridge was not listed for funding. I understand that a project's inclusion in the TIP does not represent an allocation or obligation of funds.

Please provide the updated information on when the Town may expect Round Swamp Bridge under Bridge Group 44 to receive funding so that the project may begin.

Thank you for your attention and assistance in this matter. You may contact me at 401-423-9805.

Sincerely,



Jamie A. Hainsworth, Town Administrator

Attachments (6)  
xc: Town Council  
Senator Dawn Euer  
Representative Deborah Ruggiero



**TOWN OF JAMESTOWN**  
P.O. Box 377  
93 Narragansett Ave.  
JAMESTOWN, RHODE ISLAND 02835

August 10, 2017

Planning Office - 423-7210  
Fax - 423-7226

Mr. Michael D'Alessandro  
RI Statewide Planning Program  
One Capitol Hill  
Providence, RI 02908

Re: Jamestown Transportation Program Submission and Prioritization  
for TIP FFY 2017-2025

Dear Mr. D'Alessandro,

Thank you for accepting The Town of Jamestown's TIP submission and project prioritization for FFY 2018-2027. Jamestown has 8 projects: 4 are existing projects that we want to ensure are still listed on the TIP and 4 are new projects that have both statewide and local significance.

They are as follows (new projects listed with \*):

- 1) Narragansett Avenue - West end to Southwest Avenue
- 2) Round Swamp Bridge - North Main Road at Tidal Inlet
- 3) \* Beavertail Rd. at Mackerel Cove - inc. potential sea level rise impacts
- 4) \* Ice Road Bike Path
- 5) \* Sidewalk/Curbing Replacement on Walcott Ave from Hamilton Ave to Fort W.
- 6) Conanicut Bridge, East Shore Road at Brook
- 7) \* Conanicus Avenue - raising remaining sea wall due to potential sea level rise
- 8) Jamestown Bridge Bike/Pedestrian Access (on and off Bridge inc. N. Road)

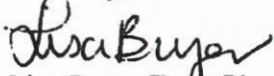
Jamestown is very concerned about future impacts related to sea level rise. Based on the report from Statewide Planning regarding impacts of sea level rise to the state's transportation assets, we are now able to look objectively at these assets on a statewide basis with a keen eye towards future reality. Jamestown has two of the top ten roads in the state vulnerable to sea level rise (#4 Conanicus Avenue and #6 North Road). Both projects are listed on the TIP this year. Our 8<sup>th</sup> priority is **Bicycle access on and off the Jamestown Bridge** has been a priority of Jamestown since it was listed in the 2006-2007 State Transportation Improvement Program (TIP) for both Bicycle Access on and off of the new Jamestown Bridge (listed for construction in 2008) as well as Phase I of the Conanicut Island Greenway Trail System (listed as study and design) which were subsequently merged. This project continues to be a priority to Jamestown but is ranked lower based on the fact that we believe that we need to have facilities for bicycles here on the island to connect to before we start funneling them off the bridge into Jamestown. Our hope is

that once we complete our connector across the island (Ice Road Bike Path), the State will have a solution to getting people over the bridge and onto the island.

Jamestown has met with RIDOT Director Alviti regarding ways that we can partner on projects understanding that RIDOT and the State of Rhode Island have limited funding and Jamestown has a responsibility to maintain a safe transportation network for its residents and visitors. Several projects in this submission suggest such partnering (Walcott Avenue and Ice Road Bike Path).

Thank you for consideration of our submission. We look forward to discussing our projects with you.

Sincerely,



Lisa Bryer, Town Planner

Attachments: Cover Letter and 3 copies of: Project Priority List, 4 new TIP applications with Narrative and Map of each project

C: Andrew Nota, Town Administrator





— State of Rhode Island —



# Transportation Improvement Program

## FFY 2018-2027

Adopted - December 14, 2017



Revision 1 - March 15, 2018  
Revision 2 - March 20, 2018  
Revision 3 - April 16, 2018  
Revision 4 - June 28, 2018  
Revision 5 - July 26, 2018  
Revision 6 - July 20, 2018  
Revision 7 - September 7, 2018  
Revision 8 - October 12, 2018  
Revision 9 - November 16, 2018  
Revision 10 - December 17, 2018

Revision 11 - February 28, 2019  
Revision 12 - March 21, 2019  
Revision 13 - April 2, 2019  
Revision 14 - April 2, 2019  
Revision 15 - April 23, 2019  
Revision 16 - April 30, 2019  
Revision 17 - May 29, 2019  
Revision 18 - June 25, 2019  
Revision 19 - July 23, 2019  
Revision 20 - August 8, 2019

Revision 21 - November 15, 2019  
Revision 22 - December 5, 2019  
Revision 23 - February 10, 2020  
Revision 24 - February 20, 2020  
Revision 25 - February 25, 2020  
Revision 26 - March 12, 2020  
Revision 27 - May 28, 2020  
Revision 28 - October 13, 2020  
Revision 29 - November 24, 2020

BRIDGE GROUP 43A	
MUNICIPALITIES	DESCRIPTION
Burrillville	Major rehabilitation work, superstructure, and/or total bridge replacement.

Funding Source	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	(\$M) TOTAL
NHPP		\$0.10	\$2.40								\$2.50
RIHMA		\$0.02	\$0.70	\$0.52							\$1.24
STBG			\$0.40	\$2.08							\$2.48
OutYear					\$2.50	\$0.50					\$3.00
<b>TOTAL (\$M)</b>		<b>\$0.12</b>	<b>\$3.50</b>	<b>\$2.60</b>	<b>\$2.50</b>	<b>\$0.50</b>					<b>\$9.22</b>

BRIDGES WITHIN Bridge Group 43A SLR = Sea Level Rise   NHS = National Highway System   FAS = Federal Aid System

TIP ID	Municipality	SLR	NHS	FAS	Bridge ID	Bridge Name
6018	Burrillville	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	067301	Mohegan Bridge, RI 102 Bronco Hwy at Branch River

BRIDGE GROUP 44	
MUNICIPALITIES	DESCRIPTION
Jamestown	Major rehabilitation work, superstructure, and/or total bridge replacement.

Funding Source	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	(\$M) TOTAL
RICAPfunds				\$0.10							\$0.10
STBG				\$0.40							\$0.40
OutYear					\$1.00	\$1.50	\$0.50				\$3.00
<b>TOTAL (\$M)</b>				<b>\$0.50</b>	<b>\$1.00</b>	<b>\$1.50</b>	<b>\$0.50</b>				<b>\$3.50</b>

BRIDGES WITHIN Bridge Group 44 SLR = Sea Level Rise   NHS = National Highway System   FAS = Federal Aid System

TIP ID	Municipality	SLR	NHS	FAS	Bridge ID	Bridge Name
6215	Jamestown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	011301	Conanicut Bridge, East Shore Rd at Brook
6216	Jamestown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	028901	Round Swamp Bridge, North Main Rd at Tidal Inlet



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# Rhode Island Department of Transportation

## Projects and Schedules

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January 30, 2021

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PTSID	Project Name	Locations	Page	BRIDGES		Schedule			Construction
				R	P	Advertise	NTP	Sub Complete	Budget (\$M)

### FFY21

#### BRIDGE

2603F	Bridge Group 32 - I-95	CRA; PVD	A-45	2	2	Nov-21	Mar-21	May-24	\$32.3
2603N	Rt 146 Reconstruction	LIN; NPR; NSM; PVD	A-45	1	4	Jul-21	Dec-21	Aug-26	\$120.0
2603M	Bridge Group 04_R - Huntington	CRA; PVD	A-45	6	0	Sep-21	Dec-21	Nov-24	\$64.1
2602X	Bridge Group 45C_H - Cottrell	WES	A-45	1	0	Sep-21	Dec-21	Jun-23	\$2.8
0013D	Bridge Group 51B - Rt 37 C-3	CRA; JOH	A-45	6	1	Jun-21	Jan-22	Nov-26	\$63.3
0139D	Bridge Group 54B - Rt 138 Kingston Station RR	SKS	A-46	1	0	Aug-21	Nov-21	Dec-26	\$13.0
0201L	Bridge Group 57J - Browning Mill	EXE	A-46	0	2	Jan-21	Apr-21	Dec-21	\$0.6
0014N	Bridge Group 59C - Reservoir Ave RR	PVD	A-46	1	0	Dec-21	Apr-21	Dec-22	\$9.0
0032B	Bridge Group 69E - Hunts Mills	EPR	A-46	1	0	Aug-21	Dec-21	Nov-22	\$5.7
				19	9				\$311

#### PAVEMENT

2604C	2021 Crack Sealing North, South, Central Regions C-1	STATEWIDE	A-46	0	0	Mar-21	Jul-21	Nov-21	\$1.6
2604A	2021 Paver Placed Elastomeric Surface Treatment C-1	STATEWIDE	A-47	0	0	Mar-21	Jul-21	Nov-21	\$1.8
2604B	2021 Rubberized Asphalt Chip Seal C-1	STATEWIDE	A-47	0	0	Mar-21	Jul-21	Jun-22	\$1.2
0083R	Birch Swamp & Schoolhouse Rd (Market St - Long Ln)	WRN	A-47	0	0	Mar-21	Jun-21	Jul-22	\$4.1
2604D	I-95 SB High Speed Lane Resurfacing	EXE; WGR	A-47	0	0	Dec-21	Mar-21	Jun-21	\$0.4
0050B	Pell Bridge Ramps - Phase 2	NPT	A-47	0	3	Nov-21	Mar-21	Jul-24	\$30.2
				0	3				\$39

#### TRAFFIC

2603T	HSIP - Intersection & Crosswalks Central-South - 2021	COV; HOP; NKS; S KS; WAR; WES	A-48	0	0	Jul-21	Oct-21	Jun-23	\$2.9
0091U	HSIP - Intersection Safety - Route 6 & 7	FOS; JOH; SCI; S MI	A-48	0	0	Dec-21	Apr-21	Sep-22	\$3.1
2604G	HSIP - Intersection Safety - Rt 37 & Natick Ave	CRA	A-48	0	0	Dec-21	Jan-21	Sep-21	\$2.0
2603S	HSIP - Roadway Departure Mitigation - 2021	CRA; LIN; SMI; W AR	A-48	0	0	Feb-21	Jun-21	Dec-21	\$1.7
0162D	SRTS - C-4 (Wm)	WRN	A-49	0	0	Feb-21	May-21	Oct-22	\$1.7
				0	0				\$11

#### STORMWATER


2601W	Rt 1 - Post Rd (NKS) - Drainage	NKS	A-48	0	0	Jan-21	May-21	May-23	\$7.0
				0	0				\$7

Number of Projects:	In design	Advertised	In Construction	Complete	Total
	15	6	0	0	21

19 12 \$368



# March

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
	<b>1</b> Town Council Meeting: 6:30 pm	<b>2</b>	<b>3</b> Probate Court 9am Planning Commission 7pm	<b>4</b>	<b>5</b>	<b>6</b>
<b>7</b>	<b>8</b> Town Council / School Committee Joint Meeting: 6:00 pm	<b>9</b> Library Board of Trustees 5pm (JPL) Conservation Commission 7pm (CR)	<b>10</b> Housing Authority 10am (PA) Harbor Commission 7pm  Town Council Agenda & Bills Deadline @ Noon	<b>11</b> <i>Town Council Packets</i>	<b>12</b>	<b>13</b>
<b>14</b>	<b>15</b> Town Council/Water & Sewer: 6:30 pm	<b>16</b> Tree Committee 6:45pm	<b>17</b> Planning Commission 7pm  	<b>18</b> Traffic Committee 6pm	<b>19</b>	<b>20</b>
<b>21</b>	<b>22</b>	<b>23</b> Zoning Board of Review 7pm	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>
<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b> Town Council Agenda & Bills Deadline @ Noon		<b>2021</b>	

# April

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				<b>1</b> <i>Town Council Packets</i>	<b>2</b> Good Friday Town Hall Closed	<b>3</b>
<b>4</b>	<b>5</b> Town Council Meeting: 6:30 pm	<b>6</b>	<b>7</b> Probate Court 9am Planning Commission 7pm Housing Authority 10am (PA) Harbor Commission 7pm	<b>8</b>	<b>9</b>	<b>10</b>
<b>11</b>	<b>12</b>	<b>13</b> Library Board of Trustees 5pm (JPL) Conservation Commission 7pm (CR)	<b>14</b> Housing Authority 10am (PA) Harbor Commission 7pm <i>Town Council Agenda &amp; Bills Deadline @ Noon</i>	<b>15</b> Traffic Committee 6pm  <i>Town Council Packets</i>	<b>16</b>	<b>17</b>
<b>18</b>	<b>19</b> Town Council/Water & Sewer: 6:30 pm	<b>20</b> Tree Committee 6:45pm (JPL)	<b>21</b> Planning Commission 7pm	<b>22</b>	<b>23</b>	<b>24</b>
<b>25</b>	<b>26</b>	<b>27</b> Zoning Board of Review 7pm	<b>28</b> <i>Town Council Agenda &amp; Bills Deadline @ Noon</i>	<b>29</b> <i>Town Council Packets</i>	<b>30</b>	

**2021**



West Passage  
Narragansett Bay

Split Rail Safety Barrier  
at top of bluff

Proposed 6' Path within Town ROW  
from end of existing driveway  
to top of bluff (approximately 490')

WICKFORD AVE (UNIMPROVED GRAV

Existing Driveway

45

1261

Existing Path Through  
Private Property

The Town was mandated to relocate the existing private property to within Street. The Town will cc path within the Wickford limits. The path will be filled with large trees and other improvements.

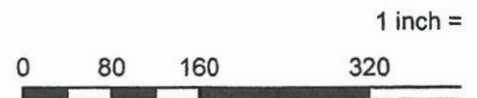
Construction labor will be DPW staff. The path will be hand tools to the extent that a backhoe may be required for removal.

As a safety feature, a split rail barrier will be provided at the terminus of the path at the top of the bluff. No stairway to the beach is proposed.



### Proposed Improvements to Western Portion of Wickford Avenue ROW

Adjacent to 1261 North Main Road  
AP 1, Lot 234  
Jamestown RI



January

Rename : Wickford Ave ROW plan

delete "Existing Path" box and red line



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ESCROW AGREEMENT

By, Between, and Among

PALO ALTO, LLC

And

TOWN OF JAMESTOWN

And

TOWN OF JAMESTOWN FINANCE DIRECTOR  
as Escrow Agent

Dated February \_\_, 2021

Pertaining to the maintenance, re-location, construction and improvement to a six (6') foot path located within the Wickford Avenue Town-owned street; For Reference, Wickford Avenue runs west from its intersection with North Main Road, Jamestown, Rhode Island 02835

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## ESCROW AGREEMENT

This Escrow Agreement, made and entered into as of February \_\_, 2021, by, between, and among PALO ALTO, LLC (the "Settlor"), the TOWN OF JAMESTOWN (the "Owner" or "Town"), and CHRISTINA COLLINS, in her capacity as the Finance Director for the Town of Jamestown, as Escrow Agent (the "Escrow Agent");

### WITNESSETH:

**WHEREAS**, the Settlor has agreed to contribute THREE THOUSAND DOLLARS AND ZERO CENTS (\$3,000.00) toward the cost of maintaining, constructing and improving a foot path approximately six (6) feet in width located entirely within Town-owned property known as Wickford Avenue, which runs westerly from its intersection with North Main Road in Jamestown, Rhode Island toward Narragansett Bay (the "Project"); and

**WHEREAS**, the Town will repair and improve a portion of an existing driveway and path for a portion of Wickford Avenue and install a new foot path approximately six (6) feet in width as an extension to the existing driveway and path to a bluff at the western end of Wickford Avenue overlooking Narragansett Bay; and

**WHEREAS**, the Settlor is has agreed to assist the Town by way of this financial contribution to complete the Project on the Town-owned Wickford Avenue to the north of its property; and

**WHEREAS**, the Town has obtained an Assent from the RI Coastal Resources Management Council ("CRMC") to perform the improvements to the foot path on Wickford Avenue, as shown in the attached Exhibit A; and

**WHEREAS**, the Town plans to undertake the Project in the Spring and/or Summer season of 2021 and has estimated that the cost to perform the work at approximately THIRTEEN THOUSAND NINE HUNDRED DOLLARS (\$13,900); and

**WHEREAS**, the Town agrees to apply the Settlor's contribution as set forth herein to offset the Town's cost of the work for the Project.

**NOW, THEREFORE**, the parties hereto agree as follows:

Article I. As used herein, the following terms shall have the following meanings:

"Escrow Agent" means Christina Collins, in her capacity as the Finance Director of the Town of Jamestown and her successors and assigns.

"Escrow Fund" means the Escrow Fund established and held by the Escrow Agent pursuant to Article III hereof.

Article II. The Settlor and Owner do hereby appoint the Escrow Agent under this Agreement for the benefit of the Settlor's and Owner's Escrow Funds. The Escrow Agent hereby accepts the



duties and obligations of Escrow Agent under this Agreement and agrees that the irrevocable instructions to the Escrow Agent herein provided are in a form satisfactory to her.

Article III. Pursuant to this Agreement there is created and established with the Escrow Agent a special and irrevocable trust fund designated the Escrow Fund, to be held by the Escrow Agent separate and apart from all other funds and accounts, and used only for the purposes and in the manner provided in this Agreement

Section 3.01 The Settlor herewith deposits, or causes to be deposited, with the Escrow Agent into the Escrow Fund, to be held in irrevocable trust by the Escrow Agent and to be applied solely as provided in this Agreement, the sum of THREE THOUSAND DOLLARS AND ZERO CENTS (\$3,000.00).

Article IV. The Escrow Agent acknowledges receipt of the moneys described in Section 4. The Settlor and the Owner understands and acknowledges that the Escrow Agent shall place the monies comprising the Escrow Fund into a segregated account among other Town owned and managed accounts. The Parties understand, acknowledge and agree that the said escrow account will not accrue any interest due the Settlor and all interest earned therein will the Escrow Funds remain on deposit shall be distributed to the Town for use on the Project. The Escrow Agent shall not have the power to sell, transfer, or otherwise dispose of some or all of the Escrow Fund except pursuant to the provisions of Article V of this Agreement.

Article V. The Escrow Funds shall be held and used for the purchase of materials and expenses by the Town on the Project. The Escrow Agent shall retain the Escrow Funds in the said account under the aforesaid terms and conditions until the funds are needed to offset costs incurred by the Town on the Project. Once the Project is completed, the Escrow Agent shall provide a ledger sheet showing the costs and expenses for the Project and the use of the Escrow Funds to offset costs and expenses incurred by the Town on the Project. If there is any remaining balance of Escrow Funds left in the account upon completion of the Project, such remainder Escrow Funds shall be refunded to the Settlor

IN WITNESS WHEREOF, the parties hereto declare this Escrow Agreement to be the complete and only understanding between the Parties with regard to the Escrow Funds and the and have caused this Escrow Agreement to be executed by their duly authorized officers as of the date first-above written.

By \_\_\_\_\_  
PALO ALTO, LLC

By \_\_\_\_\_  
TOWN OF JAMESTOWN

By \_\_\_\_\_  
CHRISTINA COLLINS, in her capacity as,  
Finance Director for the Town of Jamestown

**Exhibit A**  
**CRMC Assent and Foot Path Plan**

DRAFT

**Town of  
Jamestown, Rhode Island**

PO Box 377  
Jamestown, RI 02835- 1509  
Phone: (401) 423-7220  
Fax: (401) 423-7229



**Date:** December 8, 2020

**To:** Jamie Hainsworth  
Town Administrator

**From:** Michael Gray  
Public Works Director

**RE:** Wickford Avenue  
Path Construction

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Wickford Avenue is improved and used as a driveway off North Main Road. The improved section ends approximately 500' east of the coastal feature and shoreline. Residents have been using an existing trail located on private property that extends from the termination of the driveway at the former radio station to access the shoreline. The following budget level estimate is provided for clearing a 6' path through the wooded section within the ROW to eliminate the use of the private property. Plans and a CRMC assent will be required prior to construction.

**Path Construction**

Labor Estimate: 1 week to complete the project using Town forces  
Path will be constructed within ROW avoiding large tree removals only clearing and grubbing vegetation and understory.

Plans and permitting	\$2,000
Backhoe with operator (\$50/hr)	\$2,000
Dump Truck and chipper (\$50/hr)	\$2,000
4 Laborers (\$25/hr/person)	\$4,000
Foreman (\$35/hr)	\$1,400
4 loads of gravel	\$2,000
Split Rail fence at bluff	\$ 500
Path Total:	\$13,900



**Stair Construction at Bluff**

The Bluff located at the end of the ROW is approximately 20' above the elevation of the shoreline. This bluff is vegetated and near vertical drop. Based upon the existing soils and the steepness of the coastal feature, pier foundations will be challenging in this environment and may result in a project that cannot be constructed. Any stair construction will require CRMC approval.

Survey	\$ 2,500
Design	\$35,000
Permitting	\$ 5,000
Stair Construction	\$50k-\$100k

(Could be higher depending on foundation design)



# Church Community Housing Corporation

*Working for decent housing for families of low  
and moderate income in Newport County*

February 23<sup>rd</sup> 2021

The Honorable Town Council  
Ms. Nancy A. Beye, President  
Jamestown Town Hall  
93 Narragansett Avenue  
Jamestown, RI 02835

Re: 91 Carr Lane plan to move forward, and request for Purchase and Sales Agreement extension.

Dear Ms. Beye and Honorable Town Council Members:

Since signing the Purchase and Sales Agreement in 2018 CCHC has pursued the development of 91 Carr Lane as a 6-unit Affordable Housing initiative. The plan included three Affordable rental apartments in the existing single family home (following renovations) and the creation of three Affordable single family homes: two new-construction, and one, the conversion and renovation of the existing garage building. CCHC worked with architects, engineers and lawyers to produce a site plan, schematic architectural plans and Comprehensive Permit application. With these items in hand, we applied for the grant funding necessary to create the six proposed Affordable housing units. We applied for Jamestown Affordable Housing Trust funds, Community Development Block Grant (CDBG) funds, HOME funds, Building Homes RI (BHRI) funds (twice), RIH Homeownership Initiative Funds (HIF) (twice), and Zero Energy for the Ocean State Funds (ZEOS). To date, we've received the following awards: Zero Energy for the Ocean State (\$31,250 per S.F. house), the Town's Affordable Housing Trust Funds (\$50,000 per home) and CDBG funds (\$140,000 for one home). While these awards are great, they are a far cry from the \$909,725 in grant funds needed to create the six proposed Affordable units. The rejection letters received following our first applications for BHRI and HIF funds indicated the cost to build these homes was too high for Rhode Island Housing (RIH) and the Housing Resources Council (HRC) standards. We then submitted our application for, and were awarded funds from, the ZEOS program – a partnership pilot program between RI Housing, National Grid, and the State Office of Housing Resources to produce Affordable Net-Zero single-family homes. We were encouraged by this award because the costs to build these Net-Zero houses were higher (solar array, better windows and insulation) than the costs for the homes we'd previously applied for. We believed receiving this award would pave the way for the remaining grant awards needed. Therefore, we submitted our applications again for HIF and BHRI funds. Despite the costs being the same as proposed in our ZEOS application, RIH and the HRC rejected our proposals again for being too expensive. We were told they understood our confusion since they'd awarded funds from one program for the same houses that were rejected under other programs for being too expensive. They recommended we re-look at the development to see if we could "self-subsidize" it with proceeds from the sale of a portion of the property.

**50 Washington Square, Newport, Rhode Island 02840**

**Telephone: 401/ 846-5114 Fax: 401/ 849-7930**

**A Non-Profit Housing Sponsor - Your Contributions Are Tax Deductable**

To move this development forward we believe two things need to happen: 1. the existing single family home and garage need to be sold to generate sales proceeds to self-subsidize the construction of two Affordable Net-Zero single family homes. 2. The cost to construct the Affordable Net-Zero single family homes needs to be reduced.

To address item #2 CCHC has created a new Net Zero home design that replaces the basement and 1<sup>st</sup> floor system with a slab on grade design to reduce construction costs while maintaining Net-Zero performance. RIH and the Office of Energy Resources have reviewed these plans and have praised our initiative to get costs down.

That brings us to our request to you today; we hereby ask the Town Council to authorize the sale of the existing single family home and garage at 91 Carr Lane to generate sales proceeds to pay the Town's \$150,000 acquisition price and to generate proceeds to subsidize the construction of the two Affordable Net Zero homes.

CCHC is disappointed about the reduction from the 6 Affordable units originally proposed, to the 2 Affordable units this would produce, but given the current funding environment this appears to be the only way to move this development forward to produce any Affordable homes.

If the Council approves this plan to move forward we would also request the extension of the Purchase and Sales Agreement, due to expire on March 30<sup>th</sup> 2021, to March 30<sup>th</sup> 2022.

Sincerely,

*Christian Belden*

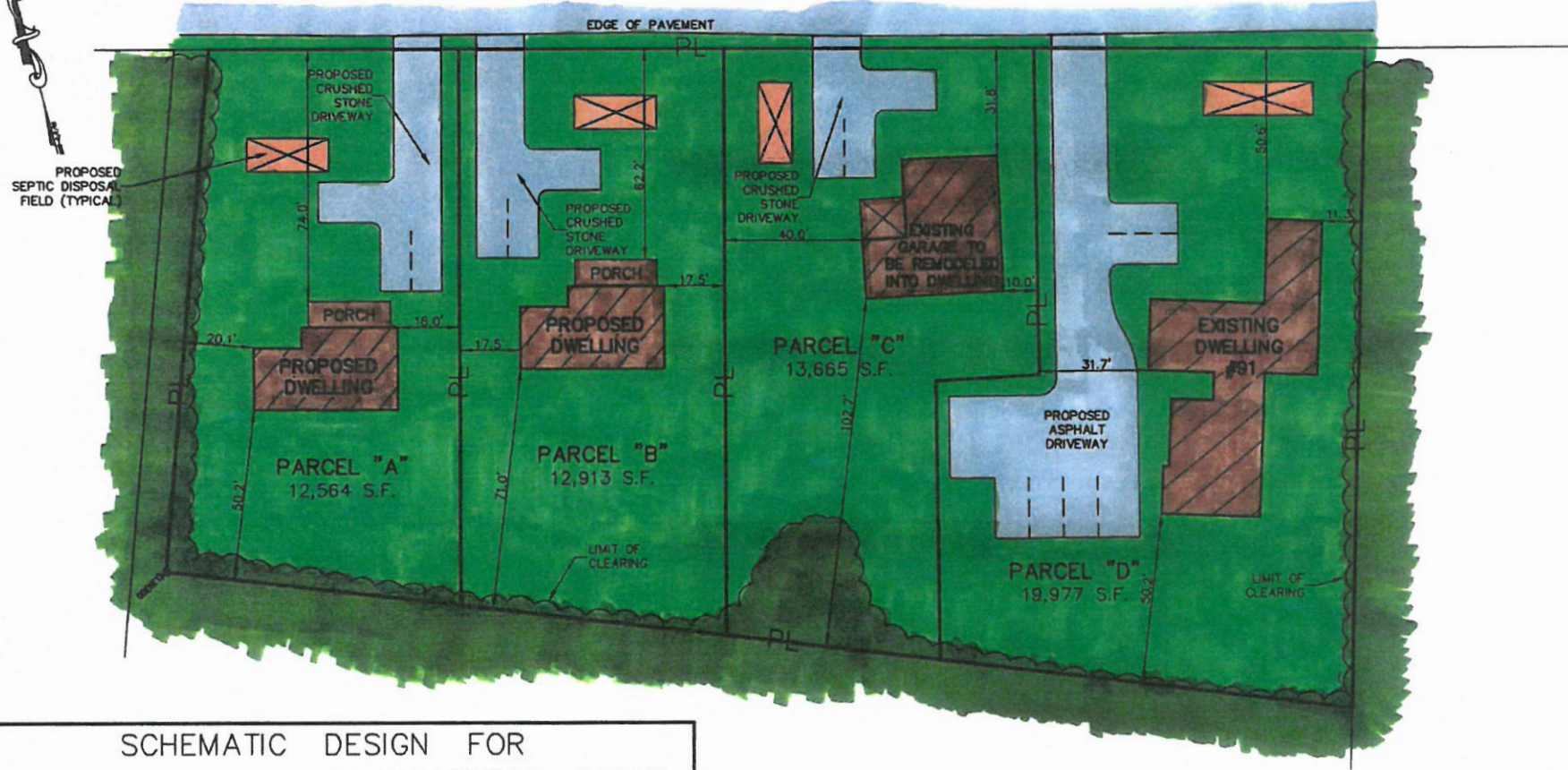
Christian Belden  
Executive Director



**Current Proposal:** Parcel A and B developed as Affordable Net-Zero single family homes; garage and existing single family dwelling, (parcel's C & D) to be sold to generate proceeds to pay Town acquisition and "self-subsidize" the construction of the two Affordable homes.

NOTE: THERE ARE NO EXISTING OR PROPOSED EASEMENTS AND/OR RIGHTS-OF-WAY ON THE PARCEL.

## CARR LANE



### SCHEMATIC DESIGN FOR CHURCH COMMUNITY HOUSING CORP.

PLAT 4 , LOT 52  
91 CARR LANE  
JAMESTOWN , RHODE ISLAND  
AUGUST 21, 2019

ZONING INFORMATION:  
THE PARCEL IS ZONED: RR-200 (SINGLE-FAMILY DWELLING)  
MINIMUM LOT AREA = 200,000 S.F.  
MINIMUM LOT WIDTH = 300 FEET  
MINIMUM BUILDING SETBACKS:  
FRONT YARD = 50 FEET  
SIDE YARD = 40 FEET  
REAR YARD = 50 FEET  
MAXIMUM LOT COVERAGE = 5%  
MAXIMUM BUILDING HEIGHT = 35 FEET

#### GRAPHIC SCALE



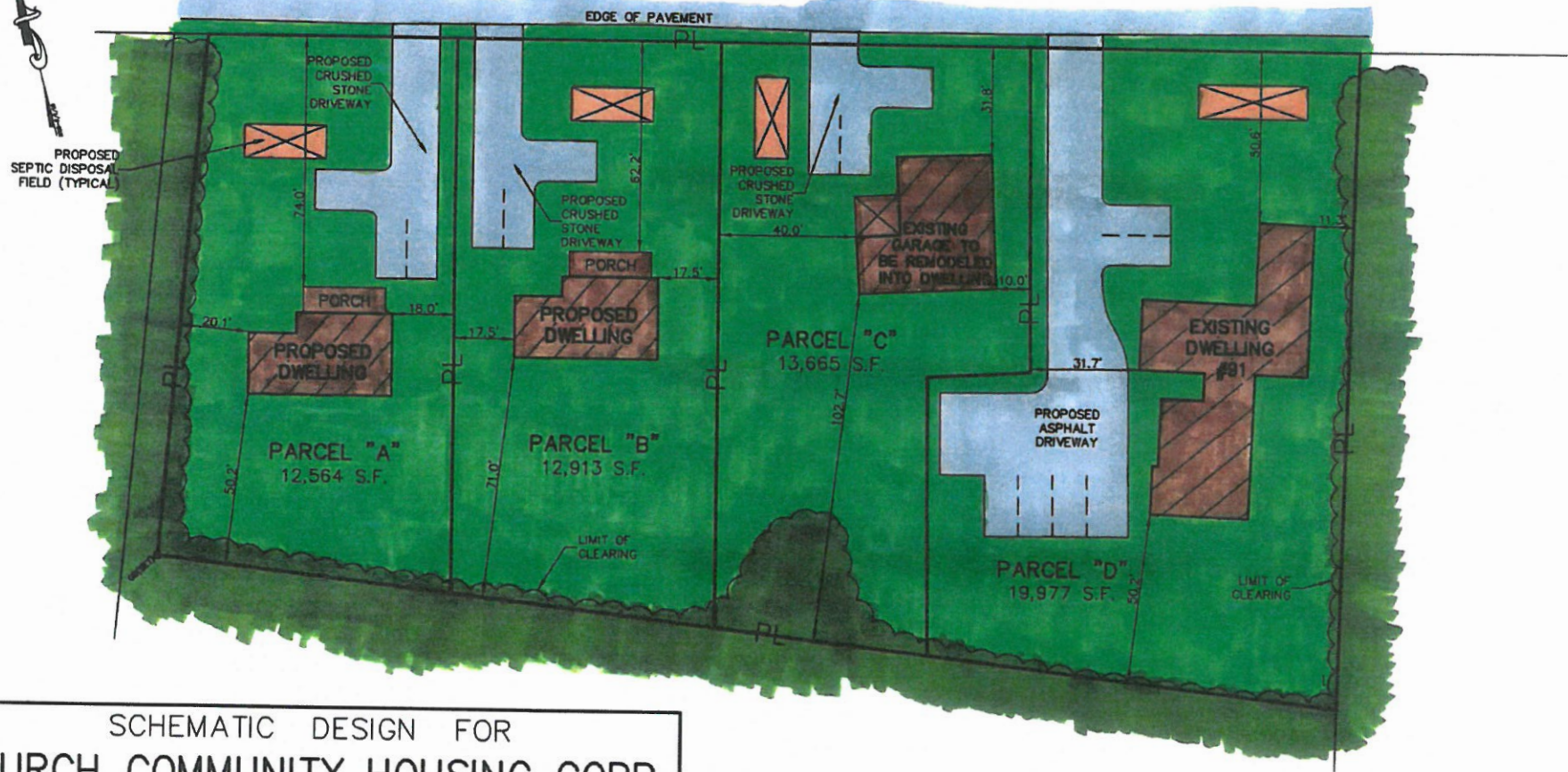
( IN FEET )  
1 inch = 30 ft.



**Original Proposal:** Existing single family dwelling (Parcel D) to be renovated and converted to three Affordable rental units; Parcel A and B to be developed as two new Affordable Net-Zero single family homes; Parcel C (existing garage) to be renovated and converted to a third Affordable Net Zero home.

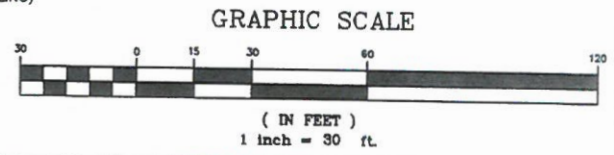
NOTE: THERE ARE NO EXISTING OR PROPOSED EASEMENTS AND/OR RIGHTS-OF-WAY ON THE PARCEL.

## CARR LANE



SCHEMATIC DESIGN FOR  
**CHURCH COMMUNITY HOUSING CORP.**  
 PLAT 4 , LOT 52  
 91 CARR LANE  
 JAMESTOWN , RHODE ISLAND  
 AUGUST 21, 2019

ZONING INFORMATION:  
 THE PARCEL IS ZONED: RR-200 (SINGLE-FAMILY DWELLING)  
 MINIMUM LOT AREA = 200,000 S.F.  
 MINIMUM LOT WIDTH = 300 FEET  
 MINIMUM BUILDING SETBACKS:  
 FRONT YARD = 50 FEET  
 SIDE YARD = 40 FEET  
 REAR YARD = 50 FEET  
 MAXIMUM LOT COVERAGE = 5%  
 MAXIMUM BUILDING HEIGHT = 35 FEET



## PURCHASE AND SALES AGREEMENT

91 Carr Lane, Jamestown, Rhode Island

This Purchase and Sale Agreement (the "Agreement") is entered into by and between the **TOWN OF JAMESTOWN**, a municipal corporation with a business address of 93 Narragansett Avenue, Jamestown, RI 02835 (the "Seller"), and **CHURCH COMMUNITY HOUSING CORPORATION**, a Rhode Island non-profit corporation, with principal office located at 50 Washington Square, Newport, Rhode Island 02840 (the "Buyer").

The Seller agrees to sell and convey to the Buyer, and the Buyer agrees to buy, upon the price, terms, conditions, and provisions as provided in this Agreement, that certain real estate (the "Property") that is more particularly described as follows:

That certain lot or parcel of land with all the buildings and improvements thereon situated on the southerly side of Carr Lane, in the Town of Jamestown, County of Newport, State of Rhode Island, and shown as "**Parcel A**", comprising 1.35 acres, on that plan entitled "Subdivision Plan For James T. & Lisa M. Rafferty, Plat 4, Lot 52, 91 Carr Lane, Jamestown, Rhode Island, Scale: 1" = 40', Dated: June 21, 2018, by Darveau Land Surveying, Inc.", which said plan is recorded in the Jamestown Land Evidence Records as HPF 385-A.

1. **PURCHASE PRICE:** The agreed total Purchase Price for the Property is **ONE HUNDRED AND FIFTY THOUSAND DOLLARS (\$150,000.00)** (the "Purchase Price"). The Seller acknowledges a deposit amount of **Ten Dollars (\$10.00)** (the "Deposit") and which amount shall constitute the Deposit and be duly accounted for and applied against the Purchase Price at closing.
2. **DEPOSIT:** Any Deposits made by the Buyer shall be held by the Seller and, except as provided in the Agreement, shall be duly accounted for at the closing and respectively applied to the Purchase Price. No interest shall accrue on the Deposit. The refunding of all Deposits shall be on execution of a written release by Buyer and Seller. In the event of a dispute between the Seller and the Buyer as to any provisions of the Agreement or the performance thereof, the Seller may retain all Deposits hereunder until the dispute is resolved by the parties, by binding settlement or court judgment, or may place the Deposit with a court of competent jurisdiction, or may release the Deposit upon the execution of a written mutual release by Buyer and Seller.
3. **DATE OF AGREEMENT:** The Date of this Agreement ("Date of Agreement") shall be the later of: (a) the date on which the Buyer signs this Agreement, or (b) the date on which the Seller signs this Agreement, as set forth by the Buyer's and Seller's signatures in the Agreement.
4. **CLOSING:** The Closing shall be held on or before **March 31, 2019 (the "Closing Date") at 11:00 a.m.**, at the Town of Jamestown Town Hall, 93 Narragansett Avenue, Jamestown, RI 02835, or at such other place, day, and time as may be agreed to in writing by the Parties. At the closing, the Seller shall deliver to the Buyer the deed and any other conveyance or transfer documents, which shall be in a form and substance acceptable to Buyer and in accordance with this Agreement. The Parties agree to comply with and to execute and deliver to the other any and all other instruments and documents in accordance with the standard customary closing requirements in practice for the State of Rhode Island for the transaction contemplated by the Parties. The Seller may extend for a reasonable period of time the Closing Date upon request of the Buyer if contingencies are pending in accordance with Paragraphs 25 and 26.
5. **INSURANCE:** The Seller, at the Seller's expense, shall keep the Property insured until the



6. **TITLE:** The Seller covenants and warrants that the Seller is the respective fee title owner of the Property and that the Seller has the actual authority and capacity to enter into the Agreement and to consummate the transaction contemplated herein. The Seller shall convey to the Buyer the Property by good and sufficient Warranty Deed, and other transfer documents as required by Buyer, conveying a good, clear, insurable, and marketable title to the Property free from any and all liens and encumbrances, except as may be acceptable to the Buyer. Buyer's obligation to purchase is contingent upon title examination of the Property, conducted at Buyer's expense, which title shall be satisfactory to Buyer, and Buyer's funding program sources. The Buyer shall notify the Seller of any defects of title disclosed by such examination. If the Seller is unable to remove such defects, the Buyer may terminate the Agreement upon written notice to the Seller and the Seller forthwith shall refund all Deposits to the Buyer. To enable the Seller to make conveyance as provided in this Agreement, the Seller may, at the time of the delivery of the deed, use the purchase money, or any portion thereof, to clear the title of any and all encumbrances, liens, mortgages, or interests, provided that all instruments to be obtained are recorded prior to the recording of the deed, except for any discharge of a mortgage or financing statement from an institutional or commercial lender that may be recorded subsequent to the deed. Additionally, Buyer's obligation to purchase is contingent upon an appraisal, survey, and environmental assessment of the real estate, to be conducted at Buyer's expense, and which appraisal, survey, and environmental assessment shall be satisfactory to Buyer, and Buyer's funding program sources.
7. **TAXES, ADJUSTMENTS, ASSESSMENTS:**
  - a. Taxes: real estate taxes, property taxes, and fire district taxes assessed against the Property are to be prorated on a calendar year basis, except in those towns in which taxes are customarily prorated on a municipal year basis, with the Seller paying for the period unpaid to the date of delivery of the deed and the Buyer paying the balance of taxes due;
  - b. Adjustments: Adjustments for fuels, water charges, association fees and sewerage charges, if any, shall be apportioned as of the date of the delivery of the deed;
  - c. Assessments: All assessments constituting a lien on the Property that are payable over a period of more than one year shall be apportioned in such manner that Seller shall pay installments due during the municipal years prior to the year in which the deed is delivered; the installment due in the year in which the deed is delivered shall be apportioned in the same manner as above provided for taxes and Buyer shall pay or assume the balance, except where local ordinances require otherwise.
8. **CONDITION OF PROPERTY:** The Seller shall deliver possession of the Property "As Is". At closing, the Seller shall convey the Property in the similar condition in which it is now, except for reasonable use and wear. The Buyer shall be entitled to inspect the Property prior to the delivery of the deed in order to determine whether the condition of the Property complies with the terms of this Paragraph.
9. **DEFAULT:** Upon default by the Buyer, the Seller shall have the right to cancel this Agreement. Upon default of the Seller, the Seller without delay shall release and/or refund all Deposits to the Buyer, and the Buyer may pursue any and all remedies available to it at law or equity, including, but not limited to, specific performance.
10. **NOTICES:** All notices as required in the Agreement shall be in writing. All notices are to

a. If to Seller:

Town of Jamestown  
c/o Andrew Nota, Town Administrator  
93 Narragansett Avenue  
Jamestown, RI 02835  
Tel: (401) 423-9805; E: anota@jamestownri.net

Copy to Seller Attorney:

Peter D. Ruggiero, Esq.  
Wyatt A. Brochu, Esq.  
Ruggiero Brochu & Petrarca  
20 Centerville Road, Warwick, Rhode Island 02886;  
Tel: 401-737-8700; Fax: 401-737-0735; E: wyatt@rubroc.com

b. If to Buyer:

Church Community Housing Corp.  
c/o Christian Seldon, Executive Director

50 Washington Sq.  
Newport, RI 02840

Tel: 401 846 5114 x115  
E: cseldon@cchcnewport.org

Copy to Seller Attorney:

Notices shall be effective upon personal delivery, facsimile transmission date, electronic transmission date, or three days from when postmarked.

11. WETLANDS DISCLOSURE: Part of the Property may be deemed coastal wetland, bay, fresh water wetland, pond, river, marsh, riverbank, or swamp, as these terms are defined in Chapter 1 of Title 2 of the Rhode Island General Laws.
12. LOCAL ORDINANCES: Buyers of real estate in the State of Rhode Island are legally obligated to comply with all local real estate ordinances; including but not limited to ordinances on the number of unrelated persons who may legally reside in a dwelling, as well as ordinances on the use of property and number of dwelling units permitted under the local zoning ordinances.
13. RADON: Radon has been determined to exist in the State of Rhode Island. Testing for the presence of radon in residential real estate prior to purchase is advisable.
14. NON-RESIDENT WITHHOLDING TAX: If the Seller is not a resident of the State of Rhode Island or will not be a resident at the time of closing, the Buyer must withhold six percent (6%) of the net proceeds to the Seller (9% if the seller is a corporation), in accordance with R.I.G.L. §44-30-71.3, as may be amended from time to time, and pay such amount to the Division of Taxation as a non-resident withholding tax. In order to have such tax based on gain rather than net proceeds of sale, a Seller must submit an election form to the Division of Taxation at least twenty (20) days prior to closing. Seller agrees to pay the



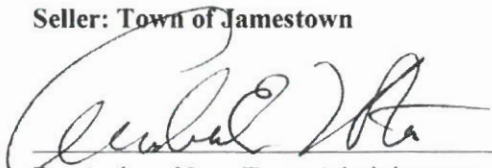
15. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA): The Seller represent that the seller are not a foreign person or foreign corporation as defined in FIRPTA and accordingly, that the Buyer will not be required to comply with the withholding requirements of FIRPTA at the closing
16. DUE DILIGENCE PERIOD: The Agreement is subject to a DUE DILIGENCE PERIOD carried out at the Buyer's sole expense, and completed on or before October 31, 2018 (the "Diligence Deadline"). It is understood that the DUE DILIGENCE PERIOD shall allow for the inspection, testing and/or reviewing of the condition of the Property, and determining whether the Property and contemplated transaction meets the requirements of Buyer's funding sources, and the feasibility of obtaining any and all appropriate governmental permits, licenses, and approvals for contemplated development. The Buyer solely is responsible for investigating whether there are any laws, ordinances, regulations, or restrictions or any legislative or governmental actions, present or proposed which would affect the Property or affect the use of the Property as contemplated by the Buyer. Buyer shall have the absolute right to terminate and/or renegotiate the Agreement for any reason, upon Buyer's sole discretion, at any time during the DUE DILIGENCE PERIOD, but no later than the Diligence Deadline. Seller shall fully and promptly cooperate with Buyer in performing due diligence, and allow Buyer's inspectors to perform structural, mechanical, electrical, and survey inspection. The Seller shall extend for a reasonable period of time the Diligence Deadline upon request of the Buyer if contingencies are pending in accordance with Paragraphs 25 and 26.
17. REAL ESTATE COMMISSION: REAL ESTATE BROKER COMMISSION: Seller and Buyer hereby covenant and warrant that they have not dealt with any real estate agent, broker or finder in connection with this transaction. Seller hereby agrees to hold the Buyer harmless and to defend and indemnify the Buyer against all damages, claims, losses and liabilities, including attorney's fees, incurred by the Buyer, arising out of or resulting from any claims made by any real estate agent, broker, or finder in relation to this transaction. The representation and warranty contained herein shall survive the termination of this Agreement or the Closing.
18. WRITTEN NOTICE OF VIOLATIONS AND CHANGE IN OWNERSHIP: If there is any notice of violation order outstanding against the Property, Seller shall immediately provide written notice to the Buyer with a true copy of any notice of violations or orders issued and notify the enforcing officer in writing of Seller's intent to transfer the Property.
19. ASSIGNMENT: The Buyer is prohibited from assigning its interest in this Agreement; any assignment without the express written authorization of the Seller is void.
20. CAPTIONS: The captions as to contents of particular paragraphs herein are inserted only for convenience, and are in no way to be construed as part of this Agreement or as a limitation on the scope of the particular paragraphs to which they refer.
21. CONSTRUCTION: This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The terms "Seller" and "Buyer" whenever used herein and any pronoun referring thereto shall be construed in the singular, plural, masculine, feminine or neuter in accordance with the manner in which the Agreement is executed whenever the context shall require. The parties hereto, severally declare that this instrument contains the entire agreement between and among the parties and that it is subject to no understandings, conditions, or representations other than those expressly stated, and that Rhode Island law shall apply to its construction and interpretation. This Agreement has been executed in one or more counterparts and each shall be deemed to be an original. If two or more persons are named herein as Seller or Buyer, their obligations hereunder shall be joint and several. All references to time periods shall be counted in calendar days.

separable; and if, for any reason, any provision or provisions herein are determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those portions of this Agreement, which are valid.

24. **APPLICABLE LAW:** All questions concerning the construction, validity, and interpretation of this Agreement and the performance of the obligations imposed by this Agreement shall be governed by the internal law, not the law of conflicts, of the State of Rhode Island.
25. **PURCHASE AND SALE CONTINGENCY:** Notwithstanding any other provisions of the Agreement, the parties expressly acknowledge and agree that this Agreement, and the Buyer's and Seller's obligation to perform, are contingent upon:
  - a. Town of Jamestown Town Council approval and authorization;
  - b. Conveyance is subject to deed restriction the property is developed and maintained for Affordable Housing purposes as contemplated herein by the Parties;
  - c. Buyer obtaining Town of Jamestown Planning Commission / Board of Review Comprehensive Permit approval to develop the Property for Affordable Housing purposes, such development to be comprised of three single family units plus three rental units located in the existing dwelling (the "Affordable Housing Project"), and the expiration of any applicable appeal period and no appeal having been commenced; and
  - d. Any and all requirements and contingencies of Buyer's Affordable Housing related grant funding sources (CDBG, BHRI and Home Funds of \$150,000.00) being satisfied, and Buyer receiving financing of the Affordable Housing Project in an amount not less than \$1,980,300.00.
  - e. Closing shall be held within sixty (60) days of the above-referenced contingencies having been satisfied, but no later than the Closing Date, unless extended by mutual agreement of the Parties, which agreement shall not be unreasonably withheld if Buyer is diligently moving forward with the Affordable Housing Project.
26. **AUTHORIZATION:** The Seller authorizes the Buyer upon review and approval of the Town of Jamestown Town Planner to commence and process applications with the Town of Jamestown Planning Commission / Board of Review for the Comprehensive Permit Application for Affordable Housing development contemplated herein by the Parties.
27. **AMENDMENT:** This Agreement may not be amended or modified except pursuant to a written instrument executed by both the Buyer and Seller.

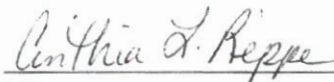
IN WITNESS WHEREOF, this instrument has been executed in several counterparts, each of which shall be deemed to be original.

**Seller: Town of Jamestown**

  
\_\_\_\_\_

By: Andrew Nota, Town Administrator

DATE: 12/1/2018

  
\_\_\_\_\_

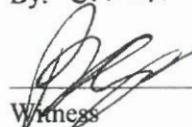
Witness

**Buyer: Church Community Housing Corp.**

  
\_\_\_\_\_

By: Christian Belden, Acting Executive Director CCHC

DATE: 10.09.18

  
\_\_\_\_\_

Witness



**PURCHASE AND SALES AGREEMENT  
FIRST AMENDMENT**

91 Carr Lane, Jamestown, Rhode Island

This First Amendment to the Purchase and Sale Agreement (the "Agreement") entered into by and between the **TOWN OF JAMESTOWN**, a municipal corporation with a business address of 93 Narragansett Avenue, Jamestown, RI 02835 (the "Seller"), and **CHURCH COMMUNITY HOUSING CORPORATION**, a Rhode Island non-profit corporation, with principal office located at 50 Washington Square, Newport, Rhode Island 02840 (the "Buyer") on October 9, 2018 is hereby amended, as follows:

1. CLOSING: The Closing originally scheduled to be held on or before **March 31, 2019 (the "Closing Date") at 11:00 a.m.**, at the Town of Jamestown Town Hall, 93 Narragansett Avenue, Jamestown, RI 02835, or at such other place, day, and time as may be agreed to in writing by the Parties, is hereby extended to **March 31, 2020 (the "Amended Closing Date") at 11:00 a.m.** at the Town of Jamestown Town Hall, 93 Narragansett Avenue, Jamestown, RI 02835, or at such other place, day, and time as may be agreed to in writing by the Parties. All other terms, conditions and provisions of the Purchase and Sales Agreement remain in full force and effect, except as modified by the Amended Closing Date.

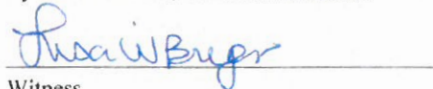
IN WITNESS WHEREOF, this instrument has been executed in several counterparts, each of which shall be deemed to be original.

**Seller: Town of Jamestown**



DATE: 3/25/19

By: Andrew Nota, Town Administrator



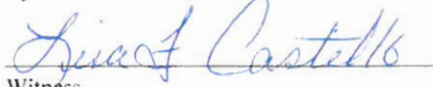
Witness

**Buyer: Church Community Housing Corp.**



DATE: 03.17.19

By:



Witness



**PURCHASE AND SALES AGREEMENT  
SECOND AMENDMENT**

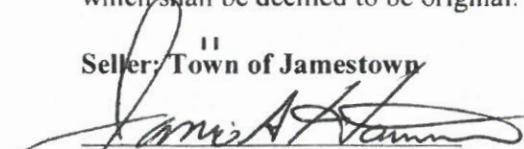
91 Carr Lane, Jamestown, Rhode Island

This Second Amendment to the Purchase and Sale Agreement (the "Agreement") entered into by and between the TOWN OF JAMESTOWN, a municipal corporation with a business address of 93 Narragansett Avenue, Jamestown, RI 02835 (the "Seller"), and CHURCH COMMUNITY HOUSING CORPORATION, a Rhode Island non-profit corporation, with principal office located at 50 Washington Square, Newport, Rhode Island 02840 (the "Buyer") on October 9, 2018 is hereby amended, as follows:

I. CLOSING: The Closing originally scheduled to be held on or before **March 31, 2019** (the "Closing Date") at 11:00 a.m., at the Town of Jamestown Town Hall, 93 Narragansett Avenue, Jamestown, RI 02835, or at such other place, day, and time as may be agreed to in writing by the Parties, is hereby extended to **March 31, 2021** (the "Second Amended Closing Date") at 11:00 a.m. at the Town of Jamestown Town Hall, 93 Narragansett Avenue, Jamestown, RI 02835, or at such other place, day, and time as may be agreed to in writing by the Parties. All other terms, conditions and provisions of the Purchase and Sales Agreement remain in full force and effect, except as modified by the Second Amended Closing Date.

IN WITNESS WHEREOF, this instrument has been executed in several counterparts, each of which shall be deemed to be original.

**Seller: Town of Jamestown**

  
By: Jamie Hainsworth, Town Administrator

DATE: 5/19/2020

Witness

**Buyer: Church Community Housing Corp.**

By: \_\_\_\_\_ DATE: \_\_\_\_\_

Witness \_\_\_\_\_

\*This extension duly authorized the Town Administrator to sign by the Town Council on May 18, 2020.

**From:** Wendy Shapiro <[wendyjaneshapiro@gmail.com](mailto:wendyjaneshapiro@gmail.com)>

**Sent:** Sunday, February 14, 2021 4:09 AM

**To:** Jamie Hainsworth <[jhainsworth@jamestownri.net](mailto:jhainsworth@jamestownri.net)>

**Subject:** 24/7 Dog Leashing Law

Dear Mr. Hainsworth,

I hope you are well and had a good holiday season.

I am just curious. Have there been any recent developments with the revision of the current dog leashing ordinance? I initiated that back in October.

Thank you kindly for your help and consideration.

Sincerely,

Wendy Shapiro

The Town of Jamestown vehemently objects to RIDEM's plan to allow food trucks to congregate and serve customers on a regular basis at Beavertail State Park . Our dismay at this proposal is matched only by our shock that DEM would consider such an idea.

Just what part of RIDEM's mission "to protect, restore, and promote our environment" does this idea support? If this is understood to "promote" the environment by some buffoon in the hierarchy of our state's government, explain to us just what part of the experience of Beavertail will this not alter, distort and likely destroy? Where will food trucks park such that they or the lines of customers they attract, will not alter the view? How will they serve customers? Where will those customers congregate? How will traffic be managed? Where will trash go? We repeat, where will trash go?

Currently, RIDEM sees fit to manage and maintain Beavertail and Fort Wetherill State Parks with only one employee. He does a great job, but as posts on Jamestown's community Facebook page attest, he cannot keep up with the amount of trash that accumulates at the park now. What will happen when the detritus of food trucks adds to that burden? RIDEM does not provide adequate enforcement of parking regulations at Beavertail now. What will happen when even more cars park on the grass, compacting the soils below and inhibiting grass growth, making for a mud bowl when it rains? Erosion along the lower roadway has prompted DEM to close that area to cars. But the compromises to the road and therefore to pedestrians, especially children, still exist, despite the minor intervention of additional guard rails. The walking trails are in serious need of upgraded maintenance before they, too, contribute to an eroded coastline. Like many Rhode Island state parks, Beavertail has been neglected. But at Beavertail, this neglect is now hazardous.

According to RIDEM, 500000 people visit Beavertail every year. They don't come to grab a burger or a taco or even a latte. If they want food they bring it from home or maybe even venture to buy a coffee in Jamestown. They come because Beavertail provides an extraordinary view of the Atlantic Ocean and the entrance to Narragansett Bay, a vista that sweeps from Newport in the east, past Block Island in the distant south, to Point Judith in the west. They come to smell salt air and, if they venture out closer to shore, to feel salt spray. It is a grand, magnificent place that satisfies the longing of thousands to just get a glimpse, a sense, a feel for the sea and shore. It does not need any commercial amenity to "improve the experience". Beavertail itself, the view, the smell, the sound, is enough.

But it does need our state's support and attention. It deserves an investment of resources to upgrade its pathways and parking, to ensure safe access to the rocks and along trails. It needs the attention of park personnel and designers to reorganize the location of bathrooms, to create more trails if desirable, to acknowledge and explain the history of the place.

It does not need food trucks.





Edward A. Mello  
Chief of Police

## JAMESTOWN POLICE DEPARTMENT

250 Conanicus Avenue, Jamestown, RI 02835

Tel: (401) 423-1212 Fax: (401) 423-3710

[www.jamestownri.net/police](http://www.jamestownri.net/police)



### MEMORANDUM

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**TO:** Jamie Hainsworth, Town Administrator  
**FROM:** Chief Edward A. Mello  
**DATE:** February 24, 2021  
**SUBJECT:** Overnight Parking Ordinance

---

Jamie

Please see the attached draft of a proposed parking ordinance revision. The changes include:

- Removal of the overnight parking restrictions in the south shores area which is currently the only location requiring a resident permit for overnight parking.
- Addition of overnight restrictions related to particular vehicles and Town owned properties.
- Addition to restrictions of vehicles on the shared pathway.
- No parking along North Road, near the entrance the shared pathway.

The changes were reviewed and are recommended by the Jamestown Traffic Committee.

I ask that you provide them to the Town Council for review, discussion and potentially schedule for a public hearing.

Respectfully,

### **Sec. 70-80. - All night parking.**

No portion of any public highway, street or right of way shall be used for the purpose of all night parking of any vehicle boat, camper, trailer, bus, or any vehicle with more than 7,000 GVW rated capacity with or without lights thereon, during any part of the year. For the purposes of the section, this shall include the undeveloped portions of Town owned right of ways.

No vehicle of any class, boat, camper or trailer shall be parked all night in any Town owned parking lots during any part of the year.

For the purpose of this section, the term "all night parking" shall be defined as between the hours of 1:00 a.m. and 6:00 a.m. of any day.

This section shall not apply to:

Town owned parking lot located at West Ferry;

Vehicles owned by the Town of Jamestown;

Vehicles owned by employees of the Town of Jamestown while on duty;

Vehicles, trailers, boats parked overnight within Fort Getty as permitted by the Recreation Department;

Or as otherwise specifically permitted within the code of ordinance.

### **Sec. 70-87. - Prohibited or restricted parking on specified streets.**

Pemberton Avenue-No parking on the east side between Narragansett Avenue and Watson Avenue.

Beach Avenue , no parking even numbered side. ~~Overnight parking permit required 11:00 p.m. to 6:00 a.m. in accordance with section 70-91.~~

Boom Street , no parking even numbered side. ~~Overnight parking permit required 11:00 p.m. to 6:00 a.m. in accordance with section 70-91.~~

Bow Street , no parking even numbered side. ~~Overnight parking permit required 11:00 p.m. to 6:00 a.m. in accordance with section 70-91.~~

Cedar Hill Drive , no parking even numbered side. ~~Overnight parking permit required 11:00 p.m. to 6:00 a.m. in accordance with section 70-91.~~

Deck Street , no parking even numbered side. ~~Overnight parking permit required 11:00 p.m. to 6:00 a.m. in accordance with section 70-91.~~

Galley Street , no parking even numbered side. ~~Overnight parking permit required 11:00 p.m. to 6:00 a.m. in accordance with section 70-91.~~

Jib Street , no parking even numbered side. ~~Overnight parking permit required 11:00 p.m. to 6:00 a.m. in accordance with section 70-91.~~

~~Mast Street~~ , no parking even numbered side. ~~Overnight parking permit required 11:00 p.m. to 6:00 a.m. in accordance with section 70-91.~~

~~North Road~~ , no parking on either side from its intersection with East Shore Road westerly for a distance of 200 feet. ~~No parking on either side for the intersection with RT 138 northerly to the intersection with Carr Lane.~~

~~Net Street~~ , no parking even numbered side. ~~Overnight parking permit required 11:00 p.m. to 6:00 a.m. in accordance with section 70-91.~~

~~Rub Street~~ , no parking even numbered side. ~~Overnight parking permit required 11:00 p.m. to 6:00 a.m. in accordance with section 70-91.~~

~~Sail Street~~ , no parking even numbered side. ~~Overnight parking permit required 11:00 p.m. to 6:00 a.m. in accordance with section 70-91.~~

~~Scull Street~~ , no parking even numbered side. ~~Overnight parking permit required 11:00 p.m. to 6:00 a.m. in accordance with section 70-91.~~

~~Seaside Drive~~ , no parking on either side from Hull Street north to Spindrift Street. ~~No parking even numbered side. Overnight parking permit required 11:00 p.m. to 6:00 a.m. in accordance with section 70-91.~~

~~Seaside Drive~~ , no parking on either side from Hull Street north to Spindrift Street. ~~No parking even numbered side, south of Hull Street. Overnight parking permit required 11:00 p.m. to 6:00 a.m. in accordance with section 70-91.~~

~~Stern Street~~ , no parking even numbered side. ~~Overnight parking permit required 11:00 p.m. to 6:00 a.m. in accordance with section 70-91.~~

### **~~Sec. 70-91. - Jamestown resident overnight parking permit program.~~**

~~(a)~~

~~Resident overnight parking permit. No motor vehicle shall park overnight upon any road or parking area designated under section 70-87 by the town council unless it displays a current resident overnight parking permit sticker or placard, which may be obtained during regular business hours at the Jamestown Town Clerks Office.~~

~~(b)~~

~~Restrictions. Annual parking permit placards shall be limited to no more than five per parcel of land and to vehicles weighing 7,000 GVW or less. The first two placards shall be provided at no cost. A \$5.00 fee shall be charged for each additional placard.~~

~~(c)~~

~~Violations. Violations and fines for violations shall be enforced pursuant to the provisions of section 70-24.~~

### **Sec. 70-55. - Restrictions on certain streets.**



- (a) Any commercially-registered vehicle weighing over 7,000 pounds GVRW is prohibited on the following streets. This prohibition shall not apply to commercially-registered vehicles going to or coming from places upon such streets for the purpose of making deliveries of goods or providing services to property owners or similar activities for abutting lands or buildings, or federal, state, public service corporation or town-owned vehicles, or emergency response vehicles.

Carr Lane;

Columbia Avenue (restricted 3:00 p.m. to 5:00 a.m. only) from a point 200 feet south of West Street and continuing to the intersection of Windsor Street;

Reservoir Circle.

- (b) All motorized vehicles as defined by Rhode Island General Law 31-1-3 (s) are prohibited from driving or parking on shared pathway.

- a. Shared pathway shall include the improved portion of the Town property designated for the use of pedestrians and bicyclist.
- b. Exception
  - i. Motorized vehicles are permitted to cross shared pathway in a perpendicular manner to enter or exit a private or public driveway.
  - ii. Service and emergency vehicles.



Jamestown Harbor Office  
250 Conanicus Avenue  
Jamestown, RI 02835  
401-423-1213 x4339

**TOWN OF JAMESTOWN  
HARBOR COMMISSION**

Minutes of the December 9, 2020 Meeting of the Jamestown Harbor Commission  
*Amended: 2/10/2021 Approved: 2/10/2021*

A meeting of the Jamestown Harbor Commission was held Wednesday, December 9, 2020.  
PURSUANT TO EXECUTIVE ORDER NO. 20-05 EXECUTED BY GOVERNOR GINA RAIMONDO ON MARCH 16, 2020, THIS MEETING WAS TELECONFERENCED VIA ZOOM.

**I. CALL TO ORDER AND ROLL CALL**

called the meeting to order at 5:05 PM with roll call:

Present:

Wayne Banks, Vice-Chairman  
Steven Bois, Commissioner  
Michael Junge, Commissioner  
Richard Raynes, Commissioner  
Dan Wurzbacher, Commissioner  
Eric Lexow, Commissioner (Could hear the meeting but not participate.)

Absent:

William Harsch, Chairman

Also in attendance:

Chief Edward Mello, Executive Director  
Glenn Skalubinski, Harbormaster  
Kim Devlin, Harbor Clerk  
George Souza, Conservation Commission Liaison

**II. APPROVAL OF MEETING MINUTES - Review, discussion and/or potential action and/or vote**

**A. Wednesday, October 14, 2020**

Vice-Chairman Banks moved to approve the minutes of the October 14, 2020 Jamestown Harbor Commission meeting; Commissioner Junge seconded. So voted; 4 ayes, 0 nays.

**III. OPEN FORUM**

**A. Scheduled Requests to Address**

There were no Scheduled Requests to address.

**B. Non-scheduled Requests to Address- Review, discussion and/or potential action and/or vote**

There were no Non-Scheduled Requests to address. Executive Director Chief Mello verified that there was no one waiting to join the meeting.

**IV. EXECUTIVE DIRECTOR MELLO'S REPORT- Review, discussion and/or potential action and/or vote**

Executive Director Chief Mello introduced the new Harbormaster, Glenn Skalubinski, to the Jamestown Harbor Commission.

Executive Director Chief Mello reported that we have begun the process of permit renewals for 2021, based on the schedule that the Jamestown Harbor Commission approved. All renewals will be due by January 31.

**VI. MARINE DEVELOPMENT FUND BUDGET**

**A. 2020/2021**

**MDF YTD Budget- Review, discussion and/or potential action and/or vote**

The budget was not available for review.

## VII. SUB-COMMITTEE REPORTS

### A. Budget - Review, discussion and/or potential action and/or vote

Commissioner Lexow was able to listen to the meeting but unable to comment due to connectivity issues.

### B. Facilities - Review, discussion and/or potential action and/or vote

Commissioner Wurzbacher had nothing to report.

### C. Mooring Implementation - Review, discussion and/or potential action and/or vote

Vice-Chairman Banks had nothing to report.

### D. Traffic Committee - Review, discussion and/or potential action and/or vote

Commissioner Junge reported that there may be a meeting next week.

Executive Director Chief Mello informed the Jamestown Harbor Commission that the Town Council has requested that Executive Director Chief Mello conduct a traffic report on Dumpling Drive, in the area of Jamestown Boat Yard. Executive Director Chief Mello stated that the Jamestown Harbor Commission has no authority regarding the report but Executive Director Chief Mello wanted the Commission to be aware of the study.

### E. Gould Island Restoration Committee - Review, discussion and/or potential action and/or vote

Commissioner Bois reported that he met with the Town Manager regarding a step by step timeline for the legislative support for the Gould Island restoration.

## VIII. LIAISON REPORTS

### A. Conservation Commission Liaison- Review, discussion and/or potential action and/or vote

Conservation Commission Liaison Souza had nothing to report.

## IX. OLD BUSINESS

There was no Old Business to discuss.

## X. CORRESPONDENCE

There was no Correspondence.

## XI. NEW BUSINESS

### A. 2021 Qualified Mooring Installer and Inspector List - Review, discussion and/or potential action and/or vote

Commissioner Wurzbacher asked if the list was the same or if there are any new providers or any that have dropped off of the list.

Executive Director Chief Mello stated that the list is basically the same but that the Jamestown Harbor Commission may want to consider capping the number of providers, considering the amount of work that goes into managing the service providers.

Vice-Chairman Banks stated that there may be pushback from that action.

Executive Director Chief Mello stated that it is something we will research and consider, but it is a lot of work for the Harbor staff to add a service provider who only works on 2 moorings.

Vice-Chairman Banks moved to approve the 2021 Qualified Mooring Installer and Inspector List; Commissioner Junge seconded. So voted; 5 ayes, 0 nays.

### B. House Boats – Review, discussion and/or potential action and/or vote

Executive Director Chief Mello informed the Jamestown Harbor Commission that the parent company that purchased Jamestown Boat Yard, Safe Harbor, has sold the business to another company, Sun Communities. The model of the new parent company is to place houseboats along piers to use as rentals. The Harbor Management Ordinance does not limit the number of houseboats that may be docked, but there is a requirement that they be connected directly to a pumpout. This would limit Clark's Boat Yard and Jamestown Boat Yard, as there is not a pumpout line at either of those facilities. There are 2 other marinas that could choose to utilize the same model, because there are pumpout lines available at those facilities. Executive Director Chief Mello suggested the Jamestown Harbor Commission may want to consider the potential impacts of this and contemplate regulations.

A discussion ensued.

Executive Director Chief Mello stated that there is no action required and that the Jamestown Harbor Commission can move on without a vote.



**D. 2021 Meeting Schedule - Review, discussion and/or potential action and/or vote**

Executive Director Chief Mello stated that the Jamestown Harbor Commission is required by the Secretary of State to post the meeting dates for the year.

Commissioner Junge moved to approve the meeting dates; Vice-Chairman Banks seconded. So voted; 5 ayes, 0 nays.

**C. Joseph Pinheiro- Use of Ft. Getty Pier - Review, discussion and/or potential action and/or vote**

Executive Director Chief Mello stated that Joe and Tony are in the waiting room and that he will let them in to the meeting now.

Tony Pinheiro asked the Jamestown Harbor Commission if they had seen his proposal.

Executive Director Chief Mello stated that, yes, the Commission has seen the proposal and that he will provide a summary.

Executive Director Chief Mello stated that this is the third year the Pinheiro's have applied for use of the Ft. Getty Pier for upwellers. They have 2 spots that are for traditional vessels tied to the pier that are used to service their oyster farm and a third spot for upwellers. Executive Director Chief Mello stated that their proposal remains unchanged from prior years.

Executive Director Chief Mello stated that there were some concerns, outlined in the documents provided to the Jamestown Harbor Commission, with equipment being stored on the pier and the response from Joe Pinheiro about cleaning it up. Executive Director Chief Mello stated that there have been no issues since.

Mr. Pinheiro stated that they would like the extra 80ft<sup>2</sup> of pier storage space allowed by the 3<sup>rd</sup> vessel.

Vice-Chairman Banks asked if someone vacated or if this is a new spot.

Executive Director Chief Mello stated that this is a new spot.

Vice-Chairman Banks stated that at some point the storage will take over the pier.

Executive Director Chief Mello stated that it is up to the Jamestown Harbor Commission to decide if they want to allow the extra storage space to the Pinheiro's.

Mr. Pinheiro stated that they are asking for approval for as long as they are leasing the space and want the pilot program to be over.

A discussion ensued.

Commissioner Wurzbacher asked Executive Director Chief Mello what the commitment from the Town would be if this moves beyond a pilot program.

Executive Director Chief Mello stated that the Harbor Department and Jamestown Harbor Commission do not issue permits beyond a year.

Mr. Pinheiro stated that they have been leasing the pier space for 31 years and it's been a good relationship. He also stated that Conanicut Marine and Dutch Harbor Boat Yard have leases with the Town for more than one year.

Executive Director Chief Mello stated that those leases are between the Town Council and Town Administrator directly. The Jamestown Harbor Commission cannot make the decision to change the length of their lease, if the Pinheiro's would like to explore that option they would have to make a proposal to the Town Council.

Commissioner Bois asked Executive Director Chief Mello if the relationship between the Pinheiro's and the Town is improving.

Executive Director Chief Mello stated that it is improving, but that we are still struggling with communication.

Mr. Pinheiro stated that he would like a good recommendation.

Commissioner Wurzbacher suggested that the Jamestown Harbor Commission could recommend that the program could be extended for another year, but that it is not in our purview to do more. He also stated that he would not have a problem with taking the "pilot" out of it but wouldn't do more than that.

Vice-Chairman Banks moved to extend the program one year and to remove the term "pilot" from the name; Commissioner Junge seconded. So voted; 5 ayes, 0 nays.

Vice-Chairman Banks moved to not approve the additional 80ft<sup>2</sup> of storage space on the pier.

Commissioner Junge stated that they are paying for three spots so they should be entitled to the extra 80ft<sup>2</sup> of storage.

A discussion ensued on allowing the Pinheiro's to have more storage space on the pier.

Commissioner Wurzbacher asked for Executive Director Chief Mello's opinion.

Executive Director Chief Mello stated that they are entitled to the storage space for the traditional vessels that they have permits for on the pier. The upweller is not a traditional pier permit and they are not guaranteed that space with the current agreement.

A discussion ensued.

**XII. OPEN FORUM – CONTINUED - Review, discussion and/or potential action and/or vote**

**XIII. ADJOURNMENT- Review, discussion and/or potential action and/or vote**

Commissioner Junge moved to adjourn at 7:20 PM; Vice-Chairman Banks seconded. So voted; 6 5 ayes, 0 1 nay (Raynes).

Respectfully submitted,



Kim Devlin  
Jamestown Harbor Clerk



Jamestown Harbor Office  
250 Conanicus Avenue  
Jamestown, RI 02835  
401-423-1213 x4339

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**TOWN OF JAMESTOWN  
HARBOR COMMISSION**

Minutes of the January 9, 2020 Meeting of the Jamestown Harbor Commission  
*Approved: 2/12/2020*

A meeting of the Jamestown Harbor Commission (JHC) was held Wednesday, January 9, 2020 at the Jamestown Town Hall, 93 Narragansett Avenue, Jamestown, Rhode Island.

**I. CALL TO ORDER AND ROLL CALL**

Vice-Chairman Banks called the meeting to order at 6:00 PM with roll call:

Present:

Wayne Banks, Vice-Chairman  
Steven Bois, Commissioner  
Eric Lexow, Commissioner  
Michael Junge, Commissioner  
Richard Raynes, Commissioner  
Dan Wurzbacher, Commissioner

Absent:

William Harsch, Chairman

Also in attendance:

Chief Edward Mello, Executive Director  
George Souza, Conservation Commission Liaison  
Kim Devlin, Harbor Clerk

**II. APPROVAL OF MEETING MINUTES - Review, discussion and/or potential action and/or vote**

**A. Wednesday, December 11, 2019**

Vice-Chairman Banks moved to approve the minutes of the December 11, 2019 Jamestown Harbor Commission meeting; Commissioner Junge seconded. So voted; 6 ayes, 0 nays.

**III. OPEN FORUM**

**A. Scheduled Requests to Address**

There were no Scheduled Requests to address.

**B. Non-scheduled Requests to Address- Review, discussion and/or potential action and/or vote**

William Brennan, 238 Narragansett Avenue, addressed the Jamestown Harbor Commission regarding the West Ferry outhaul rates. Mr. Brennan stated that he feels there are limitations to the boat size the West Ferry outhauls can accommodate, and also that the tackle is the responsibility of the permit holder. Mr. Brennan also stated that he does not understand why commercial permits are less expensive than a recreational permit.

Carol Cronin addressed the Jamestown Harbor Commission regarding the outhauls at the Dumplings dock stating that they only charge \$150.

Executive Director Chief Mello stated that those are associated with a private organization and we don't know if they also have to pay dues to be a member of that organization and also they are not open to the general public.

**IV. EXECUTIVE DIRECTOR MELLO'S REPORT- Review, discussion and/or potential action and/or vote**

Executive Director Chief Mello updated the Jamestown Harbor Commission on the status of the Museler and Sears appeals to the Town Council. The Museler appeal, which is related to the denial of a guest mooring and the Sears appeal is related to the denial of a fourth grace period, will begin on January 31<sup>st</sup>.



Executive Director Chief Mello stated that the appeals were held up on a pending Ethics Commission decision on whether or not a member of the council could sit on the board to hear the appeals. The Ethics Committee determined that all members of the Town Council may sit to hear the appeals.

Executive Director Chief Mello also informed the Jamestown Harbor Commission that the Town Council voted on Monday that the boat trailer parking rate for Ft. Getty Park will be \$600.

**V. HARBORMASTER REPORT- Review, discussion and/or potential action and/or vote**

Harbormaster Campbell was not in attendance.

**VI. MARINE DEVELOPMENT FUND BUDGET**

**A. 2018/2019**

**MDF YTD Budget- Review, discussion and/or potential action and/or vote**

Executive Director Chief Mello stated the budget is not available at this time.

**VII. SUB-COMMITTEE REPORTS**

**A. Budget - Review, discussion and/or potential action and/or vote**

This item will be on the next agenda for the Commission to vote on a Budget point person.

**B. Facilities - Review, discussion and/or potential action and/or vote**

Vice-Chairman Banks and Commissioner Wurzbacher had nothing to report.

**C. Mooring Implementation - Review, discussion and/or potential action and/or vote**

Vice-Chairman Banks had nothing to report.

**D. Traffic Committee - Review, discussion and/or potential action and/or vote**

Commissioner Junge had nothing to report.

**E. Gould Island Restoration Committee - Review, discussion and/or potential action and/or vote**

Commissioner Bois had nothing to report.

**VIII. LIAISON REPORTS**

**A. Conservation Commission Liaison- Review, discussion and/or potential action and/or vote**

Conservation Commission Liaison Souza had nothing to report.

Vice-Chairman Banks asked Conservation Commission Liaison Souza about the Conservation Commission's stance on the Jamestown Boat Yard expansion.

Conservation Commission Liaison Souza stated that they are still waiting for further information from CRMC regarding changes to the expansion plan.

**IX. OLD BUSINESS**

**A. Outhaul fees at Ft. Getty and West Ferry – Review, discussion, and/or potential action and/or vote**

Vice-Chairman Banks stated that the proposed rates for 2020 are increasing at West Ferry only, \$50 more for recreational permits and \$70 more for commercial permits. The proposed rates at Ft. Getty will remain the same as last year.

Executive Director Chief Mello stated that his recommendation remains the same and that the Jamestown Harbor Commission is only voting on the 2020 rates. This item will need to be revisited each year to continue with the incremental increase in the outhaul permit fees.

Commissioner Bois stated that he had met with Executive Director Chief Mello and went over the outhaul revenues and expenditures and that he now has a better understanding of the proposed plan.

Vice-Chairman Banks stated that he still feels that the proposed rates are very generous.

Commissioner Bois moved to adopt the proposed outhaul rates for Ft. Getty and West Ferry; Vice-Chairman Banks seconded. So voted; 6 ayes, 0 nays.

**B. Harbor Permit Rates – Review, discussion, and/or potential action and/or vote**

Commissioner Junge moved to approve the proposed 2020 permit rates; Commissioner Bois seconded. So voted; 6 ayes, 0 nays.

**IV. EXECUTIVE DIRECTOR MELLO'S REPORT- Review, discussion and/or potential action and/or vote**

Executive Director Chief Mello informed the Jamestown Harbor Commission that there was a significant discussion on the Jamestown Boat Yard expansion at the Town Council meeting on Monday. Executive Director Chief Mello stated that this is predominately a ruling and decision by CRMC and that the Town Council is trying to determine if they have a say in the matter. The Town Council has continued this matter pending further information.

Executive Director Chief Mello also reported that the change to the permit renewal process is moving forward with the Town Council and that he has drafted a revised Harbor Management Ordinance for the Town Council to review. The next step will be for the Town Council to advertise for a Public Hearing, which will be in February.

**C. Joseph and Antonio Pinheiro – End of Pilot Program for upweller at Ft. Getty Pier Review – Review, discussion, and/or potential action and/or vote**

Vice-Chairman Banks stated that he has worked with the Pinheiros over the last month and they have submitted a memo, along with their original proposal, in the packet.

Tony Pinheiro addressed the Jamestown Harbor Commission, asking for the pilot program to end and to be approved to have the upwellers at their leased spot at Ft. Getty pier on a permanent basis.

Commissioner Wurzbacher stated that before the Jamestown Harbor Commission votes to allow the program on a regular basis there needs to be at least one year of a successful pilot program as proposed.

Executive Director Chief Mello stated that the Jamestown Harbor Commission does not have the authority to approve the upwellers, that the Town Council will have the final say. The Jamestown Harbor Commission only provides a recommendation to the Council as it is not within the Jamestown Harbor Commission's purview to permit this.

A discussion ensued.

Commissioner Wurzbacher moved to extend the pilot program to allow the Pinheiros' to have the upwellers at Ft. Getty for another year; Commissioner Bois seconded.

Executive Director Chief Mello asked if it is the expectation of the Jamestown Harbor Commission that the Pinheiros will retro fit a boat and hang cages from it and that the vessel is required to be registered.

The Jamestown Harbor Commission agreed that that is the expectation.

Executive Director Chief Mello also asked the Jamestown Harbor Commission if they are expecting the Pinheiros to follow the laws or the rules of Ft. Getty Park. Executive Director Chief Mello clarified that leaving an unpermitted boat at Ft. Getty is not against the law but it is against the Rules and Regulation of the park.

Vice-Chairman Banks stated that it is the expectation that the Pinheiros will follow the laws and the Town policies and, in addition, any direction from the Harbormaster about what he deems acceptable.

So voted; 6 ayes, 0 nays.

**X. CORRESPONDENCE**

There was no Correspondence.

**XI. NEW BUSINESS**

**A. Appeal – William Straser; Re: Denial of Second Grace Period – Review, discussion and/or potential action and/or vote**

Executive Director Chief Mello stated that Mr. Straser had a family emergency and is unable to make the meeting. Since this is not a pressing issue the item could be continued until the next agenda.

Vice-Chairman Banks moved to continue the appeal until the next meeting; Commissioner Junge seconded. So voted; 6 ayes, 0 nays.

**XII. OPEN FORUM – CONTINUED - Review, discussion and/or potential action and/or vote**

Vice-Chairman Banks asked that the Jamestown Harbor Commission be notified when a member resigns.

Executive Director Chief Mello stated that that is a fair request and we will try to honor that, but that sometimes we are not even notified in a timely manner.

Commissioner Wurzbacher stated that he has come across a new type of mooring system and asked if the Jamestown

Harbor Commission would be willing to listen to a presentation from the company that has invented the system.

Executive Director Chief Mello stated that Kim has that information, as well, and that we will look into it.

**XIII. ADJOURNMENT- Review, discussion and/or potential action and/or vote**

Vice-Chairman Banks moved to adjourn at 6:45 PM; Commissioner Junge seconded. So voted; 6 ayes, 0 nays.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'K. Devlin', written in a cursive style.

Kim Devlin  
Jamestown Harbor Clerk



**JAMESTOWN PHILOMENIAN LIBRARY**  
**Board of Trustees Meeting Minutes**  
**Tuesday, December 8, 2020**

**PURSUANT TO EXECUTIVE ORDER NO. 20-05 EXECUTED BY GOVERNOR  
GINA RAIMONDO ON MARCH 16, 2020, THIS MEETING WAS  
TELECONFERENCED VIA ZOOM**

**A. Call to Order: Roll Call of Members**

The meeting of the Jamestown Philomenian Library Board of Trustees was called to order at 5:04 by Eugene Mihaly. In attendance were members Peter Carson, Jennifer Cloud, Paul Housberg, Christian Infantalino, Kathy Kaiser, Chris Walsh and Donna Fogarty. Peter Ellsworth attended as a representative from the Friends of the Library. Mary Meagher attended as a liaison from the Town Council.

**B. Report of the Chair**

Gene spoke about the renovation project. The Press wrote an article last week about the process, based off an interview with Gene. The JPLF is waiting to hear about two grants that are still pending. The Office of Library and Information Services (OLIS) contribution will be determined after we approach them with our final amount of money raised for the project. Bid documents can be prepared once OLIS has approved the project. A donation from a private estate is still outstanding.

Gene thanked Christian and Jenny for their efforts and time on the Board of Trustees. There are several people vying for their 2 spots on the Board. Donna's retirement was formally announced, as was Lisa Sheley's designation as the new Library Director upon Donna's retirement.

**C. Treasurer's Report**

September and October reports were presented by Peter Carson. Rhode Island Foundation checks should be arriving any day.

**D. Director's Report**

Acknowledged. No need for vote.

### **E. Consent Agenda**

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 approval of each item as if it had been acted upon separately.

1. Approval of Minutes: June 23, 2020
2. Approval of Financial Reports
  - a. Library Board of Trustees
  - b. Jamestown Philomenian Library
3. Progress and Service Report of the Director

Motion to pass Consent Agenda was made by Kaiser. Infantalino seconded. Motion passed unanimously.

### **F. Public Input**

Not applicable.

### **G. Adjournment**

Kaiser moved to adjourn the meeting at 5:42 p.m. Housberg seconded. The motion passed unanimously.

Pursuant to RIGL § 42-46-6(c) Notice of this meeting shall be posted on the Secretary of State's website and at the Jamestown Philomenian Library and the Town Hall. In addition to the two above-mentioned locations, notice also may be posted on the internet at [www.jamestownri.gov](http://www.jamestownri.gov).

ALL NOTE: This meeting location is accessible to the physically challenged. 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 [eliese@jamestownri.net](mailto:eliese@jamestownri.net) not less than three (3) business days prior to the meeting.

Respectfully submitted,  
Lisa Sheley  
Assistant Director

**JAMESTOWN PHILOMENIAN LIBRARY**  
**Board of Trustees Meeting Minutes**  
**Tuesday, January 12, 2021**

**PURSUANT TO EXECUTIVE ORDER NO. 20-05 EXECUTED BY GOVERNOR  
GINA RAIMONDO ON MARCH 16, 2020, THIS MEETING WAS  
TELECONFERENCED VIA ZOOM**

**A. Call to Order: Roll Call of Members**

The meeting of the Jamestown Philomenian Library Board of Trustees was called to order at 5:04 by Eugene Mihaly. In attendance were members Peter Carson, Paul Housberg, Cathy Kaiser, Chris Walsh and Donna Fogarty. Ed Gromada attended as a member of the Capital Campaign Committee. Jamie Hainsworth attended from Town Hall.

**B. Report of the Chair**

1. Capital Campaign  
Gene spoke about the renovation project and the capital fund "scoreboard."
  
2. OLIS Construction Grant process  
The Trustees were updated on the latest Capital Campaign happenings as well as a meeting with the Office of Library and Information Services (OLIS) last week. Drawings and bid documents have been submitted to the state. Once an agreement has been reached with OLIS, things should move more quickly.

**C. Treasurer's Report**

1. Year-end distribution

The Rhode Island Foundation annual distribution occurred and the money went into the Trustee account.

**D. Director's Report**

1. Disposition of local history collection

Update regarding the Jamestown Historical Society and their place in the renovation.

**E. Gift Policy Discussion**



## **F. Additions to collection in honor of recently retired trustees**

Motion to pass Consent Agenda was made by Kaiser. Carson seconded. Motion passed unanimously.

## **G. Board Process Review**

1. Update and review

## **H. Consent Agenda**

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 approval of each item as if it had been acted upon separately.

1. Approval of Minutes: December 8, 2020
2. Approval of Financial Reports
  - a. Library Board of Trustees
  - b. Jamestown Philomenian Library
3. Progress and Service Report of the Director

Motion to pass Consent Agenda was made by Carson. Walsh seconded. Motion passed unanimously.

## **I. Public Input**

Not applicable.

## **J. Adjournment**

Walsh moved to adjourn the meeting at 6:15 p.m. Carson seconded. The motion passed unanimously.

Pursuant to RIGL § 42-46-6(c) Notice of this meeting shall be posted on the Secretary of State's website and at the Jamestown Philomenian Library and the Town Hall. In addition to the two above-mentioned locations, notice also may be posted on the internet at [www.jamestownri.gov](http://www.jamestownri.gov).

ALL NOTE: This meeting location is accessible to the physically challenged. 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 [eliese@jamestownri.net](mailto:eliese@jamestownri.net) not less than three (3) business days prior to the meeting.

Respectfully submitted,  
Lisa Sheley  
Assistant Director

**JAMESTOWN TRAFFIC COMMITTEE**  
**Meeting Minutes**  
**Thursday, February 20, 2020**  
*Approved: August 27, 2020*

**I. A regular meeting of the Jamestown Traffic Committee was called to order at the Jamestown Town Hall, 93 Narragansett Avenue at 6:02 PM by Chairman Tighe.**

**II. The following members were present:**

Thomas Tighe, Chairman  
Mary Meagher, Vice-Chairman  
Michael Junge  
Vincent Moretti  
Valerie Southern  
Timothy Yentsch  
Bill Munger

**Also present:**

Police Chief Edward Mello  
Kim Devlin, Clerk

**III. READING AND APPROVAL OF MIUNTES**

**A) October 17, 2019**

Commissioner Junge moved to approve the minutes; Member Yentsch seconded. So voted; 7 ayes, 0 nays.

**IV. OPEN FORUM**

**A) Scheduled Requests to Address**

There were no Scheduled Requests to Address.

**B) Non-Scheduled Requests to Address**

There were no Non-Scheduled Requests to Address.

**IV. COMMUNICATIONS**

**A. Letter from Jamie and Kris Matthews, Re: Parking on Fox Run; 10/15/2019 - Review, discussion and/or potential action and/or vote**

**B. Letter from Alma Davenport, Re: Intersection of Fox Run and Hamilton Avenue; 10/17/2019 - Review, discussion and/or potential action and/or vote**

**C. Letter from Christian Smith; Re: Jamestown Boat Yard Marina Expansion; 1/2/2020 - Review, discussion and/or potential action and/or vote**

**D. Letter from the Town to RIDOT Re: Stop sign at Walcott Avenue and High Street; 11/5/2019 - Review, discussion and/or potential action and/or vote**

**E. Letter from RIDOT to the Town Re: Stop sign at Walcott Avenue and High Street; 1/13/2020 - Review, discussion and/or potential action and/or vote**

Member Munger moves to accept Correspondence items A-E; Member Yentsch seconded. So voted; 7 ayes, 0 nays.

**V. UNFINISHED BUSINESS**

**A) Ambulance Barn/Parking Lot - Review, discussion and/or potential action and/or vote**

Vice-Chairman Meagher stated that since the Traffic Committee wrote the letter to the Town Council we have a new Town Administrator and he is currently in the middle of preparing the budget. This issue has not yet been addressed at the Town Council level.

## VI. NEW BUSINESS

### **A) All night parking - Review, discussion and/or potential action and/or vote**

Chief Mello presented the members with suggested edits to the parking ordinance. Section 70-91 references the overnight parking in the south Shores neighborhood and no changes are suggested, but he wanted to make the Committee aware that it exists.

Chief Mello stated that section 70-80 does have revisions that he would like the Committee to consider. The changes would allow for overnight passenger vehicle parking but would limit large vehicles and boat trailer parking. Exceptions would be Town vehicles, vehicles of overnight employees of the Town, and vehicles permitted for parking at Ft. Getty. The idea is that if a certain type of parking is not permitted it is prohibited.

Chief Mello stated that the Committee does not need to act on this tonight, but to contemplate the changes to make some parts of the ordinance enforceable.

Member Moretti asked if the ordinance would include the rights-of-ways that extend beyond the pavement, on the sides of the road.

Member Munger asked how West Ferry boat parking would be handled.

Chief Mello stated that we would have to carve that out in the ordinance, per the lease. Chief Mello stated that there is a 15' right-of-way on the south side of the bulkhead that people store boats on during the winter that is not included in the lease and who are not customers of Dutch Harbor Boat Yard.

A discussion ensued.

Vice-Chairman Meagher stated that essentially the ordinance would allow for overnight parking by eliminating the word "vehicle."

Chief Mello stated that is correct, the ordinance as written is unenforceable anyway so we are trying to address the types of complaints that the Town receives regarding parking.

Member Southern stated that she feels the entire island should be looked at comprehensively to determine what parking regulations would work for different areas and to have public involvement.

Member Munger stated that we have to tread cautiously with doing that, as the experience trying to regulate parking in the shores demonstrated a few years back.

Chief Mello asked the Committee to think about the changes and to continue this item until the next meeting.

### **B) Dumpling Drive - Review, discussion and/or potential action and/or vote**

Vice-Chairman Meagher stated that the concerns about the Jamestown Boat Yard expansion are less now that the expansion has been scaled back, and that Town Administrator Jamie Hainsworth suggested doing a parking study in the summer. Chief Mello stated that he would look at that and come back to the Town Council.

Chief Mello referred to the map of the Dumpling Drive, stating that the challenges that go along with enforcing the parking regulations near Jamestown Boat Yard is that it is impossible to tell where the road ends and the private property begins on the west side of Dumpling Drive.

Member Munger suggested doing a survey to determine where the line is.

Executive Director Chief Mello stated that he would talk to Town Administrator Jamie Hainsworth to see if they want to verify where the boundary points are.

Member Southern stated that she supports doing the survey, that it is a safety issue with the condition of the road and people walking to the beach.



Commissioner Junge stated that there is a safety concern on every road and that the only reason we are hearing about this is that the people involved with the Dumplings Associations have been very vocal around town regarding their opposition to the Jamestown Boat Yard expansion. We don't know this is an issue and just because the squeaky wheel usually gets the grease doesn't mean it is the wheel that needs it.

A discussion ensued.

Executive Director Chief Mello stated that he would look into what the new property owner has available and we can continue this item until the next meeting.

#### VII. OPEN FORUM - CONTINUED

There was no continued Open Forum.

#### VIII. ADJOURNMENT

There being no further business before the Committee, a motion was made by Member Munger and seconded by Member Moretti to adjourn the meeting at 7:30 PM.

Director Chief Mello stated that there may be a scheduling conflict for the March meeting.

Vice-Chairman Meagher stated that we can look into different dates or continue this until the April meeting.

Chairman Tighe stated that he would email some reschedule dates to the committee members.

So unanimously voted.

Attest:

Kim Devlin  
Clerk

Approved As Written  
**PLANNING COMMISSION MINUTES**  
December 2, 2020  
**7:00 PM**

**THIS MEETING WAS TELECONFERENCED VIA ZOOM:**

**I. Call to Order and Roll Call**

The meeting was called to order at 7:00 p.m. and the following members were present:

Michael Swistak – Chair	Duncan Pendlebury – Vice Chair
Rosemary Enright – Secretary	Mick Cochran
Bernie Pfeiffer	Dana Prestigiacomo
Michael Smith	

Also present:

Lisa Bryer, AICP – Town Planner  
Wyatt Brochu – Town Solicitor  
Cinthia Reppe – Planning Assistant  
John Pagano  
Robert Grosso  
Donna Pfeiffer  
Marian Falla  
Julie Grosso

A motion was made by Commissioner Enright and seconded by Commissioner Cochran to sit as the local review board. So unanimously voted.

**Public Hearings – Continued from October 7 & 21, November 4, 2020**

Planning Commission sitting as the Local Review Board pursuant to RIGL 45-53 Low and Moderate Income Housing Act:

**Combined Master Plan Informational Meeting and Preliminary Public Hearing for:  
53 Narragansett Avenue, Assessors Plat 9 Lots 207, owner Jamestown Center Partners Inc.  
and applicant Church Community Housing Corporation, for a Comprehensive Permit for  
low- and moderate-income housing.**

- a. Email from property owner – Planning Commission acceptance - withdrawal of application**

**This project consists of conversion of an existing building (formerly Bakers Pharmacy) into a multi-family condominium complex with nine residential units including 3 Low- and Moderate-income units. The Local Review Board shall have the authority to review and issue the comprehensive permit per Jamestown Zoning Ordinance Article 17 and RIGL Title 45 Ch. 53 as amended, including the necessary relief from the Zoning Ordinance as stated below.**

**The application seeks the following approvals/relief:**

**Special Use Permit and Development Plan Review being reviewed as a Comprehensive Permit under Zoning Ordinance, Article 17 – Low- and Moderate-Income Housing, and Article 11 Jamestown Village Special Development District.**

- 1. Article 3, Table 3-1 Permitted Uses. Special Use Permit required for Multifamily Structure 3-12 units. 9 units are proposed.**
- 2. Article 3, Table 3-2 Dimensional Regulations. 20,000 square feet required. Site has 16,219 square feet. Note Article 82-1705 allows for a 30% density bonus, so the site has sufficient square footage under that Article.**
- 3. Article 10 Multifamily Dwellings. Review and approval.**
- 4. Article 11 Jamestown Village Special Development District. Section 82-1101 is applicable because it is a new use, going from mixed use (office/retail/residential) to all residential, and the value of the improvements is more than 50% of replacement cost.**
- 5. Article 12 Parking. Section 82-1202 provides that parking shall be in rear of building.**

The owners Jamestown Center Partners are trying to find another purchaser. At this time they want to withdraw. Jamestown Center Partners sent a letter via email from both Mike Baker Sr. and Tim Baker. It would it be a brand new application if they come back to us noted Solicitor Brochu; said they would have to start from the beginning.

A motion was made by Commissioner Swistak to accept the letter to withdraw this application from Michael Baker and Tim Baker, seconded by Commissioner Enright. So unanimously voted:

Michael Swistak, Duncan Pendlebury, Rosemary Enright, Mick Cochran, Bernie Pfeiffer, Dana Prestigiacomio, Michael Smith

A motion was made by Commissioner Swistak and seconded by Commissioner Enright to close the hearing and go back to sitting as the Planning Commission. So unanimously voted.

## **II. Approval of Minutes November 18, 2020; review, discussion and/or action and/or vote**

A motion was made by Commissioner Enright and seconded by Commissioner Smith to accept the minutes as written. So unanimously voted.

## **III. Citizen's Non-Agenda Item – nothing at this time**

## **IV. Reports**

1. Town Planner's Report
  - Future meetings – topics and applications  
Lisa Town Planner Lisa Bryer explained why the site visit had to be cancelled today. Everyone can go to look individually. We cannot do a visit together right



now. This item will be on January 6<sup>th</sup> 2021 meeting. The new council will be sworn in Dec 7<sup>th</sup> on Monday.

She gave an update on 8 Clinton Ave. All requirements have been met and Chris Costa issued the building permit today. Commissioner Swistak noted The December 16<sup>th</sup> meeting will be cancelled.

## V. Old Business

1. **Short Term Rental Regulation-recommendation to the Town Council for consideration and possible action** - Discussion, review, and/or action and/or vote
  - Updated Draft

Commissioner Swistak opened up the discussion to the audience people before they discussed the Updated Draft.

John Pagano 47 Seaside Dr. He lives next door to an "AirBnB". About 4 or 5 years they went to the town council to let them know about this. The new owners use it as a business now. He feels the real issue now is corona virus. Guests coming from all over to stay for a few days and no one is checking to see if they are infected to his knowledge. The cleaners that come when they leave are not spending enough hours cleaning. This is a danger to the neighbors. Something needs to be done for short term rentals.

Robert Grosso - 41 Hamilton he knows the property John is speaking about he has seen it first hand. He also rents his property on Hamilton Avenue but the short term needs to be identified by the town. There is not a lot of hotels or places to rent. We as a town's people need to be very careful as to what the town does. It is a few bad apples that can destroy this. The renters bring business to the town.

John Pagano the issue comes down to the definition of short term is it a week or a weekend? They have learned to live with it until the virus started and it is dangerous now.

Donna Pfeiffer – Seaside Dr. everything that John Pagano has said is accurate. Covid 19 changed everything. There is no regulation and for years there has been no regulation and it has been happening for years there. She thinks they are just coming to party and not bringing business to the town. She sees them come in with cases of beer and groceries for the weekend. Long term rental people do use the town restaurants etc. This is beyond Covid and with this rental it is all hours of the night coming and going and who is monitoring the water usage. The people in charge on "Air BnB" live off island, she said we are starting to lose are small town family in the neighborhood feel, she said maybe it is unique to them with this rental but she is not sure.

Marian Falla – Green Lane - concurs with Ms. Pfeiffer a lot of transient rentals on her street.

Donna Pfeiffer said when they addressed it with last town administrator it never went anywhere with the council and she said she thinks there needs to be regulations put in place and maybe planning can do it.

Robert Grosso said yes there are a lot of people coming in from elsewhere so people were driving from place to place and beach traffic increased because this is the only place they could go. This was an unusual summer. He wants to remind the commission that they do live in the house a

majority of the time and to apply a tool equally across the town may not be a good idea. He rents a few times a couple of weeks at a time. There are many places that are businesses and those are different animals and it needs to be addressed differently.

John Pagano added he understands where everyone is coming from and Gov. Raimondo put rules in for this and he thinks people are coming here because there are no rules. Renters are not wearing masks and he feels the residents/neighbors are being penalized for being residents.

Commissioner Swistak said maybe this is a good time for Town Planner Lisa Bryer to give an overview of where we have been and where we are and our plans for tonight.

Town Planner Lisa Bryer reviewed the presentation from the last meeting with the residents and local realtors. This has been on the town radar since 2012 and in 2016 an ordinance was developed and the council did not do anything at the time with it. In 2019 it came up again and they directed the Planning Commission to look at it and we have for about a year.

She has talked to Host Compliance a monitoring company for Short Term Rentals for the last year about this issue. The Planning Commission has met several times to discuss this too. She believes it is worth contracting with a firm since we do not have the staff to administer registration/regulation of STR?

The Planning Commission looked at the following issues:

- Should there be fees, who are the stakeholders, should we look at regulations and what type?
- Location, number of bedrooms length of stay?
- Different zoning districts
- Distinction between STR and B&B
- Owner occupied vs non owner occupied.

In terms of the goals, the planning commission has identified what they want to do as follows:

- Maintain highest quality of life
- eliminate nuisance issues while still allowing the property owners their rights
- Preserving the residential balance
- Not overburdening our town government

The ordinance that the Planning Commission is looking at tonight is mostly definitions and a registration process with minor requirements. The only regulation is occupancy limits, the amount of people need to be regulated for septic based on bedrooms, and parking.

The town solicitor has looked at the draft and Ms. Town Planner Lisa Bryer sent an email with the changes or recommendations he made that are highlighted for us to discuss.

Commissioner Swistak said regarding Covid, after the Planning Commission is done and a draft will be sent to the Town Council. Maybe by that time, most of our Covid exposure might be gone before this goes into effect. There might be other ways to address the Covid issues sooner but the TC would be the body for that.



Donna Pfeiffer said nobody is checking on the house, too many cars in driveway maybe an inspection should be built into the process. Nobody is regulating or checking for safety. Mike who owns a B&B has to go through numerous inspections and these are safety issues. Absentee owners will have to identify who will be representing them.

Mr. Grosso said what you are defining is how these people are renting, the town should not care if it is short or long term, the issue is not managing or taking care of things. The house on Seaside Dr. was on Craigslist prior. He thinks if the problem is rental and management, it would be not workable for them for the few weeks a year that he does it. They do list their rental on Air BnB.

Commissioner Cochran said the Grosso's seem to be doing everything to make sure it is safe, this is being written for those that do not adhere to the guidelines.

Town Planner Lisa Bryer thanked Solicitor Brochu for his comments. This ordinance was from February of 2020 when we first looked at it and was developed by the ordinance committee in 2016.

Definition -Solicitor Brochu said he and Town Planner Lisa Bryer can work on the tightening up of the definitions, guests is not currently defined.

Solicitor Brochu is talking about consistency. His overall comment is the PC is entering into a registration model. Chief Mello made some comments too. Fire Marshall hours need to be clarified as to how many times these inspections need to be done. Town Planner Lisa Bryer noted that we did talk about it at the last meeting and both the Fire Marshall and the Chief weighed in, an inspection would cost about 30.00 each.

Solicitor Brochu said in educating the public about what this does and doesn't do will be helpful. He sympathizes with the residents that live next to a rental that is problematic. If the street is crowded but all cars are legally parked that is not against the law and people coming and going at all hours is not something that is necessarily against the law.

Commissioner Pendlebury said he thinks the term guest is a weak link here. The number of guests they can bring in for a 3 bedroom is 6 people but then if they bring other guests for a party then it is over the limit but how do you control that enforcement wise?

Solicitor Brochu said the honest will be honest. Education to owners and property management will help, it is the 2% that don't follow the rules and they are the most difficult to get to comply. He and Lisa will work on this.

Town Planner Lisa Bryer said when we talk about guests and subletting she does not like either of those sections. Overnight guests should not be allowed unless they are on the lease and named on the lease.

Commissioner Pendlebury said what if there is an extra bedroom and there are less people than bedrooms and a guest is asked to stay overnight, we just have to guard against abuse. They should be on the lease.



Island Realty said they only rent for a minimum of 7 days. This was well received.

Commissioner Pfeiffer said inspections should be like B&B's. But let's just get something on the books. We can tweak it later

Town Planner Lisa Bryer said let's start back with page 2 she is looking at the Findings.

Mr. Pagano thanked everyone on the commission and signed off.

Town Planner Lisa Bryer asked if the Findings are justifiable? Wyatt said if challenged in a court of law what is the basis for the findings. Town Planner Lisa Bryer said this issue was sent it to the Planning Commission because the Town Council thought it was an issue and we have neighbors complaining about serious issues; she asked if we need "evidentiary documentation" as suggested by solicitor? They have already stated they did not call the police each time it was disturbing. What level of proof do they need to make the finding that it is a problem?

Town Planner Lisa Bryer noted that this is affecting the neighborhood continuity and small town social structure or fabric and neighborhoods have been negatively impacted. That is where the impact is.

Commissioner Smith thinks if we hire Host Compliance to do this, they will get to that.

Should the inspections be every 2 years or should it have a trigger? Commissioner Prestigiacommo can we do both every 2 years unless something triggers it? Commissioner Cochran said every 2 years is good.

Commissioner Enright asked about the gentleman that only rents a few times a year, are we putting a burden on him by doing it every 2 years. Solicitor Brochu said it will not address everyone. Brochu said looking at the frequency what would be gained by adopting this?

Commissioner Pfeiffer said go back to what are the triggers for B&B. Commissioner Enright said they have inspections 4 times a year and based on the number of bedrooms. Commissioner Prestigiacommo said if safety is our goal it doesn't matter.

Commissioner Pendlebury said the initial inspection is important. If the house gets modified in anyway it will be inspected again. He thinks it could be stretched out for any kind of time frame like 5 years unless something triggers it.

Registration fee – Town Planner Lisa Bryer noted we initially said \$100.00 but if we decide to go the route to hire a company then they are recommending we could charge "the average nightly rate" which they calculated to be \$350.00. Commissioner Swistak said we should not charge more than what host compliance will charge us and if we take all of their services than that's what it would cost \$350.00. Swistak said "didn't we discuss that we do not need all the services to start?". It should be a self-sustaining program Bryer noted. For initial inspections we will bring someone in for a fee Town Planner Lisa Bryer noted. Commissioner Pendlebury said if it is too much than people will not register.

Julie Grosso - 41 Hamilton Ave said some rentals bring in thousands a night and some bring in less than the 350.00 a night.

Commissioner Pendlebury said it is an annual fee.

Occupancy limits and requirements:

How do we define what is an adult is it over 12 or 18? The Planning Commission picked 12. Leave it the way it is.

A discussion ensued regarding parking.

The landlord will need to have up to date information of the vehicle coming with the renter. There should be 1 identifiable DL # for the group Commissioner Swistak suggested. Last meeting it was said people show up in uber or rentals Commissioner Swistak said let's get at least 1 DL number.

It is going to be required so where do we want the rules of the town posted in the home.

Compliance from the homeowner's perspective, the town will be supplying it. Solicitor Brochu said it needs to be established by the town.

If there is a violation, it will be to the property owner in court that is when the language is important. Commissioner Enright said what has to be posted should be on the front door, the registration forms or lease need to be explicit.

Solicitor Brochu said privacy issues as far as posting things on front door. Inside the front door? Discussion about where to post it ensued. Solicitor Brochu said owners need to inform their tenants of the rules and regulations.

Local Representative – Town Planner Lisa Bryer noted the intent of reporting and responding within x amount of time is if you are an absentee landlord you need to appoint someone locally to be responsible onsite or close enough. Do they have to physically respond to the property? Yes, sometimes, but mostly need to have someone listed to handle situations.

Brochu and Bryer can work on the language offline.

Byer noted what we are discussing is not intrusive. Some places put lawn signs out front identifying it as a rental and if you do not post it, it is a violation and fine. Commissioner Pfeiffer said it's a business they will do what they need to do to comply.

Solicitor Brochu said the fee and whether it is prorated at all? It should be stated. Commissioner Swistak said they will put Chief Mello's comments in too.

Donna Pfeiffer said maybe making it more formal in an ordinance will help to alleviate the issues. She said thank you for doing all this work and thanked Solicitor Brochu for everything he is doing.

Marian Falla said others towns do not prorate.

## **VI. Adjournment**

A motion was made by Commissioner Enright and seconded by Commissioner Smith to adjourn the meeting at 9:14 p.m. So unanimously voted.

Planning Commission Minutes  
December 2, 2020  
Page 8

Attest:

A handwritten signature in cursive script that reads "Cinthia L. Reppe".

Cinthia L. Reppe



Approved As Written  
**PLANNING COMMISSION MINUTES**  
January 6, 2021  
**7:00 PM**  
**Jamestown Town Hall**  
93 Narragansett Ave.

**I. Call to Order and Roll Call**

The meeting was called to order at 7:03 p.m. and the following members were present:

Michael Swistak – Chair	Duncan Pendlebury – Vice Chair
Rosemary Enright – Secretary	Mick Cochran
Bernie Pfeiffer	Dana Prestigiacomo

Michael Smith

Also present:

Lisa Bryer – AICP – Town Planner  
David Petrarca – Town Solicitor  
Cinthia Reppe – Planning Assistant  
Christian Infantolino – Attorney  
Deb Foppert - Attorney

**II. Old Business**

**A. 113-115 Melrose Avenue, Plat 8 Lot 31, Proposed 2 Lot Subdivision with Public Street Extension of Melrose Avenue - review, discussion and/or action/recommendation and/or vote**

The Chair, Michael Swistak, noted that he is concerned about a potential conflict and he is getting an ethics opinion in order to participate on this item. Vice Chair Pendlebury will be chairing this meeting. Vice Chair Pendlebury said we will be continuing the public hearing until Feb 3, 2021 due to the fact that information from both sides were submitted late.

Christian Infantolino requested another date because his expert is not available. They suggested March. Discussion ensued. The applicant was reluctant to continue it for two months due to one of the objectors professionals not being available since they had submitted a report. After much discussion Attorney Infantolino and Ed Pimental, Planner noted that his meeting is at 6 and he thinks he can try to make the meeting on February 3.

A motion was made by Commissioner Cochran to continue the opening of this hearing until Feb 3, 2021 at 7:00 p.m. via zoom link <https://us02web.zoom.us/j/85883951710>  
Commissioner Smith seconded the motion.

So unanimously voted:

Michael Swistak – Abstain	Duncan Pendlebury – Aye
Rosemary Enright – Aye	Mick Cochran - Aye
Bernie Pfeiffer - Aye	Dana Prestigiacomo - Aye
Michael Smith - Aye	

### **Public Hearing**

This project consists of a (major) two-lot subdivision with potential waivers related to the street extension and a setback variance, separating two existing houses on one existing lot. The subject lot is accessed by the existing Melrose Avenue including utilizing a portion of the Melrose Avenue paper street, a public street off Arnold Avenue. The project is comprised of Tax Assessors Plat (AP) 8 Lot 31. Said lot proposed for subdivision begins less than 1/10<sup>th</sup> of a mile (approximately 225 feet) north of Arnold Avenue on Melrose Avenue and approximately 3/10<sup>th</sup> (approximately 1400 feet) of a mile north of Watson Avenue on Melrose Avenue.

The Subdivision request includes a change of zone from R-40 to R-20 which will necessitate a Comprehensive Plan Amendment involving amendment of the following maps:

- i. Existing Zoning Map #4 – change Plat 8 Lot 31 from R-40 to R-20
  - ii. Future Land Use Map #5 – change Plat 8 Lot 31 from Moderate Density Residential to Moderate High Density Residential
  - iii. Public Water and Sewer Service Area Map #22 – to include Plat 8 Lot 31 in the Urban Water and Sewer District
- b. Zoning Ordinance Map Amendment: From R-40 Zoning District to R-20 Zoning District
- c. Zoning Ordinance relief requested Table 3-2: Front Yard Setback
- i. R-40 District 40 feet required, 15 feet proposed; or,
  - ii. R-20 District 30 feet required, 15 feet proposed.

Adoption of the proposed subdivision proposal and Comprehensive Plan amendments will be considered at this Public Hearing and may be altered or amended prior to the close of the Public Hearing without further advertising, as a result of further study or because of the views expressed at the Public Hearing. Any such alteration or amendment must be presented for comment in the course of any said Public Hearing.

### **III. Correspondence**

1. FYI – Scott and Susan Wynn - DPR approval. Received
2. FYI – David & Elizabeth Pignolet – AFDU approval. Approved

**IV. Approval of Minutes December 2, 2020;** review, discussion and/or action and/or vote  
A motion was made by Commissioner Enright and seconded by Commissioner Smith to accept the minutes as written.

**V. Citizen's Non-Agenda Item – nothing at this time**

## VI. Reports

1. Town Planner's Report
  - Future meetings – topics and applications

We will be discussing short term rentals at our next planning meeting. Commissioner Enright asked where the zoning ordinance stands, Lisa Bryer said Peter Rugeiro was concerned about the lack of ability to have meaningful public input on this and so has not reviewed it as of yet. He was directed to start reviewing it. Commissioner Pendlebury said the new Providence Zoning has lots of nice pictures in it.

## VII. New Business

- Planning Commission Meeting Schedule – 2021; review, discussion and/or action and/or vote

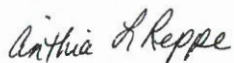
The Planning Commissioners looked at the 2021 meeting schedule and Commissioner Pendlebury asked if anyone had any conflicts. There were none.

A motion to accept the annual meeting schedule for 2021 was made by Commissioner Enright and seconded by Commissioner Smith. So unanimously voted.

## VIII. Adjournment

A motion to adjourn at 7:19 p.m. was made by Commissioner Enright and seconded by Commissioner Cochran. So unanimously voted.

Attest:



Cinthia L Reppe  
Planning Assistant





## JAMESTOWN CONSERVATION COMMISSION

Tuesday, January 12, 2021, 7:00 p.m.

Virtual Meeting held on Zoom:

<https://us05web.zoom.us/j/89968725179?pwd=dTJxS1lhbW52eThlYTd4dVdgc21mQT09>

Meeting ID: 899 6872 5179

### Meeting Minutes

**In attendance:** S. Shim Gorelick, B. Lundy, A. Kuhn-Hines, L. Orsi, G. Souza, J. Wurzbacher  
**Absent:** J. Antonello. **Public Attendance:** Paula Shevlin

**I. Roll Call-7:08 PM**

**II. Call to Order- 7:08 pm**

**III. Approval of Minutes:** Regular Meeting Minutes: December 8, 2020 **Motion to approve Meeting minutes 1<sup>st</sup> Susan Shim Gorelick, 2<sup>nd</sup> George Souza- all in favor - motion passed.**

**IV. OPEN FORUM:**

- A) Scheduled request to address: None scheduled
- B) Non-Scheduled request to address:

**V. CORRESPONDENCE AND BILLS**

- A) Updated on purchase of JCC "Pro" Zoom account. The Town is currently in the process of purchasing more Zoom Host Licenses-so the JCC (and other town commissions) will have access to a Town Host Zoom Pro license. Therefore, the JCC will not have to purchase a "Pro" Zoom account and will use the Town account available for JTN commissions.

**VI. CRMC, RIDEM, & Town of Jamestown Ordinance Review:**

- A) Section 308; review, discussion and/or potential action and/or vote concerning state RIDEM wetland setbacks. Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act:  
<https://rules.sos.ri.gov/promulgations/part/250-150-15-2>. Update/report back on Public hearing held on 1/6/21 for the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act:  
<https://rules.sos.ri.gov/promulgations/part/250-150-15-2>. The JCC was updated on and reviewed the working DRAFT copy of comments on the proposed new regulations being developed by Lisa Bryer, Jean Lambert and JCC, that will be submitted to Town Council for review and vote for submission to RIDEM. These comments describe the specific concerns Jamestown has relative to reductions in wetland setback buffer distances and water resource protection, especially in areas that rely on private wells and onsite wastewater treatment systems (OWTS). Public comments are due to RIDEM by 1/22/2021.
- B) CRMC Calendar for December: Update the JCC on the Declaratory Ruling filed by The Dumplings Association as to the appropriateness of the CRMC Type 3 Water Classification in Jamestown, RI, CRMC File Number **2020-07-083**. This ruling was reviewed at a meeting of the Coastal Resources Management Council held at 6:00 p.m. on Tuesday, December 8, 2020. The ruling was dismissed as the CRMC staff report (9-page

report posted on CRMC's website) provides a detailed summary of the CRMC's rationale and justification of retaining the Type 3 classification in the Dumplings area (in effect since 1983). This classification allows for high-intensity boating activity-the CRMC notes that there are extensive mooring fields and 4 marina facilities along the eastern Jamestown coastline from the Newport Bridge south to Bull Point. A. Kuhn-Hines provided an update on the Pinheiro Upwelling Pilot Project at Fort Getty Pier and Town lease-lease has been approved for another year (until end of 2021). George Souza reported that the request for the Upwelling Pilot project lease extension was reviewed and discussed at the last Harbor Management meeting and was ultimately approved by the Harbor Management Commission.

#### **VII. Old Business & Committee Reports:**

- A) Rights of Way/Parks/Greenways & Public Access: Land Protection and Stewardship: The JCC discussed the RIDEM trail grant joint application (JTN departments of recreation, planning, public works and JCC) proposal for Hull Cove Trail: <http://www.dem.ri.gov/programs/planning/grants/> deadline January 28, 2021 (JCC). The JCC reviewed a draft copy of the application provided by Town Planner, Lisa Bryer. JCC members agreed that the application was complete with an appropriate level of detail. Leo Orsi provided an update on the Town Council's legal action and plans for Wickford Avenue ROW-Paper Street, based on his communications with the Town solicitor, Peter Ruggiero. The plans are moving ahead and once all the legal issues are resolved the JTN public works department will clear brush, improve access, and create a small parking area on the paper street. The JCC was updated on the discussion from the town council meeting held on 1/4/21 regarding the Hull Cove ROW-Paper street lawsuit for driveway access from town-owned Hull Cove ROW. Based on the Town Council discussion and advice from Town Solicitor, the town believes the lawsuit has no basis and will be dismissed in court. JCC discussed possible date (s) for JTN Shores new tax lot surveys with CILT and JTN Shores Association-for Winter 2021 thru Spring 2021. JCC continued discussing the updating of the Jamestown Island Trail Maps with new trails (e.g. Godena Farm trail) and an updated design, for the reprinting of Jamestown Island Trail Maps (JCC). The JCC discussed the options for digital trail map design using Green Map: <https://www.greenmap.org/> The JCC also discussed how we should coordinate and integrate some of the JCC initiatives with Sustainable Jamestown: <https://www.sustainablejamestown.com/> to possibly provide a general 'clearinghouse' web-presence location to provide links to digital maps and to post and coordinate conservation issues and events around the island.
- B) Public education: The JCC continued discussing possible future initiatives: water conservation, eco-friendly yard care, feeding wildlife, dog waste/watershed protection; stormwater protection; coastal resiliency; community composting, collaboration with the JAC on school-aged student environmental awareness activities.
- C) Harbor Management Commission (G. Souza). No updates to report.
- D) Tree Committee (G. Souza). No updates to report.
- E) Taylor Point Restoration Association (G. Souza). No new updates to report.

#### **VIII. NEW BUSINESS**

- A) Next JCC Meeting will be held Tuesday, February 9, 2021 at 6:30 pm.

#### **IX. ADJOURNMENT**

Adjourn – 8:15 PM –Motion to adjourn Susan Shim Gorelick, 2<sup>nd</sup> George Souza, all in favor - motion passed

*Respectfully submitted by Anne Kuhn-Hines*



**BOARD OF CANVASSERS  
JAMESTOWN, RHODE ISLAND  
January 25, 2021**

An advertised session of the Board of Canvassers was called to order via Zoom meeting at 7:01 PM by Carol Nelson-Lee. Ms. Nelson-Lee explained the guidelines and procedures of the zoom meeting. The following members were present

Kitty Wineberg, Alternate  
Melissa Burrows, Alternate  
Ken Newman, late arrival

Also present were:

Karen Montoya, Clerk to the Board of Canvassers  
Erin Liese, Town Clerk and Facilitator of Zoom meeting  
Jamie Hainsworth, Town Administrator

Absent:

Hugh Murphy

**NEW BUSINESS**

Ms. Nelson-Lee called for a motion to approve the minutes for Dec. 18, 2020. Ms. Wineberg made a motion Ms. Burrows seconded. So voted.

March 2<sup>nd</sup> special Election will be the seven State questions. An explanation pamphlet will be sent to all voters. At this point Mr. Newman joined the Zoom meeting. Ms. Nelson-Lee asked Ms. Montoya about the new Grant. She did not have any other information except that we were awarded \$2000 to use for this Special Election. She will have enough money to conduct the election including Early Voter and the Election workers for March 2<sup>nd</sup>. Mail Ballot applications were sent out to active voters only. Ms. Montoya reported she processed 429 signature verifications. The Special Election is gathering much more interest than they had predicted. The mail ballots that go to the State don't have a certification sheet that the board needs to sign. She can produce the certification sheet if the Board would like to see them but they wouldn't be accompanied by applications. Ms. Nelson-Lee was concerned that a pen signature and a finger signature on a pad wouldn't produce a match. Ms. Montoya responded that if a signature doesn't match, she can do an extended verification by going into the voter's record. Many times there are two signatures on file, one made by pen and the other at DMV, and she would match it that way. If neither match then she notifies the voter by mail that there isn't a match and the voter needs to re-sign or update their signature that is on file. The scanning process by the State just short circuits the tedious data entry but does not eliminate the most important part which is signature verification. This saves an enormous amount of time. Ms. Nelson-Lee asked if notary or witness were still not needed. Ms. Montoya replied they are not needed.

Because of the ongoing COVID epidemic does the Board need special permission from Board of Health to hold a meeting to certify the voting list? Mr. Hainsworth addressed the issue of meetings. It would have to be almost imperative to meet and then a plan would have to be drawn up. Ms. Nelson-Lee stated we are required by law to review the voting list before each election. Mr. Hainsworth said the Governor has waived those regulations. They are in place because of the chance of spread in addition to the chance of personnel being infected and not able to work or the prospect of Town Hall being closed. Ms. Montoya stated that different communities are using different protocols. Some are meeting by Zoom and viewing the list by email. Some are being signed and certified by the clerk and the Town clerk, the clerk and the chairperson, or the Board coming in at different times. Discussion ensued. It was decided to email the voting list to the Board. A Zoom meeting will be held and a vote will be taken.

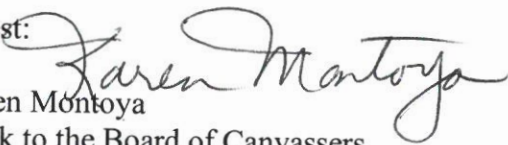
The air scrubber is available on Election Day. Precautions will be taken for Early Voting. Mr. Hainsworth addressed the audio problems in the chambers. Because of present circumstances we have extra time to fix the problem before we need to meet in person.



After-hours meetings are expensive. We haven't allocated money in the Board of Canvasser's budget. It is requested that the meetings be changed to meet during business hours. Ms. Burrows has the most complicated schedule to work around. Discussion ensued. Ms. Nelson-Lee would like to be able to vote on a new time, and called for a motion. Ms. Burrows made a motion to meet at 3:30 on Mondays. Mr. Newman seconded. Mr. Newman aye, Ms. Burrows aye, and Ms. Nelson-Lee aye. Motion passed.

There being no further business Ms. Nelson-Lee asked for a motion to adjourn. Mr. Newman moved to adjourn Ms. Burrows seconded. So Voted. Meeting adjourned 7:46.

Attest:

  
Karen Montoya  
Clerk to the Board of Canvassers

Cc: Town Council Members (5)  
Board of Canvassers (5)  
Erin Liese, Town Clerk

**BOARD OF CANVASSERS  
JAMESTOWN, RHODE ISLAND  
February 9, 2021**

An advertised session of the Board of Canvassers was called to order via Zoom meeting at 10:00 AM by Ken Newman. Mr. Newman explained the guidelines and procedures of the zoom meeting. The following members were present:

Hugh Murphy  
Kitty Wineberg, Alternate  
Melissa Burrows, Alternate

Also present were: Karen Montoya, Clerk to the Board of Canvassers  
Erin Liese, Town Clerk and Facilitator of Zoom meeting

Absent: Carol Nelson-Lee

**NEW BUSINESS**

Mr. Newman called for a motion to approve the minutes for Jan 25, 2021. Ms. Wineberg made a motion Mr. Murphy seconded. A correction should be made stating Mail Ballot Applications instead of Mail Ballots. So voted.

Ms. Montoya reported that the mail ballot applications stand at 870. She is checking all the mail boxes and on-line portals from the State. Training dates for clerks and moderators is Feb. 17<sup>th</sup>, and for supervisors Feb 23<sup>rd</sup>. Poll workers are scheduled for all dates of Early Voting and for the Election. Ninety-one voters were cancelled and 343 voters were made inactive and 60 party or address changes were made for January. Mr. Newman discussed the new cancelled voter form from the State. Discussion ensued. Should the board do an information campaign to let people know how to get off of the voter rolls? Any campaign should wait until after the election to avoid confusion. Ms. Wineberg wondered if people who came off Social Security would be taken off of the list. Ms. Montoya responded that there is no mechanism for that now. There is the ERIC program for states to let Rhode Island know if someone registered to vote in another state that belongs to the ERIC program.

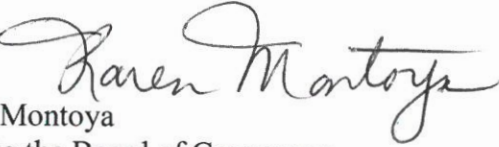
Mr. Newman commented on the spacing of last names for example O or Mc. Some names run together and some have spaces. It depends on how they come over from DMV or how they register in person. Mr. Murphy did not see the canvassing list or agenda. It was sent last Thursday with the list from Erin Liese because of the difficulty Ms. Nelson-Lee has opening attachments from Ms. Montoya. Mr. Newman suggested that the newspaper not print anything concerning the cancelation form until after the election. Ms. Wineberg suggested that a request should be made to the newspaper that anything having to do with elections be given to Ms. Montoya or Ms. Liese to check for errors. Ms. Burrows suggested a letter be sent to the Press asking that all articles concerning voting be given to either the Board or the Clerk's office for verification. Mr. Murphy made a motion that a letter be sent to the Jamestown Press that voter information be run by the Board of Canvassers before being printed. Ms. Wineberg seconded. So voted. Ms. Montoya asked who would write the letter. Ms. Wineberg agreed and will present it next meeting.

Mr. Newman asked for a motion to accept the voter list, and to schedule a time for each member to come in to the Clerk's office to sign the certification letter. Ms. Burrows made the motion Mr. Murphy seconded. The members will email Ms. Montoya with a time to come.

Mr. Newman asked when the next meeting will be. It would be Monday 3:30 Feb. 22<sup>nd</sup>. Mr. Murphy thought it was Wednesday, Mr. Newman concurred. It was noted by Ms. Wineberg that the minutes reflected the meetings will be Mondays at 3:30.

There being no further business Ms. Newman asked for a motion to adjourn. Mr. Murphy moved to adjourn Ms. Wineberg seconded. So Voted. Meeting adjourned 10:45.

Attest:



Karen Montoya  
Clerk to the Board of Canvassers

Cc: Town Council Members (5)  
Board of Canvassers (5)  
Erin Liese, Town Clerk





**Town of Jamestown  
Tax Assessor**

**93 Narragansett Avenue  
Jamestown, RI 02835**

**Phone: 401-423-9802  
Email: cbrochu@jamestownri.net**

To: COUNCIL PRESIDENT BEYE, JAMESTOWN TOWN COUNCIL

From: CHRISTINE BROCHU, JAMESTOWN TAX ASSESSOR

Subject: ABATEMENT OF TAXES FOR THE **MARCH 1, 2021** MEETING

**MOTOR VEHICLE ABATEMENTS TO 2020 TAX ROLL**

18-0656-87M Rogers, Julia A.	Motor Vehicle- soldier / sailor exempt	\$26.88
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<b>TOTAL ABATEMENTS</b>	<b>\$ 26.88</b>
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RESPECTFULLY SUBMITTED,

*Christine Brochu*

CHRISTINE BROCHU  
TAX ASSESSOR

Market: NEW ENGLAND  
Cell Site Number: RI4182  
Cell Site Name: JAMESTOWN HIGH & HOWLAND (RI)  
Fixed Asset Number: 10085264

### THIRD AMENDMENT TO LEASE AGREEMENT

THIS THIRD AMENDMENT TO LEASE AGREEMENT ("**Third Amendment**"), dated as of the latter of the signature dates below, is by and between the Town of Jamestown, having a mailing address at Jamestown Town Offices, PO Box 377, Jamestown, RI 02835 ("**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, successor to Wireless PCS, Inc. (dba) AT&T Wireless Services, having a mailing address of 1025 Lenox Park Blvd NE, 3<sup>rd</sup> Floor, Atlanta, GA 30319 ("**Tenant**").

WHEREAS, Landlord and Tenant (or its predecessor) entered into a Lease Agreement dated December 28, 1996, as amended by that certain First Amendment to Lease Agreement dated April 13, 2017 ("**First Amendment**"), and as amended by that certain Second Amendment to Lease Agreement dated September 26, 2019 ("**Second Amendment**"), whereby Landlord leased to Tenant certain Leased Premises, therein described, that are a portion of the Property located on High Street, Jamestown, RI (collectively, the "**Agreement**"); and

WHEREAS, Landlord and Tenant desire to amend the Agreement to allow for the installation of additional antennas, associated cables and other communications instruments; and

WHEREAS, Landlord and Tenant desire to adjust the Rent in conjunction with the modifications to the Agreement contained herein; and

WHEREAS, Landlord and Tenant desire to amend the Agreement to modify the notice section thereof; and

WHEREAS, Landlord and Tenant, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. **Additional Antennas.** In addition to the other antennas permitted in the Agreement, Landlord consents to the installation and operation of additional antennas, associated cables and equipment as more completely described on attached Exhibit 2-B. Landlord's execution of this Third Amendment will signify Landlord's approval of Exhibit 2-B. Exhibit 2-B hereby replaces Exhibit 2-A to the Agreement.

2. **Rent.** Commencing on the first day of the month following the date that Tenant commences construction of the modifications set forth in this Third Amendment, Rent shall be increased by

Four Hundred Fifty and No/100 Dollars (\$450.00) per month, subject to adjustments as provided in the Agreement.

**3. Notices.** Section 14 of the Agreement is hereby deleted in its entirety and replaced with the following:

**“NOTICES.** All notices, requests, demands and communications hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows.

If to Tenant:           New Cingular Wireless PCS, LLC  
                                  Attn: Network Real Estate Administration  
                                  Re: Cell Site #: RI4182; Cell Site Name: JAMESTOWN HIGH &  
                                  HOWLAND (RI)  
                                  FA No.: 10085264  
                                  1025 Lenox Park Blvd NE, 3<sup>rd</sup> Floor  
                                  Atlanta, GA 30319

With a copy to:        New Cingular Wireless PCS, LLC  
                                  Attn: Legal Department  
                                  Re: Cell Site#: RI4182; Cell Site Name: JAMESTOWN HIGH &  
                                  HOWLAND (RI)  
                                  FA No.: 10085264  
                                  208 S. Akard Street  
                                  Dallas, TX 75202-4206

The copy sent to the Legal Department is an administrative step which alone does not constitute legal notice.

If to Landlord:        Jamie Hainsworth  
                                  Town Administrator  
                                  93 Narragansett Avenue  
                                  Jamestown, RI 02835

Either party hereto may change the place for the giving of notice to it by thirty (30) days prior written notice to the other as provided herein.

**4. Other Terms and Conditions Remain.** In the event of any inconsistencies between the Agreement and this Third Amendment, the terms of this Third Amendment shall control. Except as expressly set forth in this Third Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Third Amendment.

**5. Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.



6. **Reinstatement of Section 17 of the Agreement.** Pursuant to Paragraph 3 of the Second Amendment, Section 17 of the Agreement was mistakenly deleted in its entirety. Landlord and Tenant hereby agree that Section 17 of the Agreement, "STRUCTURE MARKING AND LIGHTING" is hereby reinserted in the Agreement as if it were never deleted and shall remain in full force and effect.

**Commented [ZK1]:** Please note reinstatement of Section 17 of the underlying lease. We added this provision because it appears Section 17 was inadvertently deleted when notice information was updated in the Second Amendment.

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this Third Amendment on the dates set forth below.

**"LANDLORD"**

Town of Jamestown

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**"TENANT"**

New Cingular Wireless PCS, LLC,  
a Delaware limited liability company  
By: AT&T Mobility Corporation  
Its: Manager

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

[ACKNOWLEDGEMENTS APPEAR ON NEXT PAGE]

TENANT ACKNOWLEDGEMENT

STATE OF CONNECTICUT

COUNTY OF \_\_\_\_\_

On the \_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

LANDLORD ACKNOWLEDGEMENT

STATE OF RHODE ISLAND

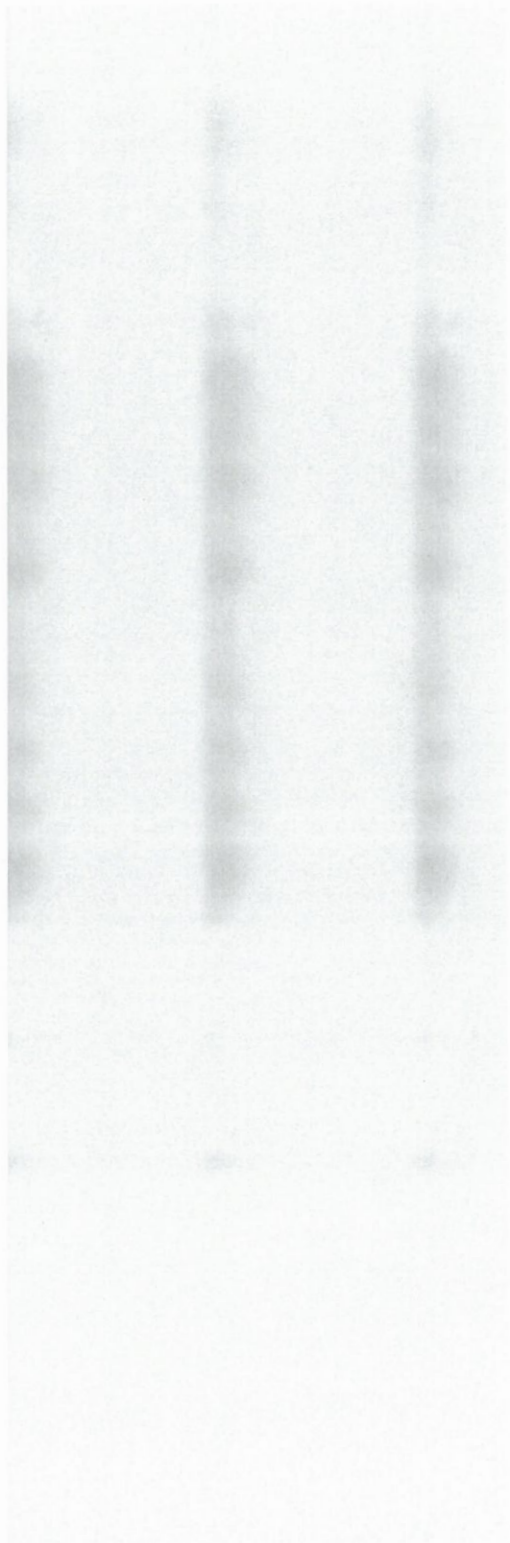
COUNTY OF \_\_\_\_\_

On the \_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**EXHIBIT 2-B**

**See attached exhibits comprised of nine (9) pages, last revision date 09/29/20, prepared by Centerline Communications.**

DRAFT

**Notes:**

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.



## PROJECT INFORMATION

**TOWER OWNER:** TOWN OF JAMESTOWN

**SITE NAME:** JAMESTOWN HIGH & HOWLAND (R0567)

**SITE ADDRESS:** 96 HOWLAND AVENUE  
JAMESTOWN, RI 02835

**LATITUDE:** 41° 29' 28.85"

**LONGITUDE:** -71° 22' 23.88"

**TOWER HEIGHT:** 100'-0"± AGL

**RAD CENTER:** 105'-0"± AGL

**ZONING JURISDICTION:** TOWN OF JAMESTOWN

**COUNTY:** NEWPORT COUNTY

**DESCRIPTION OF WORK:**  
TELECOMMUNICATIONS FACILITY UPGRADE (LTE 5G, RETRO, 5G NR).

**WATER TANK:**

**INSTALL:**

- (3) OPA65R-BUGDA ANTENNAS (ONE PER SECTOR)
- (3) DMP65R-BUGDA ANTENNAS (ONE PER SECTOR)
- (3) 4449 B5/B12 RRUS (ONE PER SECTOR)
- (3) 4415 B25 RRUS (ONE PER SECTOR)
- (3) 4478 B14 RRUS (ONE PER SECTOR)
- (2) 13' HORIZONTAL PIPES (TWO PER ALPHA SECTOR)
- (1) STIFF ARM (ONE PER ALPHA SECTOR)
- (6) CROSSOVER PLATE KITS (FOUR PER SECTOR)

**REMOVE:**

- (3) 800-10122 ANTENNAS (ONE PER SECTOR)
- (3) RRUS-11 B12 (ONE PER SECTOR)
- (3) RRUS-12 B2 (ONE PER SECTOR)

**EXISTING TO REMAIN:**

- (3) OS66512-2 ANTENNAS (ONE PER SECTOR)
- (3) HPA-65R-BUU-H6 ANTENNAS (ONE PER SECTOR)
- (3) RRUS-32 B66A (ONE PER SECTOR)
- (3) RRUS-32 B30 (ONE PER SECTOR)
- (3) DTMASPT819V012A TMA (ONE PER SECTOR)
- (6) TPX-070821 TRIPLEXERS (TWO PER SECTOR)
- (3) DC6-48-60-18 SURGE ARRESTOR
- (3) FIBER LINES
- (6) DC POWER LINES
- (12) LINES OF 1-5/8" COAX

**EQUIPMENT AREA/GROUND:**

- INSTALL:**
- (1) 6630
  - (1) IDL#

## PROJECT DIRECTORY

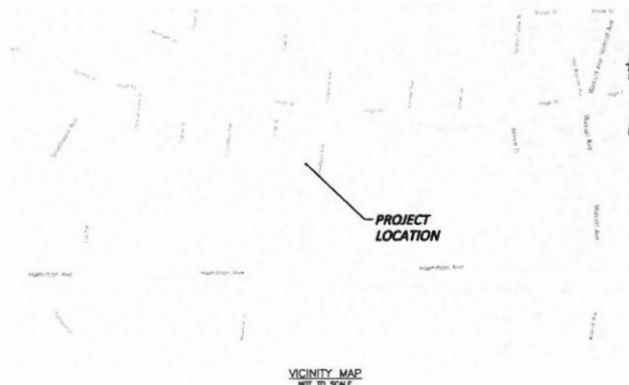
**A/E / PROJECT MANAGER:**  
CENTERLINE COMMUNICATIONS  
750 WEST CENTER ST, SUITE 301  
WEST BRIDGEWATER, MA 02379  
CONTACT: SUSAN MASSE  
PHONE: 844.748.8878

**APPLICANT:**  
at&t MOBILITY CORP  
550 COCHITUATE ROAD  
FRAMMINGHAM, MA 01701



**SITE NUMBER:** RI4182  
**FA#** 10085264

**SITE NAME:** JAMESTOWN HIGH & HOWLAND (R0567)  
**PACE ID:** 5C-MRCTB047305, 4TX4RX-MRCTB047165,  
4TXRX-MRCTB047149, 5G NR-MRCTB047263  
**PROJECT:** LTE 5C, RETRO, 5G NR  
**RI4182\_A\_B\_C\_LTE MULTI CARRIER\_REV.1.VSD**



**DIRECTIONS:**  
TAKE I-95 SOUTH, TO RT 4 SOUTH, TO RT 1 SOUTH, TO RT 138 EAST. TAKE RIGHT HAND EXIT OFF OF THE JAMESTOWN BRIDGE. TURN RIGHT AT BOTTOM OF HILL (SECOND STOP SIGN) ONTO NORTH MAIN RD. FOLLOW TILL THE END IN TOWN. TAKE A LEFT ONTO NARRAGANSETT AVE. HOWLAND IS THE FIRST STREET ON THE RIGHT. TURN RIGHT ONTO HOWLAND, CROSS HIGH ST. WATER TANK IS ON THE RIGHT.

### GENERAL NOTES:

1. THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF AT&T. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED. DUPLICATION AND USE BY GOVERNMENT AGENCIES FOR THE PURPOSE OF CONDUCTING THEIR LAWFULLY AUTHORIZED REGULATORY AND ADMINISTRATIVE FUNCTIONS IS SPECIFICALLY ALLOWED.
2. THE FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.
3. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE AT&T REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



#1&1 MOBILITY CORP  
550 COCHITUATE ROAD  
FRAMMINGHAM, MA 01701



750 WEST CENTER ST, SUITE 301  
WEST BRIDGEWATER, MA 02379  
PHONE: 781.713.4725

**REVISIONS**

NO.	DATE	DESCRIPTION
1	09/29/20	ISSUED FOR CONSTRUCTION
0	06/22/20	ISSUED FOR REVIEW

**DESIGNED BY:** MJS  
**APPROVED BY:** DC

**DEREK J. CREASER**



**REGISTERED PROFESSIONAL ENGINEER (CIVIL)**

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE A LICENSED PROFESSIONAL ENGINEER TO SEAL OR SIGN ANY DRAWING OR ANY OTHER DOCUMENTATION TO BE USED IN THE CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT OR ANY OTHER DOCUMENTATION TO BE USED IN THE CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT OR ANY OTHER DOCUMENTATION TO BE USED IN THE CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT.



**SITE NAME:** JAMESTOWN HIGH & HOWLAND (R0567)

**SITE NUMBER:** RI4182

**SITE ADDRESS:** 96 HOWLAND AVENUE  
JAMESTOWN, RI 02835

**PROJECT TYPE:** LTE 5C, RETRO, 5G NR

**SHEET TITLE:** TITLE SHEET

**DRAWING #:** T-1 **REVISION:** 1

### DRAWING INDEX

NO.	DESCRIPTION	REV.	DATE
T-1	TITLE SHEET	1	08/25/20
GN-1	GENERAL NOTES	1	08/25/20
A-1	COMPOUND & EQUIPMENT PLANS	1	08/25/20
A-2	ANTENNA LAYOUT & ELEVATIONS	1	08/25/20
A-3	DETAILS	1	08/25/20
SN-1	STRUCTURAL NOTES	1	08/25/20
S-1	STRUCTURAL DETAILS	1	08/25/20
RF-1	RF PLUMBING DIAGRAM	1	08/25/20
G-1	GROUNDING DETAILS	1	08/25/20

**GENERAL NOTES**

- FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:  
 CONTRACTOR - CENTERLINE COMMUNICATIONS  
 SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)  
 OWNER - AT&T MOBILITY
- PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO DETERMINE THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- "NOTING LIST" SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND NOTING LIST SHALL BE SUPPLIED BY THE SUBCONTRACTOR.
- THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE CONTRACTOR.
- SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.
- THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
- SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
- ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.
- ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL BE AIR-ENTRAINED AND SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.

- ALL STRUCTURAL STEEL WORK SHALL BE DETAILED, FABRICATED AND ERRECTED IN ACCORDANCE WITH AISC SPECIFICATIONS. ALL STRUCTURAL STEEL SHALL BE ASTM A36 (Fy = 36 ksi) UNLESS OTHERWISE NOTED. PIPES SHALL BE ASTM A53 TYPE E (Fy = 36 ksi). ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED. TOUCHUP ALL SCRATCHES AND OTHER MARKS IN THE FIELD AFTER STEEL IS ERRECTED USING A COMPATIBLE ZINC RICH PAINT.
- CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF AT&T MOBILITY SITES."
- SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
- THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
- SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL DOSE EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
- APPLICABLE BUILDING CODES:  
 SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.  
 BUILDING CODE: IRC 2015 & MA STATE BUILDING 780 CMR 9TH EDITION  
 ELECTRICAL CODE: 2017 NATIONAL ELECTRICAL CODE  
 LIGHTNING CODE: NFPA 70-2017
- SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:  
 AMERICAN CONCRETE INSTITUTE (ACI) 318; BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE;  
 AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL OF STEEL CONSTRUCTION, ASD, FOURTEENTH EDITION;  
 TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-C, STRUCTURAL STANDARDS FOR STEEL.  
 ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES; REFER TO ELECTRICAL DRAWINGS FOR SPECIFIC ELECTRICAL STANDARDS.
- FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

**RF NOTES**

- ACTUAL LENGTHS SHALL BE DETERMINED PER SITE CONDITION BY SUBCONTRACTOR
- THE DESIGN IS BASED ON RF DATA SHEETS, SHOWN AND APPROVED.
- RADIO SIGNAL CABLE AND RACEWAY SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC, NFPA 70), CHAPTER 8.
- ALL SPECIFIED MATERIAL FOR EACH LOCATION (E.G. OUT DOORS-OCCUPIED, INDOORS-UNOCCUPIED, FLOORS, RISER SHAFTS, ETC.) SHALL BE APPROVED, LISTED, OR LABELED AS REQUIRED BY THE NEC.
- RADIO SIGNAL CABLE SHALL BE SUPPORTED AT MINIMUM OF EVERY THREE (3) FEET EXCEPT INSIDE MONOPOLES OR MONOPOLES WHERE CABLE AND CONNECTOR MANUFACTURERS SUPPORT RECOMMENDATIONS SHALL BE FOLLOWED. MANUFACTURER RECOMMENDATION CABLES SUPPORT ACCESSORIES SHALL BE USED.
- THE OUTDOOR CABLE SUPPORT SYSTEM SHALL BE PROVIDED WITH AN ICE SHIELD TO SUPPORT AND PROTECT ANTENNA CABLE RUNS.
- DRIP LOOPS SHALL BE REQUIRED ON ALL OUTSIDE CABLES. CABLES SHALL BE SLOPED AWAY FROM BUILDING OR OUTDOOR BTS CABINETS TO PREVENT WATER FROM ENTERING THROUGH THE COAXIAL CABLE PORT.
- ALL FEEDER LINE AND JUMPER CONNECTORS SHALL BE 7/16 DIN CABLE CONNECTORS THAT MEET IP68 STANDARDS.
- 7/16 DIN CONNECTORS REQUIRE NO ADDITIONAL WEATHER PROOFING IN INDOOR APPLICATIONS IF INSTALLED AND TORQUED PROPERLY. IN OUTDOOR APPLICATIONS WEATHER PROOFING IS REQUIRED AND THE FOLLOWING PROCEDURE SHOULD BE FOLLOWED.
- USING WEATHERPROOFING KIT APPROVED BY CABLE MANUFACTURER AND CONTRACTOR START TAPE APPROXIMATELY 8 INCHES FROM THE CONNECTOR, AND WRAP 2 INCHES TOWARD THE CONNECTOR, THEN REVERSE THE TAPE SO THAT THE STICKY SIDE IS UP. TAPE OVER THE CONNECTOR OR SURGE ARRESTOR UNTIL THREE (3) TO FOUR (4) INCHES BEYOND THE CONNECTOR AND REVERSE AGAIN WITH THE STICKY SIDE DOWN FOR ANOTHER INCH OR TWO. PASS THE BUTYL RUBBER AND FRESH WITH A FINAL LAYER OF TAPE.
- ANTENNAS SHALL BE PAINTED WHEN REQUIRED, BY THE LANDLORD OR AUTHORITY OF HAVING JURISDICTION IN ACCORDANCE WITH ANTENNA MANUFACTURERS' SURFACES PREPARATION AND PAINTING REQUIREMENTS.
- CABLE SHIELDS AND TOWER CONDUITS SHALL BE GROUNDED AT THE TOP OF THE TOWER WITHIN 10 FEET OF THEIR CONNECTORS, AND AT THE BOTTOM OF THE TOWER ABOUT 8 INCHES BEFORE THEY TURN TOWARD THE FACILITY. THEY SHALL BE GROUNDED AT THE MIDPOINT OF THE TOWERS THAT ARE BETWEEN 80 FEET AND 200 FEET HIGH, AND AT INTERVALS OF 80 FEET OR LESS ON TOWERS THAT ARE HIGHER THAN 200 FEET.

**ANTENNA CABLE AND SCHEDULING NOTES**

- SUBCONTRACTOR SHALL VERIFY THE ACTUAL LENGTH IN THE FIELD BEFORE INSTALLATION.
- TAG AND COLOR CODE ALL MAIN CABLES AT LOCATIONS PER AT&T ANTENNA CABLE MARKING STANDARD:
  - TOP OF TOWER END OF MAIN COAX
  - BOTTOM OF TOWER END OF MAIN COAX
  - DIRECTLY BEFORE AND AFTER RF EQUIPMENT
  - END OF JUMPERS AT BTS EQUIPMENT
- ANTENNAS SHALL BE PROCURED AND INSTALLED WITH DOWN TILT MOUNTING BRACKETS SUPPLIED BY ANTENNA MANUFACTURER.
- PRIOR APPROVAL IS REQUIRED BEFORE PERFORMING ANY WORK ON EXISTING CELL SITE EQUIPMENT.



REVISIONS	
NO.	DESCRIPTION
1	09/29/20 ISSUED FOR CONSTRUCTION
0	08/22/20 ISSUED FOR REVIEW

DESIGNED BY: MJS      APPROVED BY: DC

**DEREK J. CREASER**



**ABBREVIATIONS**

AGL	ABOVE GRADE LEVEL	G.C.	GENERAL CONTRACTOR	RF	RADIO FREQUENCY
AWG	AMERICAN WIRE GAUGE	MGB	MASTER GROUND BUS		
BCW	BARE COPPER WIRE	MIN	MINIMUM	TBD	TO BE DETERMINED
BTS	BASE TRANSCIVER STATION	PROPOSED	NEW	TBR	TO BE REMOVED
EXISTING	EXISTING	N.T.S.	NOT TO SCALE	TBR	TO BE REMOVED AND REPLACED
EG	EQUIPMENT GROUND	REF	REFERENCE	TYP	TYPICAL
EGR	EQUIPMENT GROUND RING	REQ	REQUIRED		

IT IS A VIOLATION OF LAW FOR ANY PERSON OTHER THAN THE PERSON WHOSE LICENSE IS BEING USED TO SIGN THESE DRAWINGS TO SIGN ANY OF THESE DRAWINGS. ANY PERSON WHOSE NAME IS USED TO SIGN THESE DRAWINGS WITHOUT BEING A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT IS VIOLATING THE PROFESSIONAL ENGINEERING ACT AND THE PROFESSIONAL ARCHITECTURE ACT.

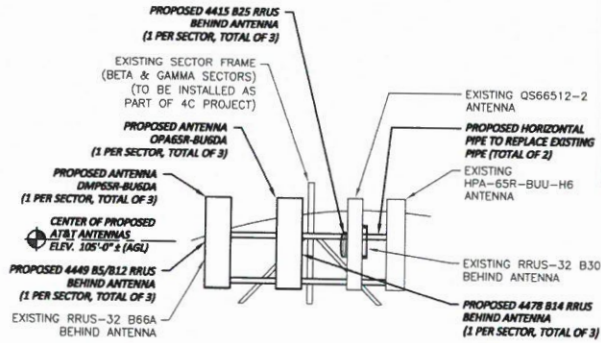
SITE NAME:	JAMESTOWN HIGH & HOWLAND (R0567)
SITE NUMBER:	R4182
SITE ADDRESS:	98 HOWLAND AVENUE JAMESTOWN, RI 02835
PROJECT TYPE:	LTE 5G, RETRO, 5G NR
SHEET TITLE:	GENERAL NOTES
DRAWING #	GN-1
REVISION:	1





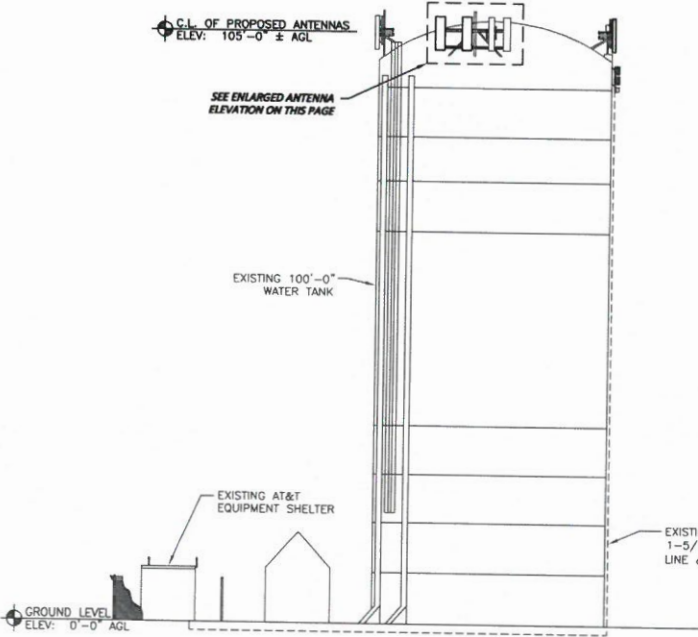


- NOTES:**
1. REFERENCE STRUCTURAL ANALYSIS BY CENTERLINE COMMUNICATIONS FOR FURTHER INFORMATION REGARDING THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THIS EQUIPMENT UPGRADE.
  2. ITEMS NOTED AS "TO BE INSTALLED AS PART OF 4C PROJECT" ARE DESIGNED AND PERMITTED UNDER A SEPARATE APPLICATION AND ASSUMED TO BE INSTALLED PRIOR TO THE START OF THIS PROJECT.
  3. REFER TO THE FINAL RF DATA SHEET FOR FINAL ANTENNA SETTINGS.



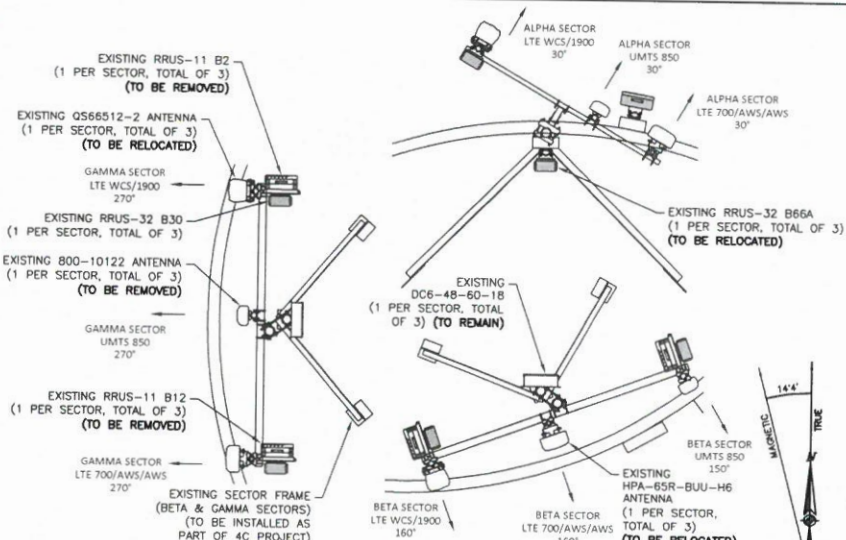
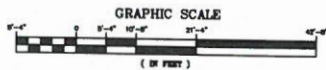
**ENLARGED ANTENNA ELEVATION**

SCALE: N.T.S



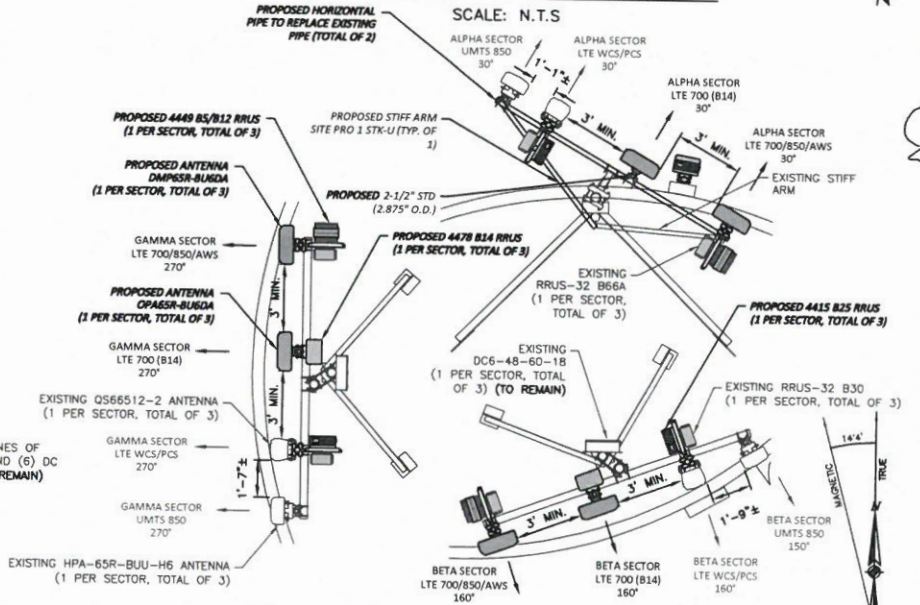
**TOWER ELEVATION**

SCALE: 3/32" = 1'-0" (22"x34")  
3/64" = 1'-0" (11"x17")



**EXISTING ANTENNA CONFIGURATION**

SCALE: N.T.S



**PROPOSED ANTENNA CONFIGURATION**

SCALE: N.T.S



REVISIONS	
NO.	DESCRIPTION
1	09/29/20 ISSUED FOR CONSTRUCTION
0	06/22/20 ISSUED FOR REVIEW

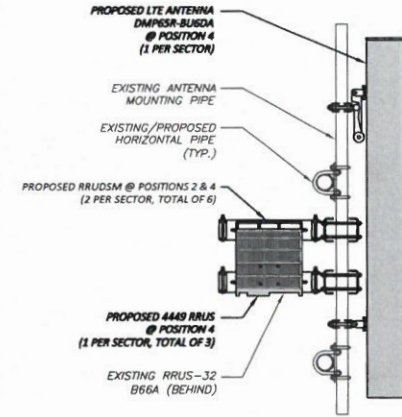
DESIGNED BY: MJS	APPROVED BY: DC
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**DEREK J. CREASER**  
No. 9779  
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

AS A REPRESENTATIVE OF THE PROFESSION OF ENGINEERS AND ARCHITECTS REGISTERED IN THE STATE OF MASSACHUSETTS, I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MASSACHUSETTS AND THAT I AM THE DESIGNER OF ALL OR A PORTION OF THE WORK SHOWN ON THIS DRAWING.

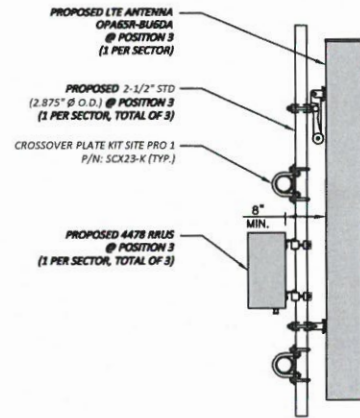
SITE NAME:	JAMESTOWN HIGH & HOWLAND (R0567)
SITE NUMBER:	R14182
SITE ADDRESS:	95 HOWLAND AVENUE JAMESTOWN, RI 02835
PROJECT TYPE:	LTE 5G, RETRO, 5G NR
SHEET TITLE:	ANTENNA LAYOUT & ELEVATIONS
DRAWING #:	A-2
REVISION:	1

ANTENNA SCHEDULE											
SECTOR	EXISTING/ PROPOSED	BAND	ANTENNA	SIZE (INCHES) (L x W x D)	ANTENNA HEIGHT	AZIMUTH	TMA/ DIPLEXER	RRU	SIZE ( INCHES) (L x W x D)	FEEDER	RAYCA P
A1	EXISTING	UMTS 850	HPA-65R-BUU-H6	72.0X14.8X9.0	±105'	30°	(E) (1) DTMABP7B19VG12A	-	-	(2) 1-5/8 COAX (245± LENGTH)	--
A2	EXISTING	LTE WCS/PCS	QS66512-2	72.0X12.0X9.6	±105'	30°	(E) (2) TPX-070821	(E) (1) RRUS-32 B30 (P) (1) 4415 B25 RRUS	26.7x12.1x6.7 16.5"x13.4"x5.9"	(2) 1-5/8 COAX (245± LENGTH)	(E) (1) RAYCAP DC6-48-60-18
A3	PROPOSED	LTE 700 (B14)	OPA65R-BU6DA	71.2X21.0X7.8	±105'	30°	-	(P) (1) 4478 B14 RRUS	18.1x13.4x8.26	(E) (2) DC POWER & (1) FIBER	(E) (1) RAYCAP DC6-48-60-18
A4	PROPOSED	LTE 700/B50/AWS	DMP65R-BU6DA	71.2X20.7X7.7	±105'	30°	-	(E) (1) RRUS-32 B66A (P) (1) 4449 B6/B12 RRUS	27.0x12.1x7.0 15x13.2x10.4	-	(E) (1) RAYCAP DC6-48-60-18
B1	EXISTING	UMTS 850	HPA-65R-BUU-H6	72.0X14.8X9.0	±105'	150°	(E) (1) DTMABP7B19VG12A	-	-	(2) 1-5/8 COAX (245± LENGTH)	--
B2	EXISTING	LTE WCS/PCS	QS66512-2	72.0X12.0X9.6	±105'	160°	(E) (2) TPX-070821	(E) (1) RRUS-32 B30 (P) (1) 4415 B25 RRUS	26.7x12.1x6.7 16.5"x13.4"x5.9"	(2) 1-5/8 COAX (245± LENGTH)	(E) (1) RAYCAP DC6-48-60-18
B3	PROPOSED	LTE 700 (B14)	OPA65R-BU6DA	71.2X21.0X7.8	±105'	160°	-	(P) (1) 4478 B14 RRUS	18.1x13.4x8.26	(E) (2) DC POWER & (1) FIBER	(E) (1) RAYCAP DC6-48-60-18
B4	PROPOSED	LTE 700/B50/AWS	DMP65R-BU6DA	71.2X20.7X7.7	±105'	160°	-	(E) (1) RRUS-32 B66A (P) (1) 4449 B6/B12 RRUS	27.0x12.1x7.0 15x13.2x10.4	-	(E) (1) RAYCAP DC6-48-60-18
C1	EXISTING	UMTS 850	HPA-65R-BUU-H6	72.0X14.8X9.0	±105'	270°	(E) (1) DTMABP7B19VG12A	-	-	(2) 1-5/8 COAX (245± LENGTH)	--
C2	EXISTING	LTE WCS/PCS	QS66512-2	72.0X12.0X9.6	±105'	270°	(E) (2) TPX-070821	(E) (1) RRUS-32 B30 (P) (1) 4415 B25 RRUS	26.7x12.1x6.7 16.5"x13.4"x5.9"	(2) 1-5/8 COAX (245± LENGTH)	(E) (1) RAYCAP DC6-48-60-18
C3	PROPOSED	LTE 700 (B14)	OPA65R-BU6DA	71.2X21.0X7.8	±105'	270°	-	(P) (1) 4478 B14 RRUS	18.1x13.4x8.26	(E) (2) DC POWER & (1) FIBER	(E) (1) RAYCAP DC6-48-60-18
C4	PROPOSED	LTE 700/B50/AWS	DMP65R-BU6DA	71.2X20.7X7.7	±105'	270°	-	(E) (1) RRUS-32 B66A (P) (1) 4449 B6/B12 RRUS	27.0x12.1x7.0 15x13.2x10.4	-	(E) (1) RAYCAP DC6-48-60-18



ANTENNA & RRU MOUNTING DETAIL

N.T.S.



ANTENNA & RRU MOUNTING DETAIL

N.T.S.

RRU CHART				
QUANTITY	MODEL	L	W	D
3(P)	4449 B5/B12	15.0"	13.2"	10.4"
3(P)	4478 B14	18.1"	13.4"	8.3"
3(P)	4415 B25	16.5"	13.4"	5.9"
3(E)	RRUS-32 B66A	27.0"	12.1"	7.0"
3(E)	RRUS-32 B30	26.7"	12.1"	6.7"

NOTE:  
MOUNT PER MANUFACTURER'S SPECIFICATIONS.

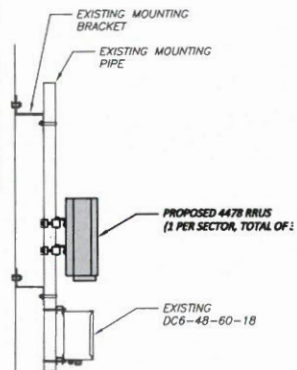


RRU DETAIL

N.T.S.

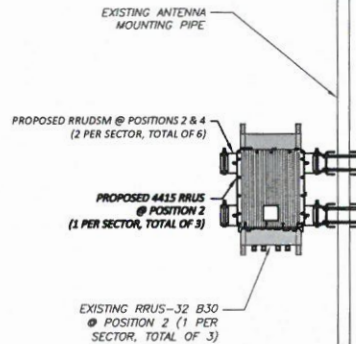
NOTES:

- REFERENCE STRUCTURAL ANALYSIS BY CENTERLINE COMMUNICATIONS FOR FURTHER INFORMATION REGARDING THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THIS EQUIPMENT UPGRADE.
- ITEMS NOTED AS "TO BE INSTALLED AS PART OF 4C PROJECT" ARE DESIGNED AND PERMITTED UNDER A SEPARATE APPLICATION AND ASSUMED TO BE INSTALLED PRIOR TO THE START OF THIS PROJECT.
- REFER TO THE FINAL RF DATA SHEET FOR FINAL ANTENNA SETTINGS.



RRU MOUNTING DETAIL (ALPHA)

N.T.S.



RRU MOUNTING DETAIL (BETA)

N.T.S.



REVISIONS	
NO.	DATE DESCRIPTION
1	09/29/20 ISSUED FOR CONSTRUCTION
0	06/22/20 ISSUED FOR REVIEW

DESIGNED BY: MJS      APPROVED BY: DC



IF A HOLDER OF ANY PERMIT OR LICENSE MEETS THE REQUIREMENTS OF THE STATE OF MASSACHUSETTS, HE OR SHE SHALL BE ELIGIBLE TO BE LICENSED AS A REGISTERED PROFESSIONAL ENGINEER IN THIS STATE. THE ENGINEER UNDERTAKES TO BE THE HOLDER OF THE PERMIT, AND UNDERTAKES TO BE ELIGIBLE TO BE LICENSED AS A REGISTERED PROFESSIONAL ENGINEER IN THIS STATE.

SITE NAME:  
JAMESTOWN HIGH & HOWLAND (R0567)

SITE NUMBER:  
R4182

SITE ADDRESS:  
96 HOWLAND AVENUE  
JAMESTOWN, RI 02835

PROJECT TYPE:  
LTE 5G, RETRO, 5G NR

SHEET TITLE:  
DETAILS

DRAWING #:  
A-3

REVISION:  
1



**STRUCTURAL NOTES:**

- DESIGN REQUIREMENTS ARE PER STATE BUILDING CODE AND APPLICABLE SUPPLEMENTS, INTERNATIONAL BUILDING CODE, EIA/ITA-222-G STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER OF RECORD.
- DESIGN AND CONSTRUCTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 (Fy=50 ksi), MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A36 UNLESS OTHERWISE INDICATED.
- STEEL PIPE SHALL CONFORM TO ASTM A500 "COLD-FORMED WELDED & SEAMLESS CARBON STEEL STRUCTURAL TUBING", GRADE B, OR ASTM A53 PIPE STEEL BLACK AND HOT-DIPPED ZINC-COATED WELDED AND SEAMLESS TYPE E OR S, GRADE B. PIPE SIZES INDICATED ARE NOMINAL. ACTUAL OUTSIDE DIAMETER IS LARGER.
- STRUCTURAL CONNECTION BOLTS SHALL BE HIGH STRENGTH BOLTS (BEARING TYPE) AND CONFORM TO ASTM A325 TYPE-X "HIGH STRENGTH BOLTS FOR STRUCTURAL JOINTS, INCLUDING SUITABLE NUTS AND PLAIN HARDENED WASHERS". ALL BOLTS SHALL BE 3/4" DIA UNON.
- ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED.
- ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.
- FIELD WELDS, DRILL HOLES, SAW CUTS AND ALL DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED WITH AN ORGANIC ZINC REPAIR. PAINT COMPLYING WITH REQUIREMENTS OF ASTM A780. GALVANIZING REPAIR PAINT SHALL HAVE 65 PERCENT ZINC BY WEIGHT, ZIRP BY DUNCAN GALVANIZING, GALVA BRIGHT PREMIUM BY CROWN OR EQUAL THICKNESS OF APPLIED GALVANIZING REPAIR PAINT SHALL BE NOT LESS THAN 4 COATS (ALLOW TIME TO DRY BETWEEN COATS) WITH A RESULTING COATING THICKNESS REQUIRED BY ASTM A123 OR A153 AS APPLICABLE.
- CONTRACTOR SHALL COMPLY WITH AWS CODE FOR PROCEDURES, APPEARANCE AND QUALITY OF WELDS, AND FOR METHODS USED IN CORRECTING WELDING. ALL WELDERS AND WELDING PROCESSES SHALL BE QUALIFIED IN ACCORDANCE WITH AWS "STANDARD QUALIFICATION PROCEDURES". ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND D.I.I. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "STEEL CONSTRUCTION MANUAL", 14TH EDITION.
- INCORRECTLY FABRICATED, DAMAGED OR OTHERWISE MISFITTING OR NON-CONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE CONSTRUCTION MANAGER PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH ACTION SHALL REQUIRE CONSTRUCTION MANAGER APPROVAL.
- UNISTRUT SHALL BE FORMED STEEL CHANNEL STRUT FRAMING AS MANUFACTURED BY UNISTRUT CORP., WAYNE, MI OR EQUAL. STRUT MEMBERS SHALL BE 1 5/8"x1 5/8"x12GA, UNLESS OTHERWISE NOTED, AND SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION.
- EPOXY ANCHOR ASSEMBLY SHALL CONSIST OF STAINLESS STEEL ANCHOR ROD WITH NUTS & WASHERS, AN INTERNALLY THREADED INSERT, A SCREEN TUBE AND AN EPOXY ADHESIVE. THE ANCHORING SYSTEM SHALL BE THE HILTI-HIT HY-270 AND OR HY-200 SYSTEMS (AS SPECIFIED IN DWG.) OR ENGINEERS APPROVED EQUAL.
- EXPANSION BOLTS SHALL CONFORM TO FEDERAL SPECIFICATION FF-S-325, GROUP II, TYPE 4, CLASS I, HILTI KWIK BOLT III OR APPROVED EQUAL. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- LUMBER SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE NATIONAL FOREST PRODUCTS ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. ALL LUMBER SHALL BE PRESSURE TREATED AND SHALL BE STRUCTURAL GRADE NO. 2 OR BETTER.
- WHERE ROOF PENETRATIONS ARE REQUIRED, THE CONTRACTOR SHALL CONTACT AND COORDINATE RELATED WORK WITH THE BUILDING OWNER AND THE EXISTING ROOF INSTALLER. WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO NOT VOID THE EXISTING ROOF WARRANTY. ROOF SHALL BE WATERTIGHT.
- ALL FIBERGLASS MEMBERS USED ARE AS MANUFACTURED BY STRONGWELL COMPANY OF BRISTOL, VA 24203. ALL DESIGN CRITERIA FOR THESE MEMBERS IS BASED ON INFORMATION PROVIDED IN THE DESIGN MANUAL. ALL REQUIREMENTS PUBLISHED IN SAID MANUAL MUST BE STRICTLY ADHERED TO.
- NO MATERIALS TO BE ORDERED AND NO WORK TO BE COMPLETED UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED IN WRITING.
- SUBCONTRACTOR SHALL FIREPROOF ALL STEEL TO PRE-EXISTING CONDITIONS.

**SPECIAL INSPECTIONS (REFERENCE IBC CHAPTER 17):**

**GENERAL:** WHERE APPLICATION IS MADE FOR CONSTRUCTION, THE OWNER OR THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN THE INSPECTION CHECKLIST ABOVE.

THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND ENGINEERS OF RECORD INVOLVED IN THE DESIGN OF THE PROJECT ARE PERMITTED TO ACT AS THE APPROVED AGENCY AND THEIR PERSONNEL ARE PERMITTED TO ACT AS THE SPECIAL INSPECTOR FOR THE WORK DESIGNED BY THEM, PROVIDED THOSE PERSONNEL MEET THE QUALIFICATION REQUIREMENTS.

STATEMENT OF SPECIAL INSPECTIONS: THE APPLICANT SHALL SUBMIT A STATEMENT OF SPECIAL INSPECTIONS PREPARED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IN ACCORDANCE WITH SECTION 107.1 AS A CONDITION FOR ISSUANCE. THIS STATEMENT SHALL BE IN ACCORDANCE WITH SECTION 1705.

REPORT REQUIREMENT: SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS SHALL BE SUBMITTED.

SPECIAL INSPECTION CHECKLIST	
BEFORE CONSTRUCTION	
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
N/A	ENGINEER OF RECORD APPROVED SHOP DRAWINGS 1
N/A	MATERIAL SPECIFICATIONS REPORT 2
N/A	FABRICATOR NDE INSPECTION
N/A	PACKING SLIPS 3
ADDITIONAL TESTING AND INSPECTIONS:	
DURING CONSTRUCTION	
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
REQUIRED	STEEL INSPECTIONS
N/A	HIGH STRENGTH BOLT INSPECTIONS
N/A	HIGH WIND ZONE INSPECTIONS 4
N/A	FOUNDATION INSPECTIONS
N/A	CONCRETE COMP. STRENGTH, SLUMP TESTS AND PLACEMENT
N/A	POST INSTALLED ANCHOR VERIFICATION 5
N/A	GROUT VERIFICATION
N/A	CERTIFIED WELD INSPECTION
N/A	EARTHWORK: LIFT AND DENSITY
N/A	ON SITE COLD GALVANIZING VERIFICATION
N/A	GUY WIRE TENSION REPORT
ADDITIONAL TESTING AND INSPECTIONS:	
AFTER CONSTRUCTION	
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
REQUIRED	MODIFICATION INSPECTOR REDLINE OR RECORD DRAWINGS 6
N/A	POST INSTALLED ANCHOR PULL-OUT TESTING
REQUIRED	PHOTOGRAPHS
ADDITIONAL TESTING AND INSPECTIONS:	

**NOTES:**

- REQUIRED FOR ANY NEW SHOP FABRICATED FRP OR STEEL.
- PROVIDED BY MANUFACTURER, REQUIRED IF HIGH STRENGTH BOLTS OR STEEL.
- PROVIDED BY GENERAL CONTRACTOR; PROOF OF MATERIALS.
- HIGH WIND ZONE INSPECTION CATB 120MPH OR CAT C.D 110MPH INSPECT FRAMING OF WALLS, ANCHORING, FASTENING SCHEDULE.
- ADHESIVE FOR REBAR AND ANCHORS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ACI 308.4 AND ICC-ES AC308 FOR CRACKED CONCRETE AND SEISMIC APPLICATIONS. DESIGN ADHESIVE BOND STRENGTH HAS BEEN BASED ON ACI 308.4 TEMPERATURE CATEGORY B WITH INSTALLATIONS INTO DRY HOLES DRILLED USING A CARBIDE BIT INTO CRACKED CONCRETE THAT HAS CURED FOR AT LEAST 21 DAYS. ADHESIVE ANCHORS REQUIRING CERTIFIED INSTALLATIONS SHALL BE INSTALLED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER PER ACI 318-11 D.9.2.2. INSTALLATIONS REQUIRING CERTIFIED INSTALLERS SHALL BE INSPECTED PER ACI 318-11 D.8.2.4.
- AS REQUIRED; FOR ANY FIELD CHANGES TO THE ITEMS IN THIS TABLE.

**NOTES:**

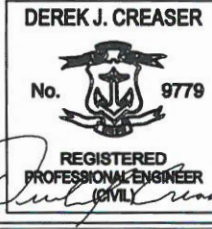
- ALL CONNECTIONS TO BE SHOP WELDED & FIELD BOLTED USING 3/4" A325-X BOLTS, UNLESS OTHERWISE NOTIFIED.
- SHOP DRAWING ENGINEER REVIEW & APPROVAL REQUIRED BEFORE ORDERING MATERIAL.
- SHOP DRAWING ENGINEER REVIEW & APPROVAL REQUIRED PRIOR TO STEEL FABRICATION.
- VERIFICATION OF EXISTING ROOF CONSTRUCTION IS REQUIRED PRIOR TO THE INSTALLATION OF THE ROOF PLATFORM. ENGINEER OF RECORD IS TO APPROVE EXISTING CONDITIONS IN ORDER TO MOVE FORWARD.
- CENTERLINE OF PROPOSED STEEL PLATFORM SUPPORT COLUMNS TO BE CENTRALLY LOCATED OVER THE EXISTING BUILDING COLUMNS.
- EXISTING BRICK MASONRY COLUMNS/BEARING TO BE REPAIRED/REPLACED AT ALL PROPOSED PLATFORM SUPPORT POINTS. ENGINEER OF RECORD TO REVIEW AND APPROVE.



**REVISIONS**

NO.	DATE	DESCRIPTION
1	09/29/20	ISSUED FOR CONSTRUCTION
0	06/22/20	ISSUED FOR REVIEW

DESIGNED BY: MJS      APPROVED BY: DC



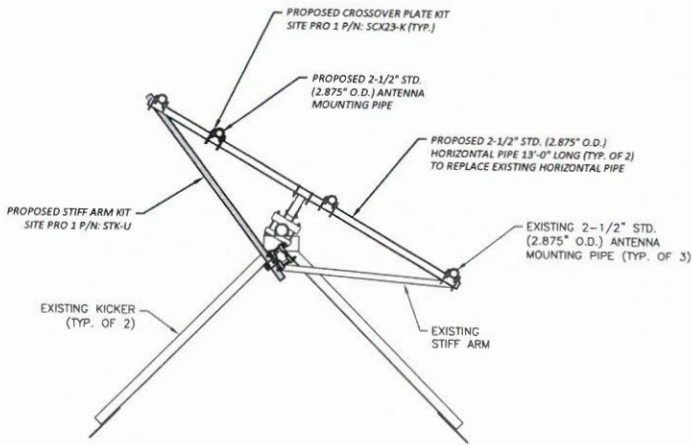
AS A CONDITION OF CONTRACT, THE ENGINEER'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE ENGINEER DOES NOT WARRANT THAT THE DESIGN OR CONSTRUCTION OF THE PROJECT WILL BE FREE FROM DEFECTS OR THAT THE PROJECT WILL BE COMPLETED ON TIME OR WITHIN BUDGET. THE ENGINEER'S LIABILITY IS LIMITED TO THE AMOUNT OF THE CONTRACT PRICE.

SITE NAME: JAMESTOWN HIGH & HOWLAND (R0567)  
 SITE NUMBER: R4182  
 SITE ADDRESS: 96 HOWLAND AVENUE, JAMESTOWN, RI 02835  
 PROJECT TYPE: LTE 5C, RETRO, 5G NR

SHEET TITLE: STRUCTURAL NOTES  
 DRAWING # SN-1      REVISION: 1

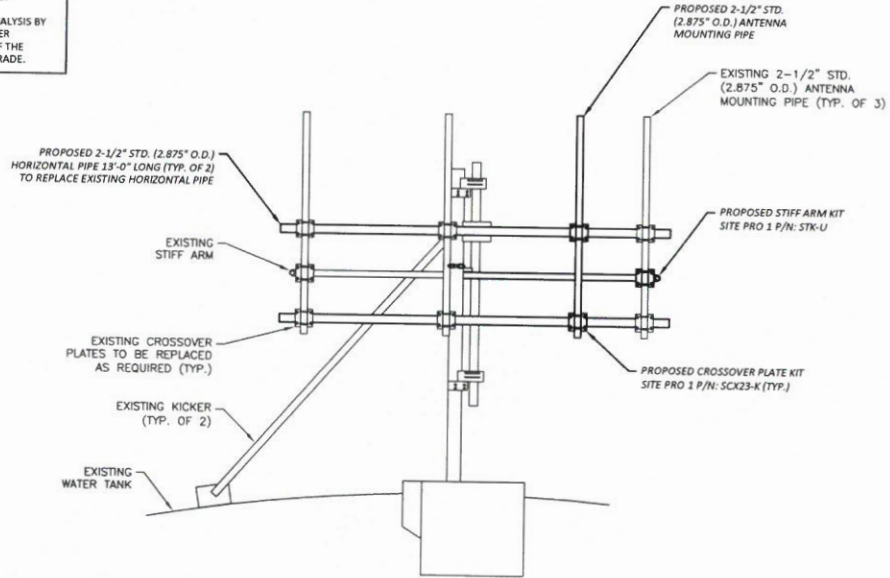
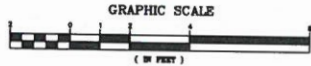


- NOTES:**
1. STRUCTURAL STEEL AND HARDWARE TO BE GALVANIZED.
  2. SOME EQUIPMENT NOT SHOWN FOR CLARITY.
  3. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO STEEL FABRICATION/ORDERING.
  4. IF FIELD CONDITION DIFFER FROM WHAT IS SHOWN IN THESE DRAWINGS, CONTRACTOR TO CONTACT ENGINEER OF RECORD.
  5. REFERENCE LATEST MOUNT STRUCTURAL ANALYSIS BY CENTERLINE COMMUNICATIONS FOR FURTHER INFORMATION REGARDING THE CAPACITY OF THE MOUNT TO SUPPORT THIS EQUIPMENT UPGRADE.



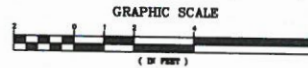
ALPHA SECTOR MOUNT MODIFICATION PLAN 1

SCALE: 1/2" = 1'-0" (22"X34")  
1/4" = 1'-0" (11"X17")



ALPHA SECTOR MOUNT MODIFICATION ELEVATION 2

SCALE: 1/2" = 1'-0" (22"X34")  
1/4" = 1'-0" (11"X17")



4851 MOBILITY CORP.  
550 COCHITUATE ROAD  
FRAMINGHAM, MA 01701



750 WEST CENTER ST, SUITE 301  
WEST BRIDGEWATER, MA 02379  
PHONE: 781.713.4725

REVISIONS

NO.	DATE	DESCRIPTION
1	09/29/20	ISSUED FOR CONSTRUCTION
0	06/22/20	ISSUED FOR REVIEW

DESIGNED BY: MJS      APPROVED BY: DC

**DEREK J. CREASER**



REGISTERED PROFESSIONAL ENGINEER  
CIVIL

THIS IS A SEPARATE SET OF PLANS FOR ANY OTHER LICENSED PROFESSIONAL ENGINEER TO REVIEW AND SIGN. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY CHANGES MADE TO THESE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION.

SITE NAME:  
JAMESTOWN HIGH & HOWLAND (R0567)

SITE NUMBER:  
RI4182

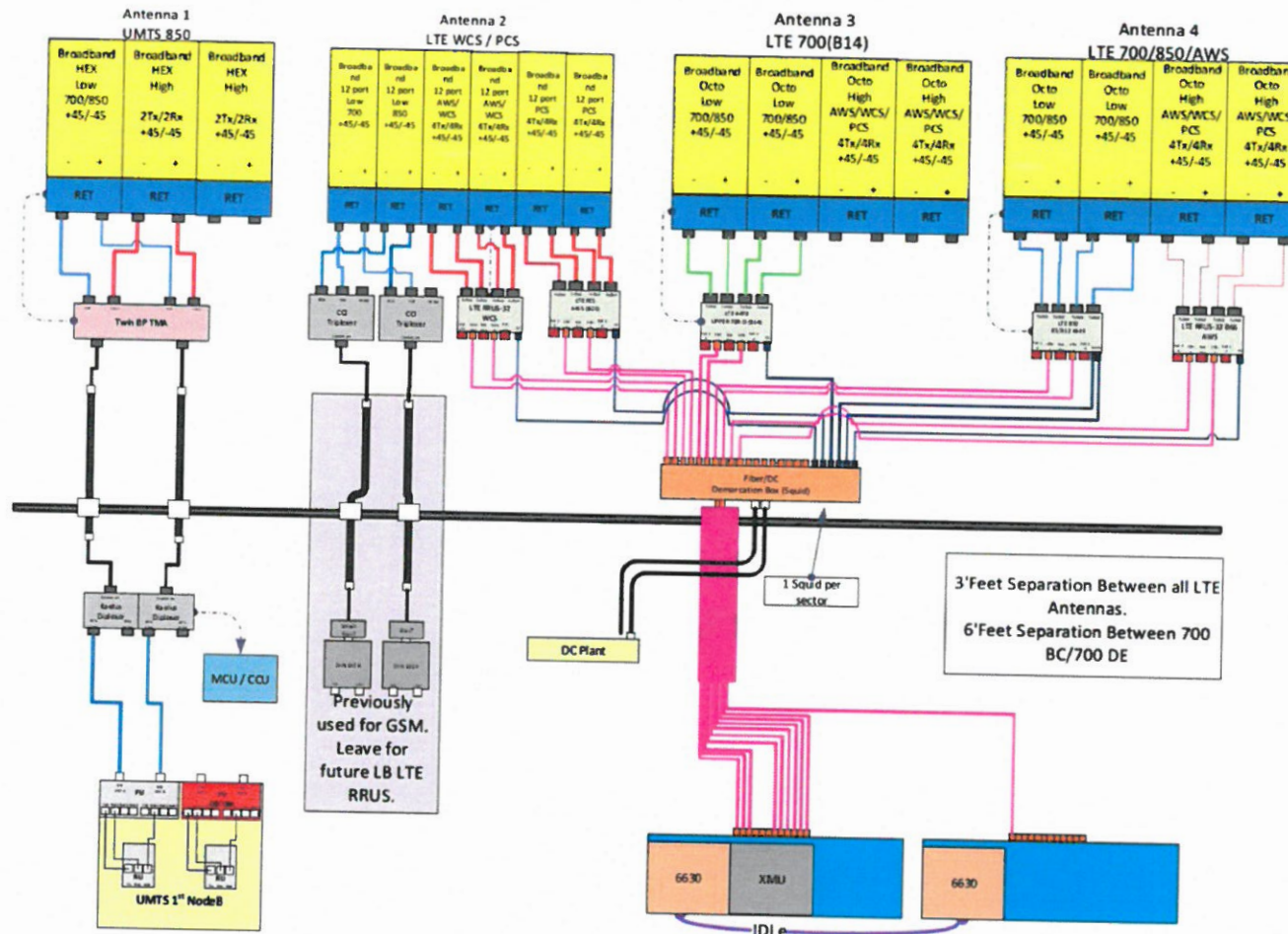
SITE ADDRESS:  
98 HOWLAND AVENUE  
JAMESTOWN, RI 02835

PROJECT TYPE:  
LTE 5G, RETRO, 5G NR

SHEET TITLE:  
STRUCTURAL DETAILS

DRAWING #: S-1      REVISION: 1

# RI4182\_A\_B\_C\_LTE MULTI CARRIER\_REV.1.VSD



PLUMBING DIAGRAM  
N.T.S.



REVISIONS	
NO.	DESCRIPTION
1	09/29/20 ISSUED FOR CONSTRUCTION
0	06/22/20 ISSUED FOR REVIEW

DESIGNED BY: MJS  
APPROVED BY: DC

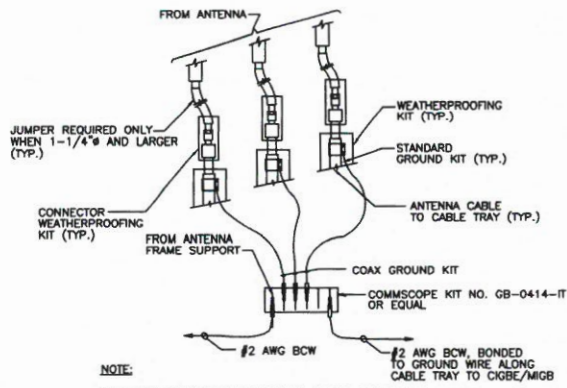
**DEREK J. CREASER**

No. 9779

REGISTERED PROFESSIONAL ENGINEER  
CIVIL

IF IS A VIOLATION OF LAW FOR ANY PERSON OTHER THAN THE ARCHITECT, ENGINEER OR CONTRACTOR TO REPRODUCE OR TRANSMIT IN ANY MANNER OR BY ANY MEANS, IN ANY FORM OR BY ANY MEANS, ANY INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT, ENGINEER OR CONTRACTOR, SUCH VIOLATION SHALL BE SUBJECT TO THE PENALTIES PROVIDED BY LAW.

SITE NAME:	JAMESTOWN HIGH & HOWLAND (R0567)
SITE NUMBER:	RI4182
SITE ADDRESS:	96 HOWLAND AVENUE JAMESTOWN, RI 02835
PROJECT TYPE:	LTE 5G, RETRO, 5G NR
SHEET TITLE:	RF PLUMBING DIAGRAM
DRAWING #	RF-1
REVISION:	1



NOTE:  
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO CIGBE.

GROUNDING RISER DIAGRAM

N.T.S.

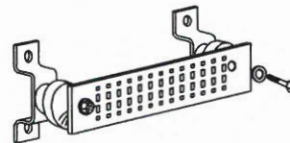
EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION.

SECTION "P" - SURGE PRODUCERS

- CABLE ENTRY PORTS (HATCH PLATES) (#2)
- GENERATOR FRAMEWORK (IF AVAILABLE) (#2)
- TELCO GROUND BAR
- COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND (#2)
- +24V POWER SUPPLY RETURN BAR (#2)
- 48V POWER SUPPLY RETURN BAR (#2)
- RECTIFIER FRAMES.

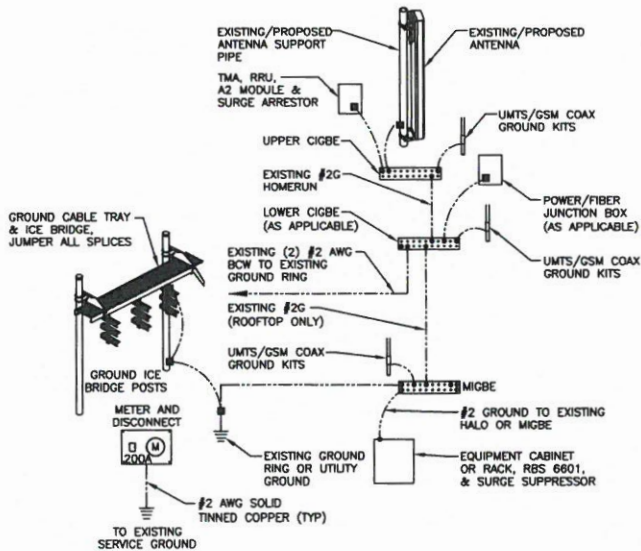
SECTION "A" - SURGE ABSORBERS

- INTERIOR GROUND RING (#2)
- EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (#2)
- METALLIC COLD WATER PIPE (IF AVAILABLE) (#2)
- BUILDING STEEL (IF AVAILABLE) (#2)



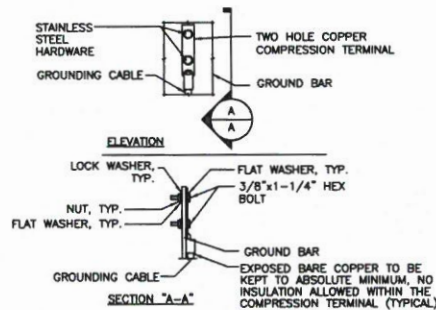
GROUND BAR DETAIL

N.T.S.



GROUNDING RISER DIAGRAM

N.T.S.



- NOTE:
1. "DOUBLING UP" OR "STACKING" OF CONNECTION IS NOT PERMITTED.
  2. OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATION.
  3. CADWELD DOWNLEADS FROM UPPER EGB, LOWER EGB, AND MGB

GROUND BAR CONNECTION DETAIL

N.T.S.



AT&T MOBILITY CORP.  
550 COCHITUATE ROAD  
FRAMINGHAM, MA 01701



750 WEST CENTER ST. SUITE 301  
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DESIGNED BY: MJS APPROVED BY: DC

**DEREK J. GREASER**



REGISTERED PROFESSIONAL ENGINEER (CIVIL)

THIS IS A STATEMENT OF WORK FOR THE PROJECT DESCRIBED HEREIN. IT DOES NOT CONSTITUTE AN OFFER OF INSURANCE OR FINANCIAL PROTECTION. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INSURANCE AND FINANCIAL PROTECTION.

SITE NAME: JAMESTOWN HIGH & HOWLAND (R0567)

SITE NUMBER: RI4182

SITE ADDRESS: 96 HOWLAND AVENUE  
JAMESTOWN, RI 02835

PROJECT TYPE: LTE 5C, RETRO, 5G NR

SHEET TITLE: GROUNDING DETAILS

DRAWING #: G-1 REVISION: 1



**TOWN OF CHARLESTOWN, RI**

**RESOLUTION IN SUPPORT OF 2021 – H 5280 AND 2021 – S 0106  
ACTS RELATING TO HEALTH AND SAFETY – BEVERAGE CONTAINER DEPOSIT  
AND RECYCLING ACT OF 2021**

**WHEREAS**, Single-use beverage containers are significant contributors to litter and marine debris; and,

**WHEREAS**, Recycling collection rates for beverage containers in Rhode Island are significantly lower than recycling collection rates for beverage containers in states with container deposit systems; and

**WHEREAS**, Source-separated beverage containers collected via container deposit systems are more likely to be recycled into new beverage containers than are containers collected via mixed-stream recycling; and,

**WHEREAS**, Container deposit systems help create environmentally friendly local jobs; and,

**WHEREAS**, It is in the best interests of the health, safety, and welfare of residents of and visitors to Rhode Island to protect our environment and our natural resources by improving recycling rates and waste diversion through a container deposit system.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council of the Town of Charlestown hereby requests that the General Assembly act favorably and pass 2021 – H 5280 and 2021 - S 0106; and

**BE IT FURTHER RESOLVED** that the Town Clerk is hereby authorized to provide a copy of this resolution to the Town of Charlestown's representatives in the R.I. General Assembly.

The RESOLUTION shall take effect upon passage.

By resolution of the Charlestown Town Council at a meeting held on February 8, 2021.

Amy Rose Weinreich, CMC  
Amy Rose Weinreich, CMC Town Clerk

