

# **Jamestown Shores Lots Management Plan**

## **Jamestown, Rhode Island**



**Prepared April 2012 for the Town of Jamestown by:**  
**Lisa W. Bryer, AICP, Jamestown Town Planner**  
**Mapping by Justin Jobin, GIS Coordinator, Town of Jamestown**

*In coordination with:*  
**The Town of Jamestown**  
**Jamestown Conservation Commission**  
**Jamestown Shores Association**  
**Conanicut Island Land Trust**

Authors Signature: Lisa W. Bryer Date: 8-7-12  
Lisa W. Bryer, Town Planner

Approved: Bruce R. Keiser Date: 8/7/12  
Bruce R. Keiser, Jamestown Town Administrator

Approved: Carol Lynn Trocki Date: 8/8/12  
Carol L. Trocki, Jamestown Conservation Commission Chair

Approved: Ann M. Gagnon Date: 08/09/12  
Ann Gagnon, Co-Chair, Jamestown Shores Association

Approved: Nancy K. Ventrone Date: 08/07/2012  
Nancy K. Ventrone, Co-Chair, Jamestown Shores Association

Approved: Quentin Anthony Date: 8/08/2012  
Quentin Anthony, President, Conanicut Island Land Trust

## INTRODUCTION

The Town of Jamestown owns 86 lots in the Jamestown Shores. The lots were acquired through either securing the legal right of redemption, donation, or purchase. Funding necessary to secure the property came from the Town of Jamestown through budget funds allocated for the purpose of Water Resource Protection and Open Space Preservation. These lots exist today as undeveloped lots.

## PURPOSE

The purpose of this document is to outline a formal management plan that is designed to protect the conservation values of the of the Jamestown Shores properties. In addition this plan will identify the key partners and managers of these parcels, hereinafter called the Managers.

To achieve these goals three objectives were developed:

- The property will be safeguarded to protect the conservation values of the parcels related to water resources protection and groundwater resources of the Jamestown Shores
- No development shall occur or is permitted on these properties
- Public access to the property is neither prohibited nor encouraged due to the hydrologically sensitive nature and public importance of the property. Public access shall be permitted only for the purposes of passive recreation and/or educational purposes. Signage may be utilized to control access.

## BACKGROUND

The 2004 Jamestown Comprehensive Community Plan discusses the Jamestown Shores and the issues that exist in that area. Specifically, the Plan discusses the existing and potential residential density that is far above the existing zoning designation and minimum lot size requirement and the impact of that density on the groundwater resources of the Jamestown Shores. The Comprehensive Community Plan describes the Jamestown Shores area as follows:

*b. The Jamestown Shores*

*The Jamestown Shores area is located both north (to Capstan Street) and south (to Watson Farm) of John Eldred Parkway (Rt. 138) and west of North Road and the Cedar Hill Development. It was subdivided in the early 1940s and developed slowly, mostly as a summer colony. In more recent years, summer cottages have been converted to year-round use and many new houses built on the substandard lots, with infill development continuing.*

*Jamestown Shores is exclusively a single-family residential neighborhood. Although the Shores area is currently zoned as R-40, which requires 40,000 square feet as the minimum building lot size, many lots are non-conforming substandard lots of 7,200 square feet as originally platted. The Shores currently has an average density of 2.8 dwelling units per*

*acre and average lot sizes are less than 16,000 square feet. The combination of high-density development and potential groundwater pollution due to close proximity between drinking water wells and On-Site Wastewater Treatment System (OWTS) led to the enactment of a merger provision. In 1967, a provision was created, requiring substandard adjacent lots with the same ownership be combined to form one lot.*

*In addition, the Shores neighborhood has poor soils for septic absorption and has a limited groundwater resource. The Town wells, which draw groundwater near the Town reservoir and pump it to the reservoir, may possibly affect the wells in the Shores area. Problems are encountered with the high rate of run-off from impervious surfaces associated with development and a high water table. Pollutants that seep to the groundwater from faulty OWTS into nearby wells pose potential health risks. To partially solve this problem and/or alleviate future problems, the 2001 On-Site Wastewater Management Ordinance mandates inspection of OWTS.*

*No public water or sewer service extends to the Shores area. Because a significant amount of all water withdrawn from the ground is eventually returned through OWTS, the continued use of OWTS is necessary to maintain acceptable levels of groundwater. Currently, the Town does not intend to extend sewer services to this area in the future, in the chance that private wells would go dry or saltwater intrusion would occur. According to the Ann Veeger Study from URI, the limited capacity of the Town's reservoirs would not sustain the extension of these services.*

*Wetlands in the Jamestown Shores area restrict development to some extent. The Town and the Conanicut Island Land Trust acquire vacant lots occasionally to prevent over-development. This acquisition of small parcels for open space may increase with the recent establishment of the Water Resources Protection Committee and the funds committed by the Town for water resource protection.*

Because the Jamestown Shores area, as well as all other non-public sewer and water areas, relies exclusively on on-site sewage and private wells, the Town of Jamestown has further recognized the fragility of the Jamestown Shores area by development of an extensive Wastewater Management Program that addresses all non-sewered areas of Jamestown. The focus of this program has been the Jamestown Shores. The Wastewater Management Program includes:

- 1) a Wastewater Management Ordinance that mandates inspection and maintenance of Onsite Wastewater Treatment Systems (OWTS)
- 2) a High Groundwater Table and Impervious Layer Overlay District within the Zoning Ordinance that mandates: a) on site testing to determine regulatory inclusion in the district; b) regulation of impervious lot coverage; c) OWTS treatment standards; and d) management of post development stormwater increases.
- 3) Public Education of groundwater issues, OWTS management and maintenance and other issues related to wastewater management.



## PROPERTY INFORMATION

The following 86 lots are owned by the Town of Jamestown. Their current Assessors Plat and Lot number are in the two left columns and their former Jamestown Shores Plat and Lot number are in the right two columns. More lots exist in the right column than the second column due to lot mergers. The street location is listed in the center column.

Plat	Lot	Location	Jamestown Shores Plat	Former Lot Numbers
3	179	Catamaran St.	4	179 & 180
3	258	Yawl Ave.	4	294
3	262	Yawl Ave.	4	298 & 299
5	258	Spindrift St.	1	258
16	59	Canoe St.	3	59
16	254	Coracle St.	4	190 & 191
16	277	Brail St.	4	217 & 204
16	292	Skiff St.	4	239, 240 & 241
16	299	Seaside Drive	4	248, 252, 264 & 265
3	437	Beacon Ave.	4	520, 521 & 522
3	440	Beacon Ave.	4	516, 517, 518 & 519
5	42	Beacon Ave.	1	42
5	62	Ferry St.	1	62, 63, 64 & 88
5	65	Ferry St.	1	65, 66 & 67
5	111	Steamboat St.	1	111
5	114	Steamboat St.	1	114
5	140	Riptide St.	1	140
5	144	Riptide St.	1	144
5	168	Riptide St.	1	168
5	169	Riptide St.	1	169
5	171	Riptide St.	1	171, 197 & 198
5	172	Riptide St.	1	172
5	193	Neptune St.	1	193
5	200	Neptune St.	1	200
5	201	Neptune St.	1	201
5	202	Neptune St.	1	202
5	230	Neptune St.	1	230, 231, 232, 233 & 234
5	248	Spindrift St.	1	248, 249 & 250 except DOT cond. HP85A
5	252	Spindrift St.	1	252
5	254	Spindrift St.	1	254
5	256	Spindrift St.	1	256
5	285	Spindrift St.	1	285
5	288	Spindrift St.	1	288, 317 & 318
5	289	Spindrift St.	1	289
5	290	Spindrift St.	1	290 except DOT condemnation HPF 85A
5	314	Nautilus St.	1	314
5	344	Nautilus St.	1	344, 345 & 378 except DOT cond HPF85A
5	347	Nautilus St.	1	347, 348 & 375 except DOT cond HPF85A
5	349	Nautilus St.	1	349, 350 & 374 except DOT cond HPF85A

5	351	Nautilus St.	1	351, 372 & 373 except DOT cond HPF85A
5	358	Nautilus St.	1	358-359,363-365 except DOT condHPF85A
14	104	Stern St.	2	104
15	12	Spanker St.	5	12 & 13
15	39	Spanker St.	5	39-41, 65& 66
15	61	Ship St.	5	61 & 62
15	63	Ship St.	5	63
15	90	Ship St.	5	90 & 91
15	95	Ship St.	5	95
15	140	Buoy St.	5	140
15	142	Buoy St.	5	142
16	34	Canoe St.	3	34
16	35	Canoe St.	3	35
16	37	Canoe St.	3	37
16	54	Brig Ave.	3	54 & 55
16	66	Beacon Ave.	3	66
16	88	Yawl Ave.	3	88, 89, 99
16	189	Frigate St.	3	189
16	248	Coracle St.	4	184, 185 & 186
16	251	Coracle St.	4	187 & 188
16	253	Coracle St.	4	189
16	256	Coracle St.	4	192 & 193
16	262	Coracle St.	4	198, 199 & 200
16	269	Coracle St.	4	205, 206 & 219
16	280	Seaside Drive	4	221, 222 & 225
16	282	Seaside Drive	4	223 & 224
16	285	Brail St.	4	226, 227 & 228
16	288	Brail St.	4	229 & 230
16	307	Skiff St.	4	256, 257, 269
16	312	Xebac St.	4	266
16	319	Beacon Ave.	4	523, 524 & 525
16	326	Beacon Ave.	4	530, 531 & 532
16	329	Beacon Ave.	4	533
16	330	Beacon Ave.	4	534
16	331	Beacon Ave.	4	535 & 536
16	333	Beacon Ave.	4	537
16	334	Beacon Ave.	4	538
15	381	Backstay St.	5	Portion of Bk 82, Page 667
15	382	Beacon Ave.	5	Portion of Bk 82, Page 667
3	178	Catamaran St.	4	178
16	221	Frigate St.	3	221
15	373	Backstay St.	5	Portion of Bk 82, Page 667
15	374	Beacon Ave.	5	Portion of Bk 82, Page 667
15	375	Stanchion Ave.	5	Portion of Bk 82, Page 667
15	376	Stanchion Ave.	5	Portion of Bk 82, Page 667
15	380	Beacon Ave.	5	Portion of Bk 82, Page 667
15	379	Spirketing St.	5	Portion of Bk 82, Page 667

The properties contain freshwater wetlands, and vegetation on this site contains common plant species found in upland forests, swamp, scrub-shrub habitats and herbaceous grassy meadows.

The properties are important to the community because of the vital role these vacant properties play in the protection of the ground and surface water resources of the Jamestown Shores area. They serve to reduce density by removing them from development potential. The land possesses open, natural scenic, water resource, ecological, flood control, and educational value and specifically recognize the conservation value of protecting the special plant and animal populations on the premises as well as subsurface and surface water resources and to prevent its use or development for any purpose or in any manner that would conflict with the maintenance of the premises in its current, natural scenic and open condition. Undeveloped property does not contribute to nitrogen loading through OWTS's, additional pet waste or lawn fertilization. In addition, vacant, un-landscaped property serves to protect groundwater more efficiently than managed lawn.

These properties have been photographically documented from the street level and also photo-documented from aerial photographs taken in the fall of 2011. Each property or group of properties, in the case of adjacent properties have a documentation sheet which shows a site photograph(s), an aerial photograph depicting the property and a location map showing the property location within the context of the neighborhood. The first map shows all 86 properties on an aerial photograph base with photograph locations.

## **MANAGEMENT RESPONSIBILITY**

The Town of Jamestown has taken a multi-faceted approach to property management that will serve to insure these properties are not developed and that their conservation values and vital importance to the Jamestown Shore's residents and area are protected. The following parties serve as follows:

### Conanicut Island Land Trust - Conservation Easement Holder

The Conanicut Island Land Trust (CILT) will hold the Conservation Easement on the 86 properties. This conservation easement will "assure that the premises will be retained forever in its open, natural, scenic, water resource, ecological, flood control or educational condition and to prevent any use of the premises that will significantly impair or interfere with the conservation values of the premises." The CILT will have the authority under the Easement, as specifically set forth in the recorded Conservation Easement to monitor the property for compliance with the terms and conditions of the easement, enforce the terms and conditions of the Conservation Easement and take any and all actions necessary to remedy violations of the properties and nothing herein shall be construed to limit or otherwise restrict that authority. The CILT shall notify the Town of Jamestown should any violation of the easement occur as outlined in the easement.

### Town of Jamestown - Management Plan Implementation

The Jamestown Conservation Commission is given the responsibility of managing publicly owned open space in the Jamestown Comprehensive Community Plan. The Conservation

Commission's responsibility within this management plan is consistent with that adopted policy. The Conservation Commission will provide semi-yearly site visits to ensure the conservation values of the properties are not being violated. They will also take site information and reports as gathered by the Jamestown Shores Association and provide appropriate actions to that information. The Conservation Commission shall file a yearly report to the Town Administrator detailing the condition of the properties and the associated conservation values. The report shall also detail any potential infringement to those conservation values and associated recommendations.

#### Jamestown Shores Association - Property Steward

The Jamestown Shores Association (The Association) is the "eyes and ears" of the Jamestown Shores. They have an association that meets monthly and has designated officers. The Association has shown active interest in the preservation of these lots and has volunteered to designate one or more members to patrol the lots for compliance with the easement. Any violations should be reported to the Town of Jamestown and the CILT.

The Town of Jamestown, as the property owner, will coordinate all actions and management of the properties and provide funding for all management activities conducted by the Town.

### **PROPERTY USE**

The property shall be used for educational, research and passive recreational purposes only. These uses must be compatible with the goals of drinking water protection and wildlife habitat management. Access by the general public for the above purposes is allowed but due to the infill nature of these lots, meaning that they are in many cases surrounded by existing residences, they will not be managed, treated, or advertised as "public parks".

### **ACCESS**

The sites are generally accessible by the existing road system within the Jamestown Shores. Since these areas will not be managed as active parkland, no parking will be available for these lots. Any access which results in unauthorized activity or violation of the conservation values or the Conservation Easement that is discovered by the management team shall be reported to the Town of Jamestown.

### **PROHIBITED ACTIVITIES**

The following activities tending to pollute the groundwater or injure the property of the Town, or threaten the conservation values of the properties are specifically prohibited as follows:

- Hunting
- Fishing
- Trapping
- Bicycling



- Walking or running on other than designated trails (except for management, educational, or research related activities)
- Motorized vehicles including all terrain vehicles
- Horse keeping or riding
- Camping
- Fires
- Littering
- Cutting or removing any matter (organic or mineral) except as required for property management or allowed by special use permit issued by the Commission
- Collecting any plants or animals, except as allowed by special use permit
- Timber harvesting
- Soil grading or excavating
- Soil paving or oiling
- Dumping of any kind of material except as required for property management
- Other prohibited uses as listed in the Conservation Easement

## **MANAGEMENT ACTIVITIES**

### Police Surveillance

The Jamestown Police Department shall provide police surveillance.

### General Surveillance

General surveillance of the property shall be by the Jamestown Shores Association, the CILT and the Conservation Commission as described above. General surveillance may include, but is not necessarily limited to the following:

- Inventory update of plant and animal species, and other natural features.
- Verification of the general health of the plant and animal communities.
- Verification and reporting of fires.
- Reporting of damage or potential damage to the property, natural features or structures thereon.
- Reporting violations of property regulations.
- Identification and reporting of site maintenance needs.
- Identification of practices that would improve property management.

## **SCHEDULING OF ACTIVITIES**

Organized activities on the property such as nature walks or studies, educational field trips, or research activities shall be scheduled by the Town Council or by a person designated by the Town Council president.

## **FIRE CONTROL AND REGULATION**

All fires on this property shall be promptly extinguished using methods that will minimize the impact on the wetlands and conservation values and overall damage of the vegetation. Fire control and regulation are the responsibility of state and local fire protection authorities.

## **MAINTENANCE**

The property will be maintained in its natural state and managed as described in the vegetation management section of this document. The Parks and Recreation Department, as needed periodically and authorized by the Town Council and/or the Town Administrator, will conduct maintenance and periodic cleanup of the property on an as-needed basis under the supervision of the Managers. Maintenance may consist of removal of dangerous trees and other unwanted debris. Surface water will not be rerouted or drained.

Funding for management and maintenance activities shall be provided by The Town of Jamestown through the Open Space line item in the budget. Estimated annual cost will be \$1,000.00.

Specific maintenance activities are outlined below:

### Litter Removal

If litter is noted by the property managers it will be the responsibility of the Town Administrator to dispatch defined as material that does not naturally occur at the site. Naturally occurring materials within the paths such as fallen trees, leaves, stones, branches, etc. shall be periodically included in the litter removal activities.

No trash barrels will be placed on this property due to its passive use. Litter removal on the property shall be the responsibility of the Parks and Recreation Department.

### Vegetation Management

Cutting, trimming, or removal of vegetation is prohibited except for owner authorized invasive species management. Primary consideration shall be given according to how such activity will affect the overall management plan for the property.

At no time will herbicides, pesticides, or other chemical substances be used on these properties.

## **PUBLIC AWARENESS**

An informational program will be developed to better acquaint the general public with the properties, their value and limited access. Aspects of this program will include but not be limited to:

- Properly identifying the property and its uses to the public through signage.
- Informing the general public through various means about the reasons for preservation of the parcel.
- Educating the public about the ecological significance of the property, and the ongoing management of the property.

The above will be accomplished by the following:

### Signage

A sign will be placed at each property or group of properties identifying it as “Jamestown Shores Groundwater Protection Property”. The sign will identify the site and acknowledge the financial assistance provided by the Town of Jamestown for the acquisition and/or preservation of the property. The sign will identify the public ownership and its unique and valuable nature and that passive use is mandated. The Jamestown Conservation Commission and Parks and Recreation Department will be identified as maintaining and managing the property.

Boundaries of the property will be clearly marked as appropriate. The method, design, and materials for all signs and markings will be compatible with the natural character of the property. Signs shall be approved by the Town.

### Educational Program

Efforts will be made to inform the public of the resource and its proper use. This will be accomplished through newspaper articles and information posted at various Town locations.

## **MANAGEMENT PLAN SCHEDULE AND PERIODIC REVIEW**

The Management Plan consists of a five-year program, which includes implementing the public awareness program, signage of the property, implementing management recommendations, and ongoing property maintenance. The schedule for the program is shown in Figure 3.

The ecological status of the property, management activities, and management plan activities, including the annual report shall be reported at regular meetings of the Commission at a minimum on a yearly basis.

The Management Plan shall be modified no more than once every five years; at that time the plan shall be reviewed by the Conservation Commission to determine if any changes or updates need to be made. Any plan modifications during the five-year period will be for the sole purpose of improving or protecting the natural features of the property consistent with the management goal. All changes and updates shall be approved and signed by all signers of this plan.

**FIGURE 1. Overview of Town Owned Lots in Jamestown Shores Map including photograph locations.**







# THE TOWN OF JAMESTOWN RHODE ISLAND

## Overview of Town Owned Lots in The Jamestown Shores



Source:  
RIGIS  
The Town of Jamestown

### Legend

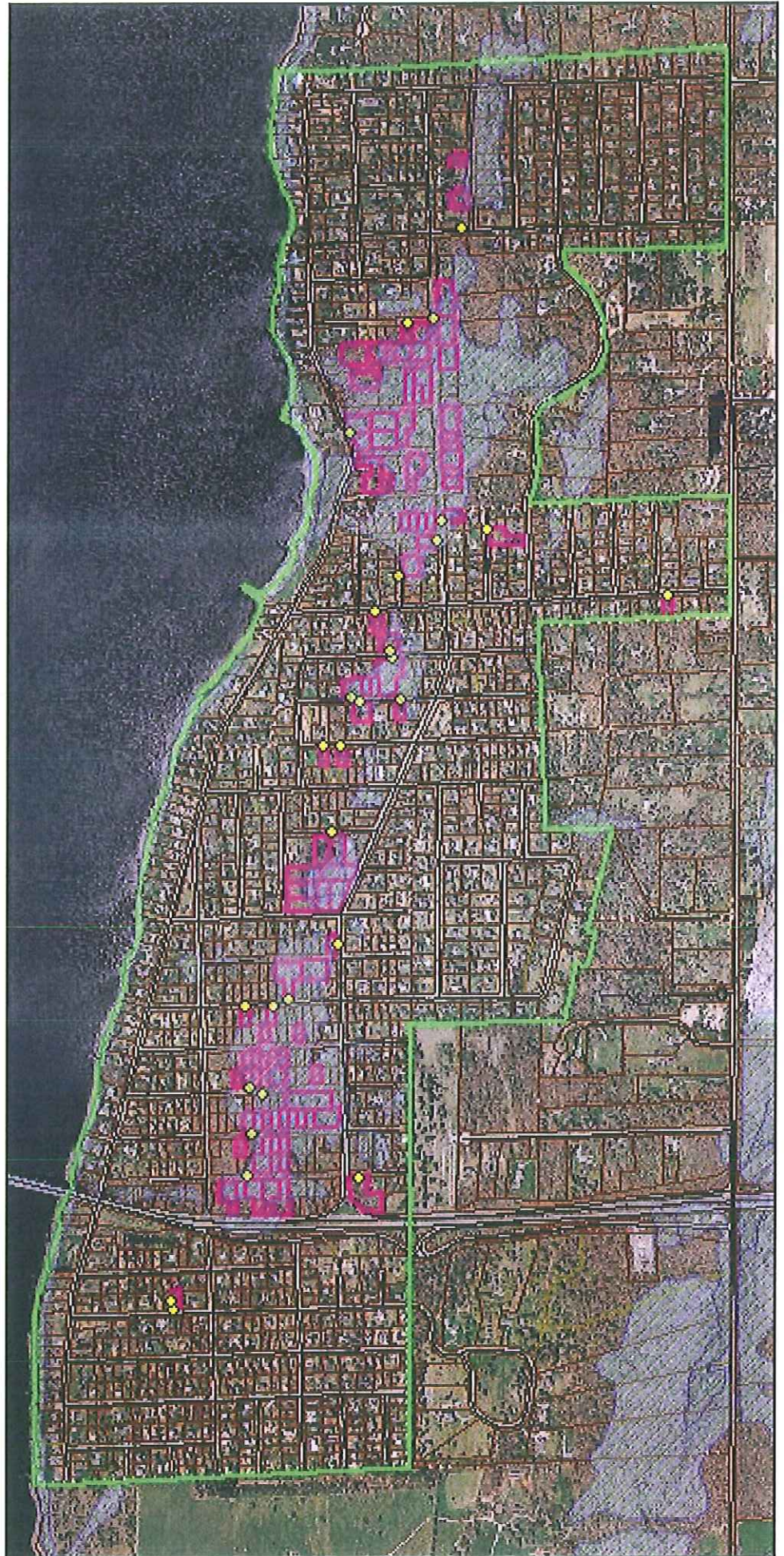
-  Wetlands
-  The Jamestown Shores
-  Site Photographs
-  Town Owned Lots

The information depicted on this map is for illustrative purposes only and is not adequate for legal boundary definition or regulatory interpretation.

0 1,000 2,000  
Feet

RIGIS

Map Created By Jamestown  
GIS Dept. April 23rd, 2012





**FIGURE2 – Area 2 - 23: Site Sheets Showing Site Photographs, Aerial Photographs  
and Site Location Map including parcel numbers.**

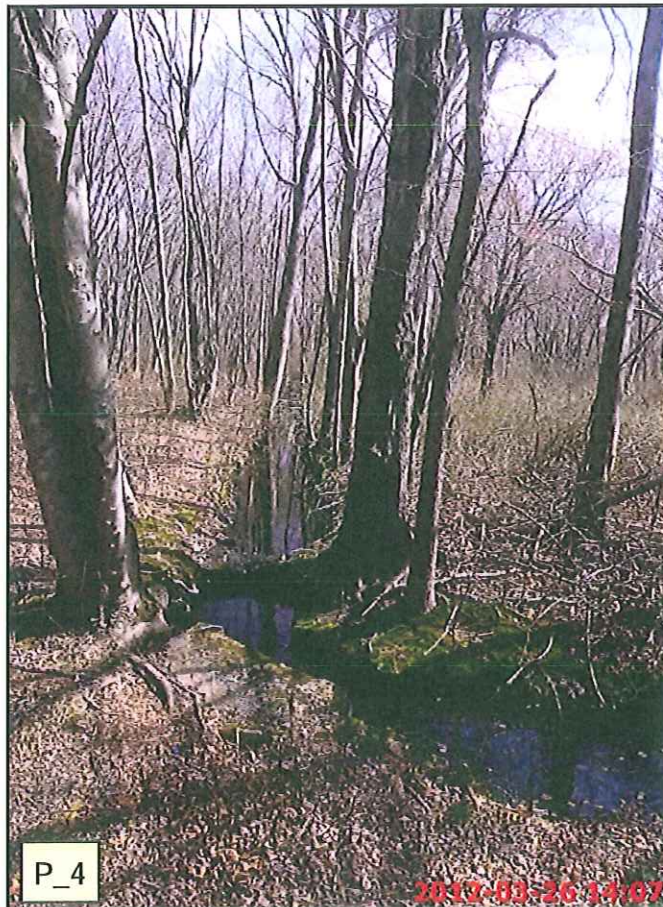


Photographs were taken between  
March 23rd and March 26th 2012

**Legend**

-  Wetlands
-  Site Photographs
-  Town Owned Lots



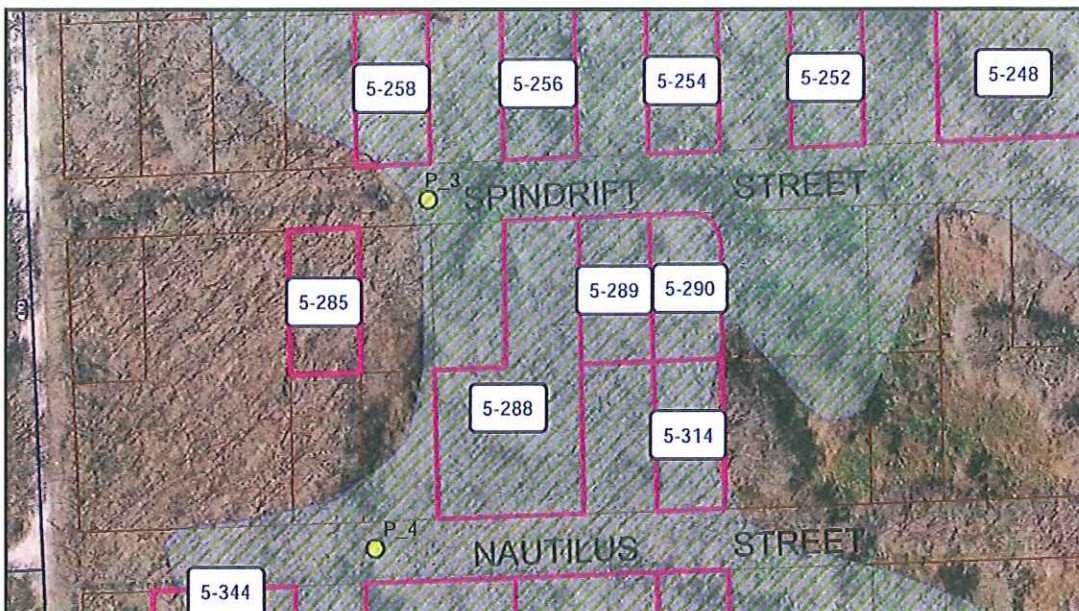


Photographs were  
taken between  
March 23rd &  
March 26th 2012

Legend




-  Wetlands
-  Site Photographs
-  Town Owned Lots





*Photographs were  
taken between  
March 23rd &  
March 26th 2012*

**Legend**

-  Wetlands
-  Site Photographs
-  Town Owned Lots

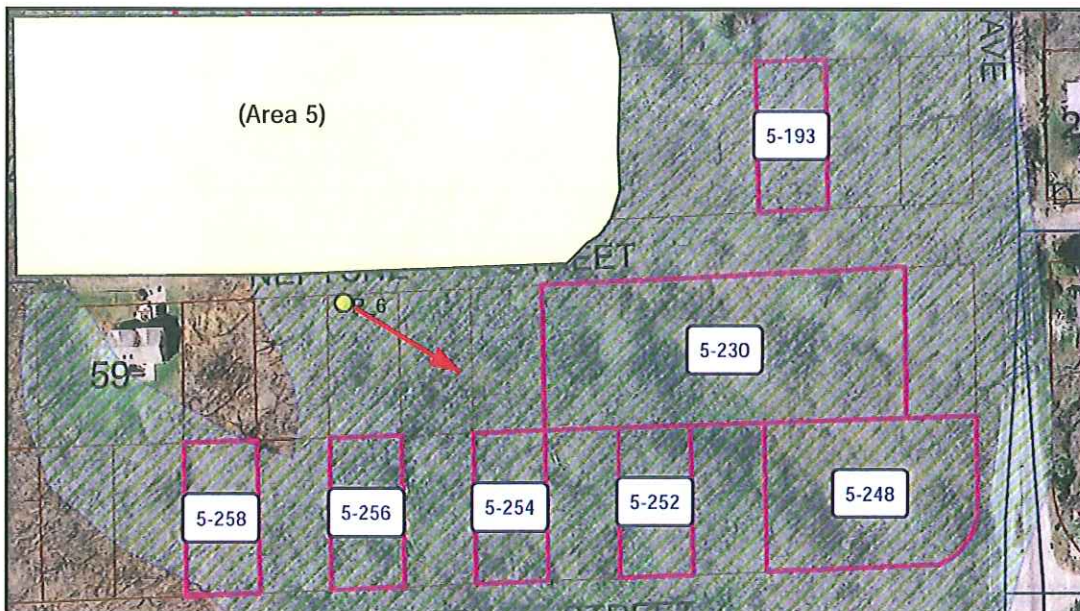


THE TOWN OF  
JAMESTOWN  
RHODE ISLAND

*Shores Lots  
Management Plan  
Site Overviews*



*Area 4: Neptune St  
Lots: 5-193, 5-230,  
5-258, 5-256, 5-254,  
5-252, 5-248  
Photo ID: P\_6*



*Photographs were  
taken between  
March 23rd &  
March 26th 2012*

**Legend**

-  Wetlands
-  Site Photographs
-  Town Owned Lots

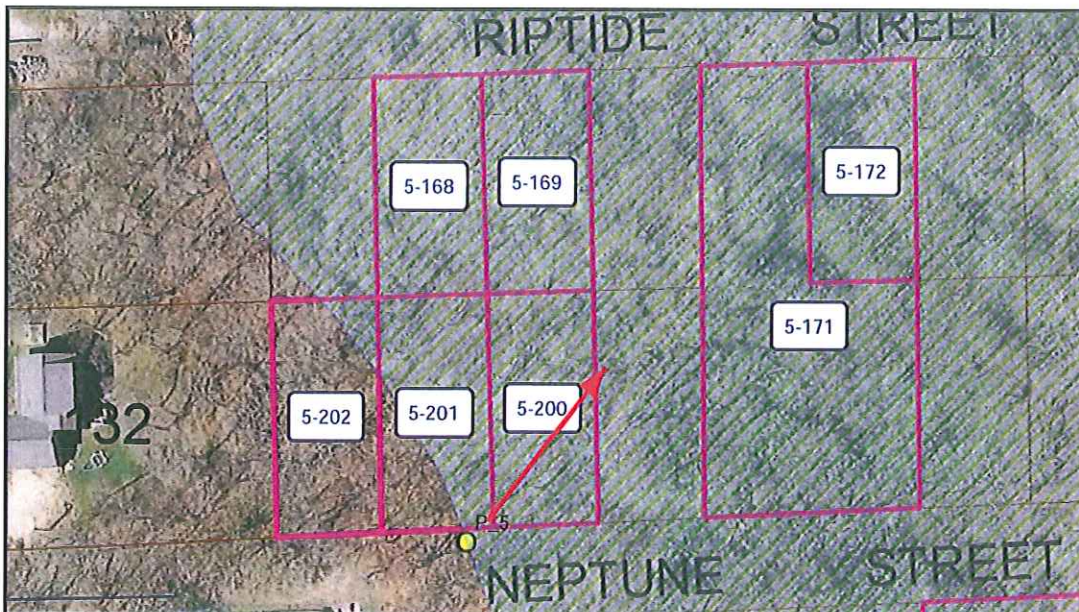


THE TOWN OF  
JAMESTOWN  
RHODE ISLAND

*Shores Lots  
Management Plan  
Site Overviews*



*Area 5: Riptide St.  
Lots: 5-168, 5-169,  
5-171, 5-172, 5-193,  
5-200, 5-201, 5-202  
Photo ID: P\_5*

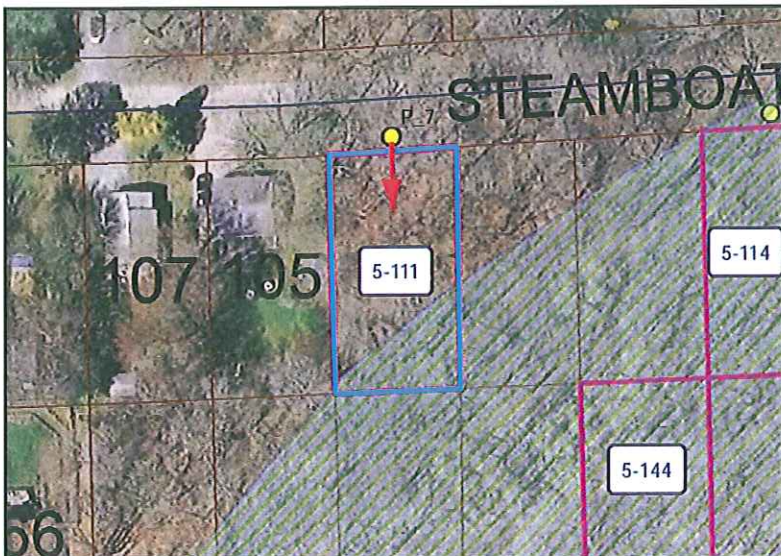


*Photographs were  
taken between  
March 23rd &  
March 26th 2012*

**Legend**

-  Wetlands
-  Site Photographs
-  Town Owned Lots



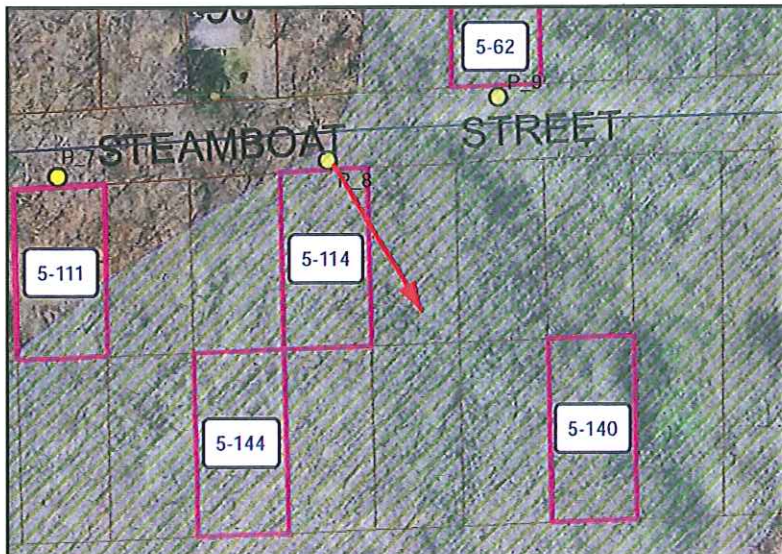


*Photographs were taken between  
March 23rd & March 26th 2012*

**Legend**

-  Wetlands
-  Site Photographs
-  Town Owned Lots





Photographs were taken between  
March 23rd & March 26th 2012

Legend

- Wetlands
- Site Photographs
- Town Owned Lots





Photographs were taken between  
March 23rd & March 26th 2012

Legend

-  Wetlands
-  Site Photographs
-  Town Owned Lots





*Photographs were taken between  
March 23rd & March 26th 2012*


**Legend**

-  Wetlands
-  Site Photographs
-  Town Owned Lots



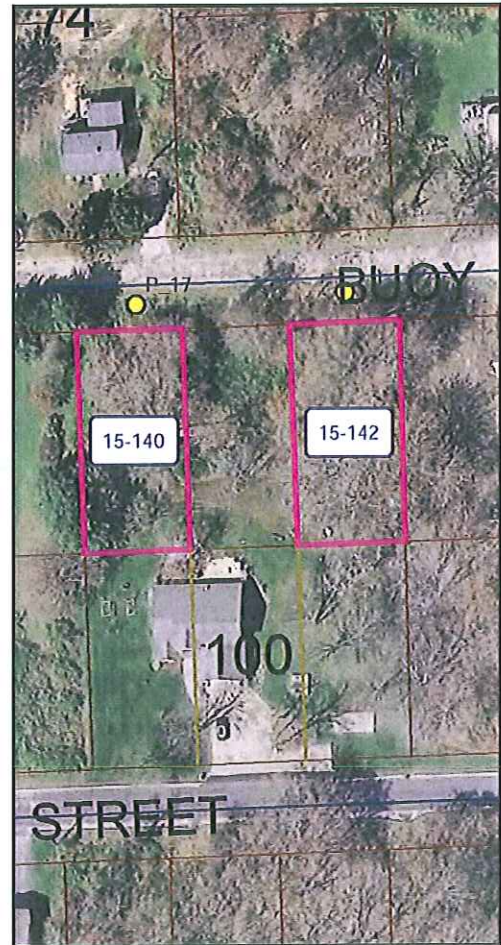


Legend

-  Wetlands
-  Site Photographs
-  Town Owned Lots

*Photographs were taken between  
March 23rd & March 26th 2012*





Legend

- Wetlands
- Site Photographs
- Town Owned Lots

*Photographs were taken between  
March 23rd & March 26th 2012*



THE TOWN OF  
JAMESTOWN  
RHODE ISLAND

*Shores Lots  
Management Plan  
Site Overviews*



*Area 12: Ship St  
Lots: 15-90, 15-95  
Photo ID's: P\_19  
& P\_20*



Legend

- Wetlands
- Site Photographs
- Town Owned Lots



*Photographs were taken between  
March 23rd & March 26th 2012*



THE TOWN OF  
JAMESTOWN  
RHODE ISLAND

*Shores Lots  
Management Plan  
Site Overviews*

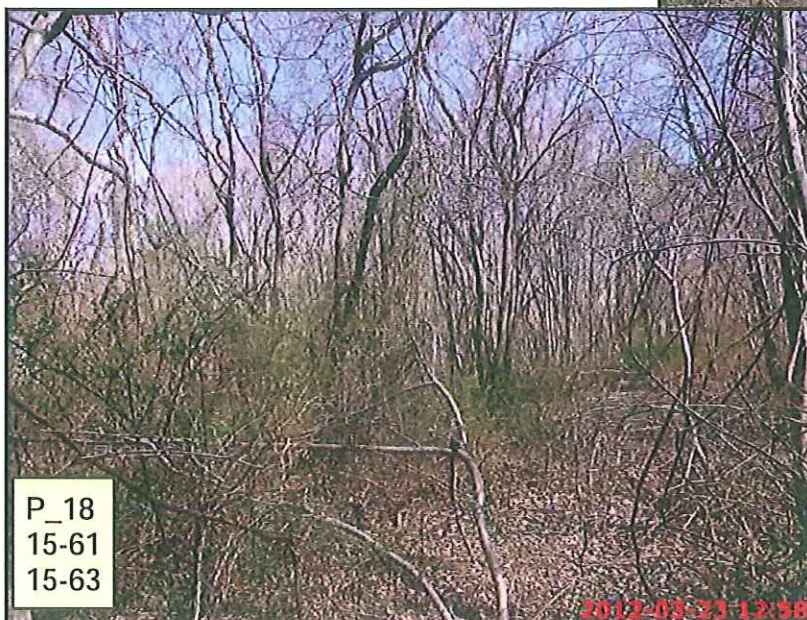


*Area 13: Spanker St  
Lots: 15-61, 15-63,  
15-39  
Photo ID's: P\_18  
& P\_21*



Legend

-  Wetlands
-  Site Photographs
-  Town Owned Lots



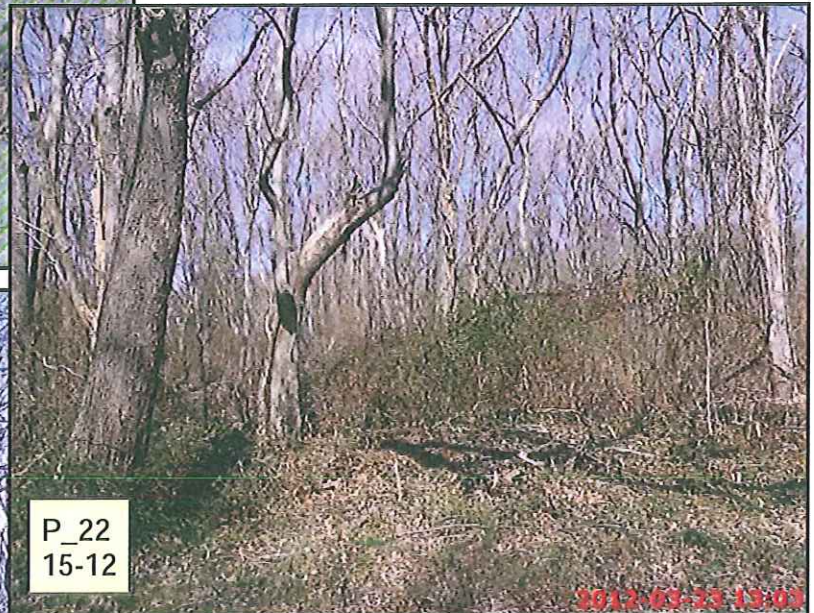
*Photographs were taken between  
March 23rd & March 26th 2012*





Legend

-  Wetlands
-  Site Photographs
-  Town Owned Lots



*Lots:  
16-221  
15-12*





Legend

-  Wetlands
-  Site Photographs
-  Town Owned Lots

*Photographs were taken between  
March 23rd & March 26th 2012*







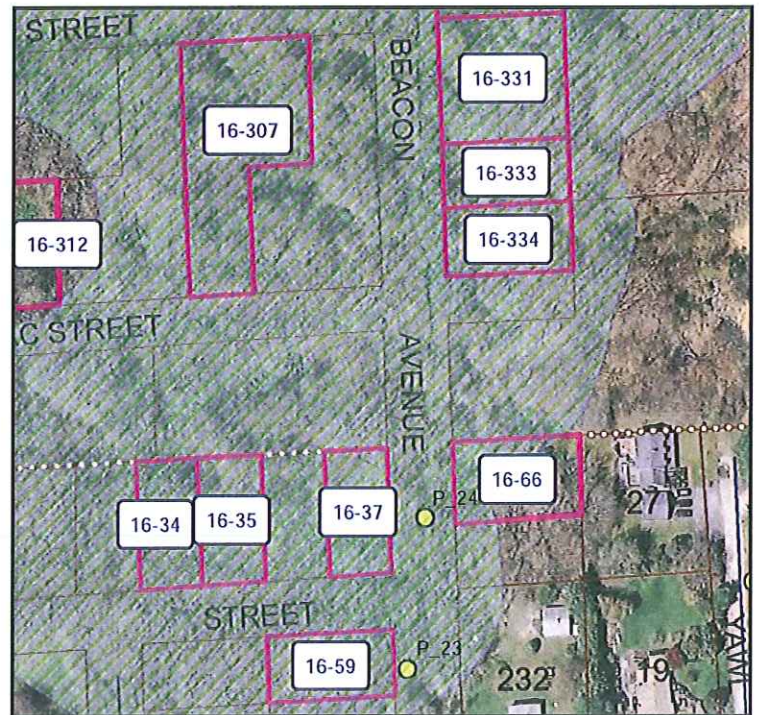
Legend

- Wetlands
- Site Photographs
- Town Owned Lots

*Photographs were taken between  
March 23rd & March 26th 2012*







*Photographs were taken between  
March 23rd & March 26th 2012*



### Legend

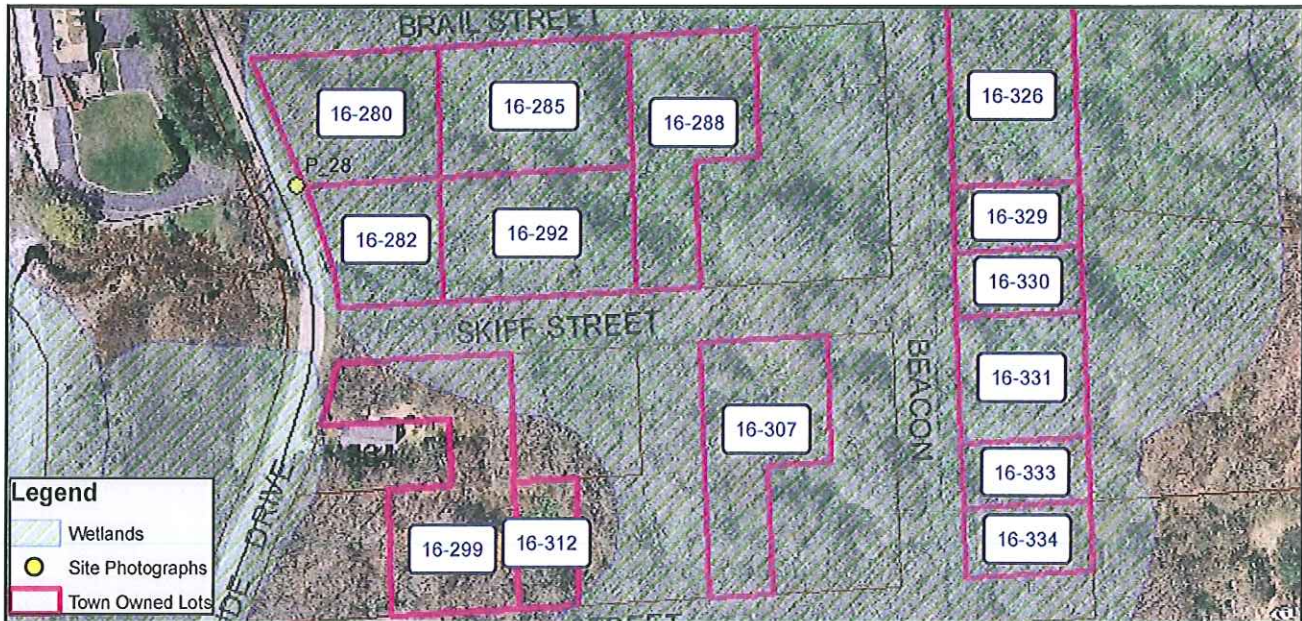
- Wetlands
- Site Photographs
- Town Owned Lots

*Lots:  
16-312, 16-307,  
16-331, 16-333,  
16-334, 16-65,  
16-59, 16-37  
16-35, 16-34*







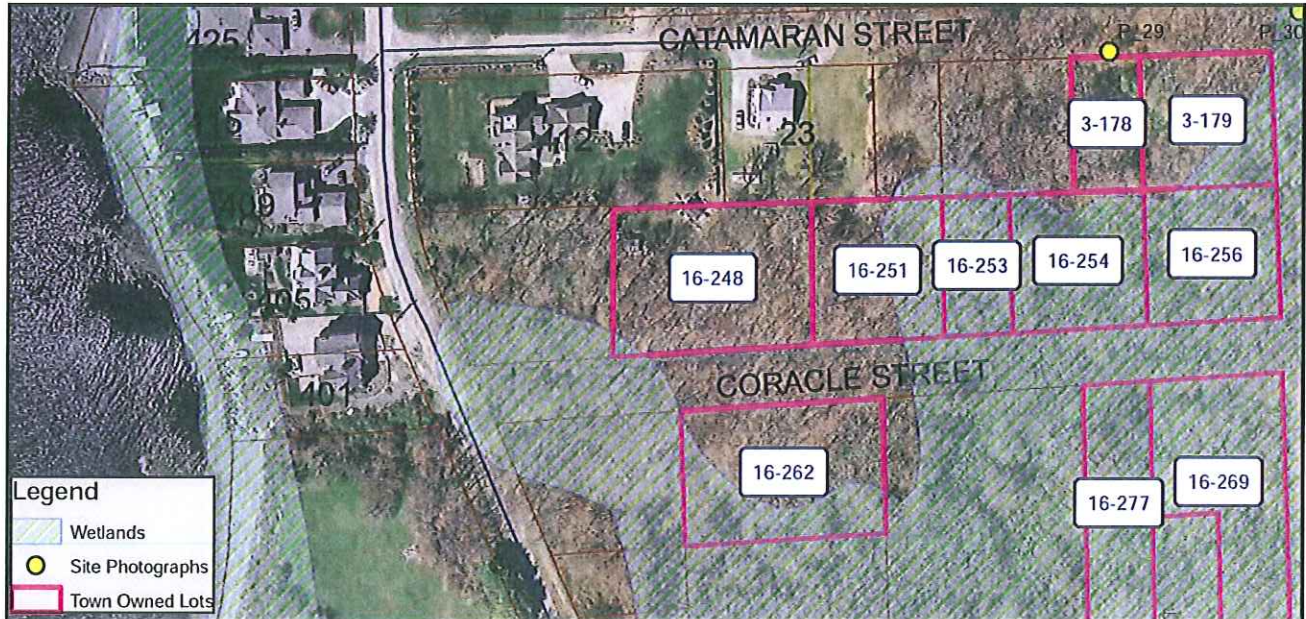


Lots:  
16-312, 16-307,  
16-299, 16-282  
16-292, 16-288  
16-280, 16-285  
16-326, 16-329  
16-330

P\_28

2012-03-23 13:16








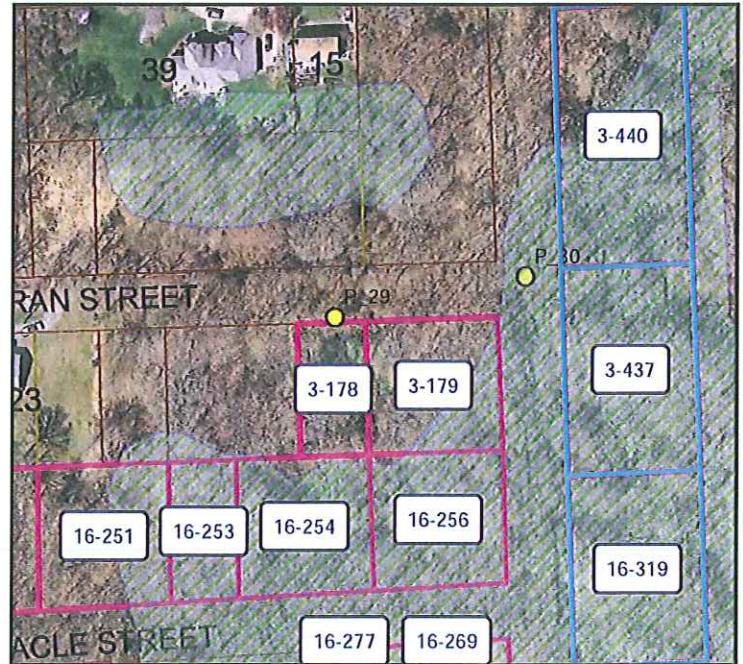
*Lots:*  
3-178, 3-179  
16-248, 16-251  
16-253, 16-254  
16-256, 16-262,  
16-277, 16-269





Legend

-  Wetlands
-  Site Photographs
-  Town Owned Lots



*Photographs were taken between  
March 23rd & March 26th 2012*





*Lots:  
3-440  
3-437  
16-319*





Legend

-  Wetlands
-  Site Photographs
-  Town Owned Lots



*Photographs were taken between  
March 23rd & March 26th 2012*



*Lots:  
3-258  
3-262*




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Legend

-  Wetlands
-  Site Photographs
-  Town Owned Lots



*Photographs were taken between  
March 23rd & March 26th 2012*



**FIGURE 3**

YEAR	ACTIVITIES
2012	<ol style="list-style-type: none"><li>1. Approve and Sign Management Plan and record Easement on properties</li><li>2. Develop signage</li><li>3. Develop Inspection Schedule with Conservation Commission and Jamestown Shores Association.</li><li>4. Initiate public awareness.</li></ol>
2013	<ol style="list-style-type: none"><li>1. Place Signage</li><li>2. Begin inspection program</li><li>3. File first annual report</li></ol>
2014-2016	<ol style="list-style-type: none"><li>1. Continue annual reporting and identify any changes or updates necessary to Management Plan</li></ol>
2017	<ol style="list-style-type: none"><li>1. Managers shall meet to determine if Plan update is necessary. Develop strategy for update.</li></ol>