



**TOWN COUNCIL MEETING**  
**Jamestown Town Hall**  
**Rosamond A. Tefft Council Chambers**  
**93 Narragansett Avenue**  
**Tuesday, June 21, 2022**  
**5:30 P.M.**

**THIS MEETING WILL BE CONDUCTED IN PERSON ONLY.**

**THIS MEETING WILL BE LIVE STREAMED:** To view the meeting with no interaction:  
<http://158.123.195.41/OTRMedia/Town2020/Others2020/StreamPrimJtown.html>

*The public is welcome to participate in this Town Council meeting. Open Forum offers citizens the opportunity to clarify an item on the agenda, address items not on the agenda, or comment on a communication or Consent Agenda item. Citizens are welcome to speak to the subject of a Public Hearing and are allowed to speak at the discretion of the Council President or a majority of Councilors present, or at other times during the meeting, in particular during New or Unfinished Business.*

*Anyone wishing to speak should use the microphone at the front of the room, stating their name and address for the record; comments must be addressed to the Council, not the audience. The Town Council hopes that citizens and Councilors alike will be respectful of each other's right to speak, tolerant of different points of view, and mindful of everyone's time.*

*Attachments for items on this meeting agenda are available to the public on the Town website at:*  
<https://jamestownri.gov/town-government/town-council/town-council-meetings-minutes/2022-meetings-minutes>

- I. ROLL CALL**
- II. CALL TO ORDER, PLEDGE OF ALLEGIANCE**
- III. TOWN COUNCIL INTERVIEW SCHEDULE: The Jamestown Town Council will meet to conduct interviews of applicants for the committee vacancies as follows:**

TIME	NAME	COMMITTEE
5:30	Jeremy Collie	Bike Path Committee
5:40	Steve Engberg	Bike Path Committee
5:50	John Hammel	Bike Path Committee
6:00	Michael Hill	Bike Path Committee
6:10	Richard Smith	Bike Path Committee
6:20	Jonathan Valente	Bike Path Committee

#### IV. TOWN COUNCIL SITTING AS THE BOARD OF WATER AND SEWER COMMISSIONERS

- A) Approval of Minutes; review, discussion, and/or action and/or vote
  - 1) 4/18/22(regular meeting)
  
- B) Open Forum – Water & Sewer Matters
 

*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 prohibit 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.*

  - 1) Scheduled request to address - none
  - 2) Non-scheduled request to address
  
- C) Report of Town Officials:
  - 1) Pumping Report
  - 2) Town Project Reports
    - a) Town Wells
    - b) Water Treatment Plant
    - c) Transfer Pumping/Reservoir
    - d) Distribution System
    - e) Wastewater Treatment Facility
  - 3) Finance Director’s Report: Comparison of Budget to Actuals as of May 31, 2022
  
- D) Letters and Communication
  - 1) None
  
- E) Unfinished Business
  - 1) None
  
- F) New Business
  - 1) Review, Discussion, and/or Action and/or Vote: Application of Robert Braisted of 68 Narragansett Avenue; Plat 8, Lot 122 for Utility Service Expansion/Change of Use
  - 2) Review, Discussion, and/or Action and/or Vote: Proposed Water Budget FY2022/2023 in the amount of 1,454,393.00
  - 3) Review, Discussion, and/or Action and/or Vote: Proposed Sewer Budget FY2022/2023 in the amount of \$905,933.00

**The Town Council Adjourns from sitting as the Board of Water and Sewer Commissioners**

## V. OPEN FORUM

*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 prohibit 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
- B) Non-scheduled request to address

## VI. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, PRESENTATIONS, RESOLUTIONS, AND PROCLAMATIONS

- A) None

## VII. PUBLIC HEARINGS, LICENSES, AND PERMITS

*The Town Council will review each license application and vote on it individually. 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.

- 1) The Town Council of the Town of Jamestown, being the Licensing Board in said Town as provided under Title 3, Pursuant to Title 3 Chapter 7 of the General Laws of Rhode Island 1956, and as amended, the following license application has been received under said Act for a one-day license(s) on the following dates: **July 14<sup>th</sup>, August 11<sup>th</sup>, October 13<sup>th</sup>, November 10<sup>th</sup>, and December 8<sup>th</sup>**, 5:00 p.m. to 8:00 p.m. at the Jamestown Arts Center:

#### **CLASS F (NON-PROFIT)**

Jamestown Arts Center  
18 Valley Street  
Jamestown, RI 02835

- a) Review, Discussion, and/or Action and/or Vote for Approval of the **CLASS F (NON-PROFIT) LIQUOR LICENSE**
- 2) The Town Council of the Town of Jamestown, being the Licensing Board in said Town as provided under Title 3, Pursuant to Title 3 Chapter 7 of the General Laws of Rhode Island 1956, and as amended, the following license application has been received under said Act for a one-day license on July 19, 2022, 11:00 a.m. to 3:00 p.m. at the Fort Getty Pavilion:

#### **CLASS F (NON-PROFIT)**

Rhode Island Police Chiefs  
250 Conanicus Avenue  
Jamestown, RI 02835

- a) Review, Discussion, and/or Action and/or Vote for Approval of the **CLASS F (NON-PROFIT) LIQUOR LICENSE**

**The Town Council Adjourns from sitting as the Alcoholic Beverage Licensing Board**

**B) Licenses and Permits**

- 1) **Vendor/Peddler One-Day License:** All One-Day Vendor/Peddler license application approvals are subject to any COVID-19 protocols in effect at the time of the event; Review, Discussion, and/or Take Action and/or Vote for the following:
  - a) Applicant: Jamestown Chamber of Commerce  
Date: July 3, 2022, 3 p.m.- 10 p.m.  
Location: Jamestown Village
- 2) **One Day Event/Entertainment License:** All One-Day Entertainment license application approvals are subject to any COVID-19 protocols in effect at the time of the event; Review, Discussion, and/or Take Action and/or Vote for the following:
  - a) Applicant: Jamestown Arts Center  
Event: Gallery Night(s)  
Date(s): July 14<sup>th</sup>, August 11<sup>th</sup>, October 13<sup>th</sup>,  
November 11<sup>th</sup>, December 8<sup>th</sup>, 2022  
Time: 6:00 p.m. – 8:30 p.m.  
Location: Jamestown Arts Center
  - b) Applicant: St. Matthew’s Church  
Event: St. Matthew’s Church Summer Fair  
Date: Saturday, July 16, 2022, 9 a.m – 1:00 p.m.  
Location: 87 Narragansett Avenue
  - c) Applicant: Jamestown Yacht Club  
Event: Fool’s Rules Regatta  
Date: Saturday, August 6, 2022  
Location: East Ferry Beach
  - d) Applicant: Gray Matter Marketing/RITB Foundation  
Event: Citizen’s Pell Bridge Run  
Date: October 16, 2022, 5 a.m – 7:45 a..m.  
Location: RITBA – 1 East Shore Road

**VIII. COUNCIL, ADMINISTRATOR, 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:*

- A) Town Administrator’s Report: Jamie A. Hainsworth
  - 1) Beavertail State Park Master Plan Stakeholder Meeting
  - 2) Jamestown Housing Authority Request Funds to replace the heating system
  - 3) Full Revaluation of Property Update
  - 4) Streetlight Replacement Project
  - 5) Gould Island Committee Update
  - 6) Jamestown Library Renovation Project
  - 7) Zoning Ordinance Revisions, update
  - 8) Covid 19 Testing update
- B) Parks and Recreation Director’s Report: Ray DeFalco

**UNFINISHED BUSINESS**

- A) Review, Discussion, and/or Action and/or Vote: Lease agreement between the Town of Jamestown and Conanicut Island Sailing Foundation
  - 1) Memorandum from Office of the Town Planner Bryer, recommendation by Town Staff and Draft lease agreement
  
- B) Review, Discussion, and/or Action and/or Vote: Ferry Landing Improvement Project
  - 1) Memorandum from Public Works Director Gray, recommendations for Ferry Landing Improvement Project
  - 2) CMS Master Plan Proposal for shared use

**IX. NEW BUSINESS**

- A) Review, Discussion, and/or Action and/or Vote: Marijuana public use and sales law.
  - 1) Consideration of a resolution to opt-out of retail sales of marijuana
    - a) RI Cannabis Control Act 2022: Review, Discussion, and/or Action and/or Vote:  
*(Shall new cannabis-related licenses for businesses involved in the cultivation, manufacture, laboratory testing, and for the retail sale of adult recreational use cannabis be issued in the Town of Jamestown?)*
    - b) Municipal Guide to Initial Implementation of the Rhode Island Cannabis Act
    - c) Rhode Island League of Cities and Towns, Governor's FY 2023 Budget Proposal & Municipal Impacts
  - 2) Consideration by the Town Council to enact an ordinance prohibiting public use of marijuana
    - a) Reference ordinance: City of Lowell, MA Municipal code: §222-19. Consumption of marijuana in public prohibited
  
- B) Review, Discussion, and/or Action and/or Vote: At the request of Vice President Meagher request of Jean and Jerry McDonough to restore and clean the graves at the cemetery at the four corners (Artillery Park /Churchyard Cemetery).
  
- C) Review, Discussion, and/or Action and/or Vote: Administrative Subdivision of the application of Palo Alto LLC, to move lot lines between Plat 2 Lots 234 and 302 subject to conditions
  - 1) Jamestown Planning Commission findings and conditional approval letter
  - 2) Draft Maintenance Agreement

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

- A) Ordinances; Discussion and Possible Action to ***Order to Advertise*** in the Jamestown Press; Notice of a Public Hearing for Proposed Amendments to the Code of Ordinances, Chapter 10, Animals, Article I -In General; Sections 1-2; Article III Dogs and Cats, Section 10-73. These Amendments are proposed to update and modernize the existing Dog Leash and Dog At Large ordinance

- B) Ordinances; Discussion and Possible Action to ***Order to Advertise*** in the Jamestown Press; Notice of a Public Hearing for Proposed Amendments to the Code of Ordinances, Chapter 82, Zoning Ordinance, Sections 103, 178, 301; Article VII Commercial Services, B. Personal services, 8 Pet Grooming.
- C) Appointments, Vacancies, and Expiring Terms; Review, Discussion, and/or Action and/or Vote:
- 1) Jamestown Bike Committee
    - a) Letter of Interest for appointment
      - i) James Schewe
      - ii) Jeremy Collie
      - iii) Steve Engberg
      - iv) John Hammel
      - v) Michael Hill
      - vi) Richard Smith
      - vii) Jonathan Valente

## XI. 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 the 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) Affordable Housing Committee (April 12, 2022)
  - 2) Planning Commission (April 20, 2022)
  - 3) Planning Commission (May 4, 0222)
  - 4) Planning Commission (May 18, 2022)
  - 5) Zoning Board of Review (April 26, 0222)

- B) Tax Assessor's Abatements and Addenda of Taxes

<b>MOTOR VEHICLE ABATEMENTS TO THE 2021 TAX ROLL</b>		
<b>01-0005-44M</b>	<b>SOLDIER &amp; SAILOR EXEMPT</b>	<b>\$ 89.01</b>
<b>19-1623-01M</b>	<b>CAR TOTALED OR STOLEN</b>	<b>\$ 55.13</b>
<b>TOTAL ABATEMENTS TO 2021 TAX ROLL</b>		<b>\$144.14</b>
<b>TOTAL ADDENDA TO 2021 TAX ROLL</b>		<b>\$ 0.00</b>
<b>GRAND TOTAL</b>		<b>\$144.14</b>

- C) Town of Jamestown as an abutter. Town property: Plat 9, Lot 34  
Application of Laura Carlson (Michael McQuade, owner), whose property is located at 5 Clarke St., and further identified as Assessor's Plat 9, Lot 105 for an appeal of Zoning Officer Determination Article 3, Section 82-301 use table 3-1, Section VII B.6 does not apply to dog grooming, and Article 5, Section 82-503(A) Appeal of Zoning Enforcement Officer. Said property is in a CD zone and contains 39,455 sq. ft
- D) Resolution of The Town Council Authorizing Issuance Of Up To \$400,000 In Bonds And/Or Notes For The Purchase Of Development Rights To Certain Farmland And Other Real Estate And Related Costs, No 2022-07
- E) Resolution of The Town Council Appropriating And Authorizing \$75,000 Emergency Grant To The Jamestown Housing Authority.
- F) Finance Director's Report: Budget to Actual General Fund as of May 31, 2022.
- G) Authorize Town Administrator Hainsworth to sign the Energy Agreement with Constellation:
  - 1) Energy Agreement with Constellation

**XII. 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) Communications Received:
  - 1) Copy of Email to: Town Council  
From: J. Christopher Powell  
Dated: May 19, 2022  
Re: Hot Dog Cart
  - 2) Copy of Email to: Town Council  
From: J. Christopher Powell  
Dated: May 21, 2022  
Re: Dogs and wildlife
  - 3) Copy of Email to: Town Council  
From: Bill Sokolowski  
Dated: May 24, 2022  
Re: Dog Ordinance Public Hearing
  - 4) Copy of Email to: Town Administrator Hainsworth  
From: Brian Gardner  
Dated: May 23, 2022  
Re: Heads Beach signs forbidding dogs

- 5) Copy of Letter to: Town Council  
From: Beth Herman and Michael Kazan  
Dated: June 1, 2022  
Re: Town Parcel on Coronado Street
- 6) Copy of Letter to: Town Council  
From: Baxter Dansereau & Associates, LLP  
Dated: June 8, 2022  
Re: Annual Audit Engagement Letter
- 7) Copy of Letter to: Town Council President Beye  
From: Rhode Island Conservation Commission  
Dated: June 2, 2022  
Re: Land and Water Conservation Summit

### **XIII. EXECUTIVE SESSION**

*The Town Council may seek to enter into Executive Session for review, discussion, and/or potential action and/or vote on the following:*

- A) Review, Discussion, and/or Action and/or Vote in Executive Session and/or open session pursuant to RIGL § 42-46-5(a) Subsection (2) Collective Bargaining (NAGE 68 AND NAGE 69 tentative agreements as a result of contract negotiations). Included is the Finance Director's Fiscal Note
- B) Review, Discussion, and/or Action and/or Vote in Executive Session and/or open session pursuant to RIGL § 42-46-5(a) Subsection (2) Pending or Potential Litigation in regards to police retiree benefits.
- C) Review, Discussion, and/or Action and/or Vote in Executive Session and/or open session pursuant to RIGL § 42-46-5(a) Subsection (1) Personnel, Non-Union Personnel Manual recommended salary adjustments including the Finance Director's Fiscal Note.

### **XIV. ADJOURNMENT OF EXECUTIVE SESSION**

### **XV. 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 rfagan@jamestownri.net not less than three (3) business days prior to the meeting.

*Posted on the RI Secretary of State website on June 17, 2022*



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

**April 18, 2022**

A regular meeting of the Jamestown Town Council sitting as the Board of Water and Sewer Commissioners was called to order at the Jamestown Town Hall, Council Chambers, 93 Narragansett Avenue at 6:33 PM by Commission President Nancy A. Beye.

Commission President Beye stated that Commissioner Randall White was enroute.

The following members were present:

Erik G. Brine  
Michael G. White  
Randall White (arrived at 6:36 PM)

Also, present were:

Jamie A. Hainsworth, Town Administrator  
Roberta J. Fagan, Town Clerk  
Christina D. Collins, Finance Director  
Michael Gray PE, Public Works Director  
Peter D. Ruggiero Esq., Town Solicitor  
Denise Jennings, Water and Sewer Clerk

**AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS**

(None)

**READING AND APPROVAL OF MINUTES**

1) March 21, 2022 (regular meeting)

Motion was made by Commissioner Meagher, seconded by Commissioner Michael White to accept the March 21, 2022 regular meeting minutes. Vote: President Beye, Aye; Commission Vice-President Meagher, Aye; Commissioner Brine, Aye; Commissioner Michael White, Aye.

Commissioner Randall White (arrived at 6:36 PM)

**OPEN FORUM**

Commission President Beye noted that this open forum would be for water and sewer matters only.

1) Scheduled requests to address: (None)

- 2) Non-scheduled request to address: (None)

### REPORT OF TOWN OFFICIALS

1) **Pumping Report:**

The Public Works Director reported the following:

- JR-1 well is in service.
- Pumping was down slightly for the month of March.
- Rainfall was down for the month of March.
- North Reservoir is @ capacity, usable storage-60MG.
- South Pond is @ capacity, usable storage- 6MG

2) **Town project reports:** *(See attached Project Update Report dated April 2022)*

**Treatment Plant-**

The Public Works Director reported the following:

- The new filter membranes have arrived.
- We had an initial meeting with Suez to discuss the maintenance of the housing of the filter membranes prior to the installation of the new membranes.
- Hoping to have everything up and running prior to the peak season.

The Public Works Director further reported that work has begun, by the RI Department of Health on the Sanitary Survey of the towns water systems, as required by the EPA and stated that the survey is going very well.

**Transfer pumping/Reservoir-**

The Public Works Director reported the following:

- He has met with staff from the RIDEM and CRMC to discuss the towns application for the grant to fund the Phragmite project at South Pond and that we will approach it as a pilot project and we will experiment with different excavation depts and methods for cutting, to determine what might be cost effective in dealing with the Phragmites.
- Once the funding is received, he hopes to complete the project over a two-year period.

**Distribution system-**

The Public Works Director updated the Commission on the status of the water tower painting project.

**Wastewater Treatment Plant-**

The Public Works Director reported the following:

- The contractor has started preparing wiring for the replacement generator that failed at Pump Station #3 at West Ferry.
- We are awaiting delivery of the new generator. In speaking with staff at RIDEM, it appears as though the supply chain delays are also an issue for other wastewater departments.

It was the consensus of the Commission, to accept the Public Works Director's report, as submitted.

**LETTERS AND COMMUNICATIONS**

(None)

**UNFINISHED BUSINESS**

(None)

**NEW BUSINESS**

- 1) Authorize the Town of Jamestown to sign the Contractor/Vendor Agreement as a participating Contractor in the 2022/2023 Low -Income Home Water Assistance Program ("LIHWAP")
  - a) Rhode Island Department of Human Services 2022-2023 LIHWAP Contractor/Vendor AgreementFollowing brief discussion, motion was made by Commissioner Meagher, seconded by Commissioner Michael White to authorize the Town to sign the Contractor/Vendor Agreement with the RI Department of Human Services for the Low -Income Home Water Assistance Program ("LIHWAP"). Vote: President Beye, Aye; Commission Vice-President Meagher, Aye; Commissioner Brine, Aye; Commissioner Michael White, Aye; Commissioner Randall White, Aye
- 2) Finance Director's Report: Comparison of the Water Budget to Actuals as of April 30, 2022
- 3) Finance Director's Report: Comparison of the Sewer Budget to Actuals as of April 30, 2022

Administrator Hainsworth stated that the Finance Director is available, if the Commission had any questions pertaining to the Water and Sewer Budget to Actuals.

**ADJOURNMENT**

Motion was made by Commissioner Meagher, seconded by Commissioner Michael White to adjourn the meeting of the Jamestown Town Council sitting as the Board of Water and Sewer Commissioners at 6:46 PM. Vote: President Beye, Aye; Commission Vice-President Meagher, Aye; Commissioner Brine, Aye; Commissioner Michael White, Aye; Commissioner Randall White, Aye

Attest:

Denise Jennings  
Water and Sewer Clerk

## Project Update April 2022

### WELLS

#### JR-1, JR-3

- JR-1 is in service

### TREATMENT PLANT

- We had an initial meeting with SUEZ to discuss delivery of our new filters. The steel tanks that house the filters require maintenance of the paint and coating system. We determined that any coating should be addressed before or at the time the filters are being installed. We are working with staff from SUEZ on a schedule for the work to be completed.
- Filter efficiencies continue to improve with production and run times approaching pre-December 2021 levels. Staff continue to implement the management practices that we have put into place to maintain the membranes until the new ones arrive.
- Our Sanitary Survey is scheduled on April 26, 2022 with the RIDOH staff. It will be a full day of inspections of our facilities and review records from our water department. They review raw water sources, treatment, distribution system, finish water storage, pumps, monitoring and reporting, management and operation, and compliance.

### TRANSFER PUMPING/RESERVOIR

- We met with staff from the RIDEM and CRMC to discuss our application for a grant to fund the Phragmite project at South Pond. The RIDEM staff reviewing the applications support our project. At the meeting we discussed approaching it more as a pilot project where we experiment with different excavation depths and methods for cutting to determine what may be cost effective in dealing with the Phragmites. All materials will need to be disposed of at RI Resource Recovery at \$120/ton.

### DISTRIBUTION SYSTEM

#### South Pond @ 6 MG

Usable Storage, 6 Million Gallons

#### North Pond @ 60 MG

Usable Storage 60 Million Gallons

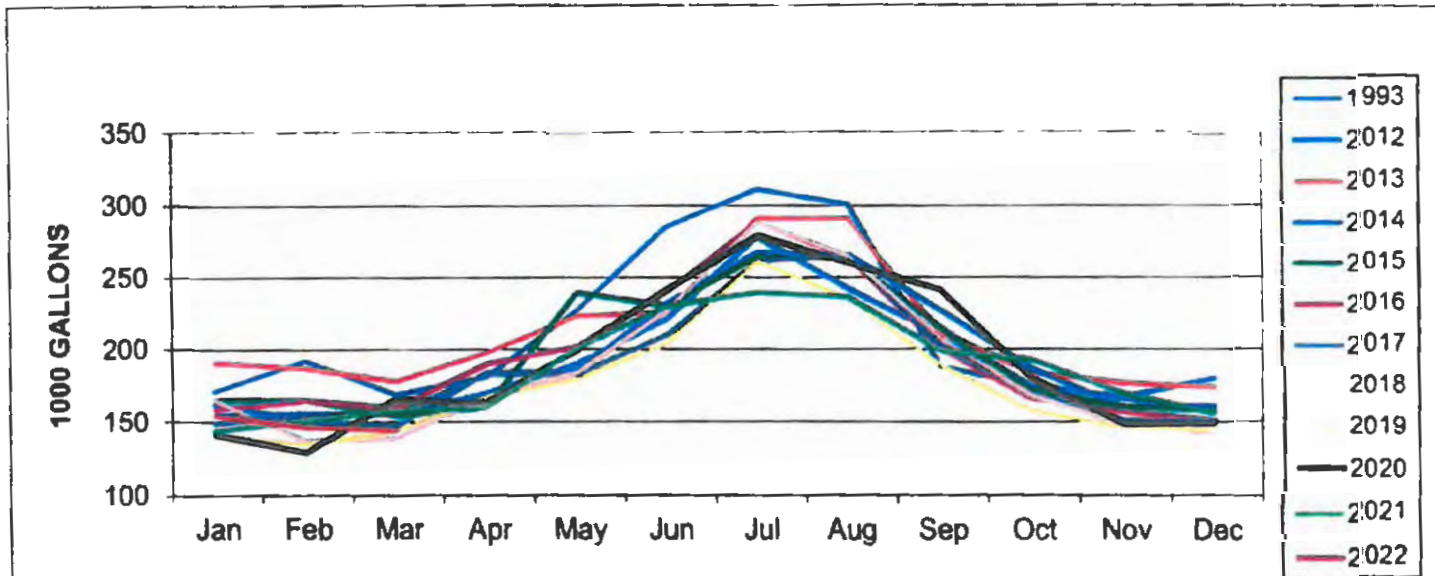
- We began our annual hydrant flushing program during the week of April 11<sup>th</sup>.
- Progress is being made, although slow, with the water tower painting project. All cell carriers are now working with the Town to accommodate the project. One carrier will be moving equipment from the south to the North Tower, another carrier is removing equipment from the south tower, and the third is reviewing options on upgrades but will work with our painting contractor on managing the equipment during the proposed work. Our Final Plans are being submitted to the RI Department of Health for their review.

### WASTEWATER TREATMENT PLANT

- The monthly average daily flow at the treatment plant for March was 0.52 million gallons per day. The monthly average allowed by our discharge permit is 0.73 million gallons per day. The peak daily flow was 0.74 million gallons due to rainfall and Inflow/Infiltration.
- The Contractor started preparing wiring for the replacement of the generator that failed at Pump Station #3 located at West Ferry. We are still waiting on delivery of the new generator. From speaking with Staff at RIDEM it appears that supply chain delays are also a problem for other wastewater departments.

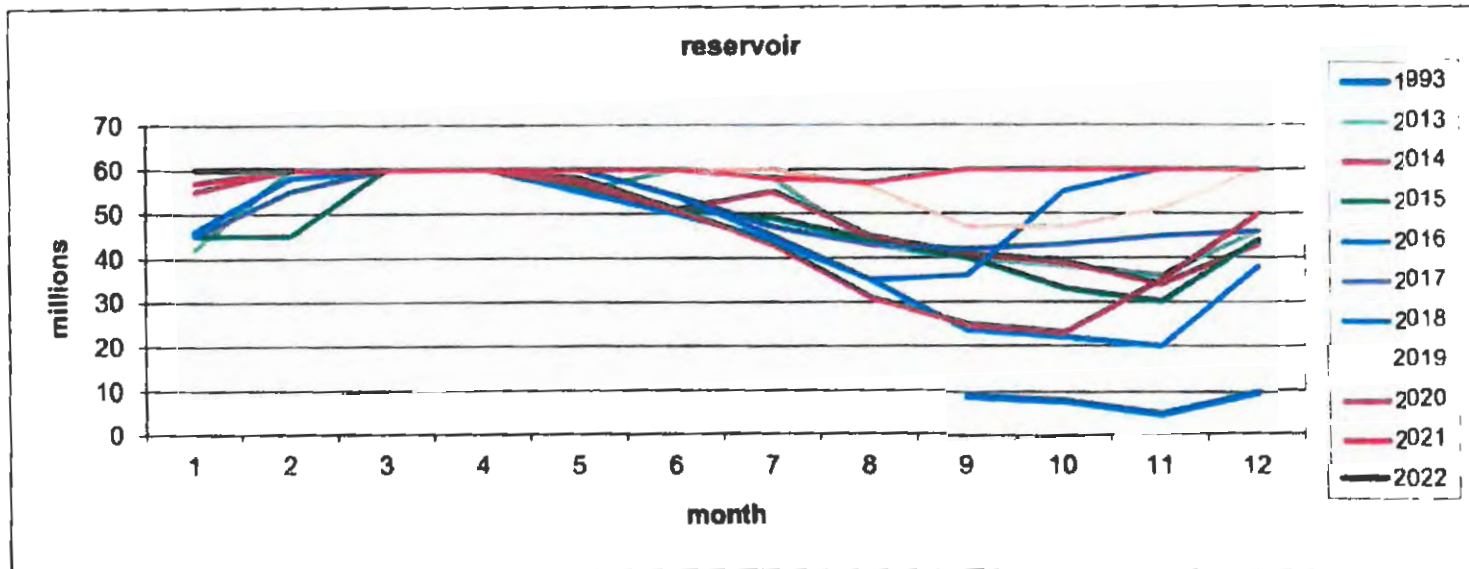
	1993	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Jan	171	173	239	172	155	191	163	165	159	149	165	141	141	144	155
Feb	192	173	210	158	156	187	151	165	165	155	137	135	129	151	147
Mar	169	165	198	157	155	178	147	154	160	156	139	144	166	158	145
Apr	181	196	210	180	170	198	164	160	190	183	167	167	163	160	
May	227	195	180	212	190	223	185	239	202	183	184	179	200	201	
Jun	285	215	218	226	221	226	232	230	240	210	227	204	242	230	
Jul	311	277	274	279	278	291	267	264	288	261	288	261	279	239	
Aug	301	290	251	254	242	291	266	263	264	266	265	235	260	236	
Sep	188	245	193	205	210	212	227	215	201	203	208	189	241	199	
Oct	175	259	182	175	175	184	187	172	166	170	168	158	180	193	
Nov	166	226	160	164	167	177	160	160	157	151	148	146	149	170	
Dec	156	230	167	158	180	174	161	158	151	151	142	145	149	156	

**PUMPING REPORT**



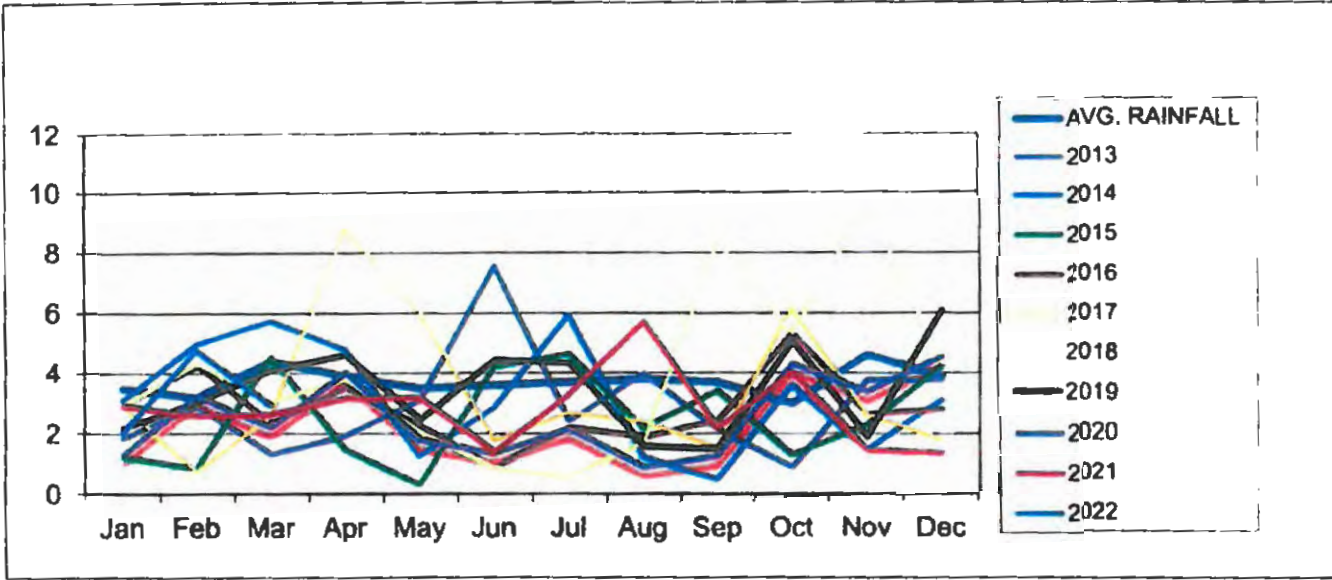
## RESERVOIR LEVEL

	1993	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Jan		60	42	55	45	46	45	60	60	60	57	60
Feb		60	60	60	45	58	55	60	60	60	60	60
Mar		58	60	60	60	60	60	60	60	60	60	60
Apr		60	60	60	60	60	60	60	60	60	60	60
May		60	55	58	56	55	60	60	60	57	60	60
Jun		54	60	51	51	50	54	54	60	51	60	60
Jul		49	58	55	49	44	47	45	60	43	58	60
Aug		43	43	45	44	35	43	35	56	31	57	60
Sep	9	40	40	41	40	23.5	42	36	47	25	60	60
Oct	8	38	38	39	33	22	43	55	47	23	60	60
Nov	5	35	36	34	30	20	45	60	51	35	60	60
Dec	10	42	46	43	44	38	46	60	60	50	60	60

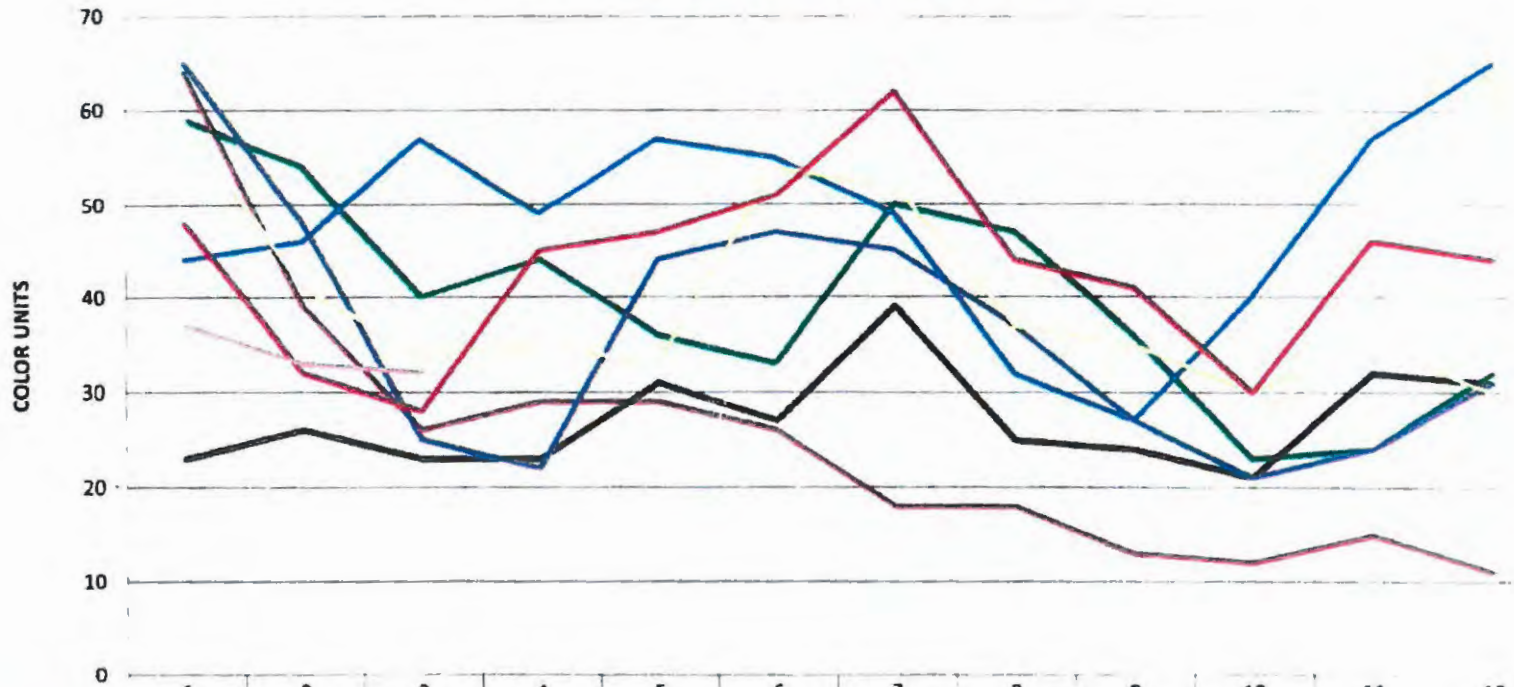


	AVG. RAINFALL	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Jan	3.5	1.85	3.1	1.22	2.94	2.94	2.94	2.19	1.3	2.94	2.04
Feb	3.2	2.94	4.98	0.86	4.25	0.76	4.33	3.06	3.26	2.62	4.77
Mar	4.4	1.32	5.74	4.53	2.36	2.62	3.07	4.11	2.21	2.66	2.94
Apr	3.9	1.92	4.8	1.47	3.53	8.8	3.79	4.61	4.03	3.18	
May	3.5	3.11	1.27	0.32	2.24	6.03	2.03	2.46	1.79	3.2	
Jun	3.6	7.55	2.86	4.2	0.89	1.79	0.89	4.44	1.36	1.4	
Jul	3.7	2.42	5.93	4.63	2.19	2.7	0.61	4.33	2.16	3.3	
Aug	3.8	3.98	1.23	2.17	1.88	2.4	1.73	1.58	0.91	5.71	
Sep	3.7	2.13	0.5	3.41	2.42	1.54	8.35	1.49	1.27	2.19	
Oct	3	0.9	3.61	1.31	5.33	6.18	5.34	5.04	4.29	4.03	
Nov	4.6	3.76	1.47	2.27	2.63	2.61	9.61	1.89	3.39	1.47	
Dec	3.9	3.76	3.1	4.2	2.79	1.81	4.33	6.09	4.53	1.38	
Total	44.8	35.64	38.59	30.59	33.45	40.18	47.02	41.29	30.5	34.08	9.75

### RAINFALL



## Transfer Pumping NORTH POND WATER QUALITY



	1	2	3	4	5	6	7	8	9	10	11	12
2015	59	54	40	44	36	33	50	47	36	23	24	32
2016	64	39	26	29	29	26	18	18	13	12	15	11
2017	23	26	23	23	31	27	39	25	24	21	32	31
2018	44	46	57	49	57	55	49	32	27	40	57	65
2019	65	48	25	22	44	47	45	37	27	21	24	31
2020	59	41	34	35	33	54	52	37	35	30	35	30
2021	48	32	28	45	47	51	62	44	41	30	46	44
2022	37	33	32									





TOWN OF JAMESTOWN WWTF  
MONTHLY REPORT  
MARCH 2022

Douglas Ouellette, Superintendent

**Parameters**

	<u>Monthly Avr.</u>	<u>Permit Limit</u>	<u>Notes</u>
Flow	.5183 MGD	.73 MGD	
Daily Max	.7410 MGD		
BOD Removal	100.0%	85%	% Removed
TSS Removal	95.0%	85%	% Removed
Fecal Coliform	1.54	No limit, report only	
Enterococci	1.0	(<35 cfu/100ml Monthly) (<276 cfu/100ml Daily)	

**Environmental Compliance (Violations)**

There were 0 violations to report for March.

**Complaints**

There were no complaints received for March 2022.

**Alarms**

There were no alarms in the month of March.

**Septage**

The facility received 8000 gallons of septage for March.

**Sludge Production**

The facility processed 52,500 gallons of sludge through Wastewater Services Incorporated.

### **Maintenance Management**

At pumping station #2 the #2 pump was removed from its base and the impeller was adjusted to improve the pumps efficiency, it worked well and the pumps performance is much better. At pumping station #3 the removal of the fire damaged genset has been started by the Light Ship Group. On Brook St approximately a 6' section of 8" concrete collapsed sewer line was replaced and the debris in the downstream manholes removed. In all 64 work orders were completed in March.

### **Chemical Use**

The facility used 656.8 gallons of Sodium hypochlorite was used for disinfection.

### **Collection System**

31 pump station inspections were completed. All stations are operating as designed.

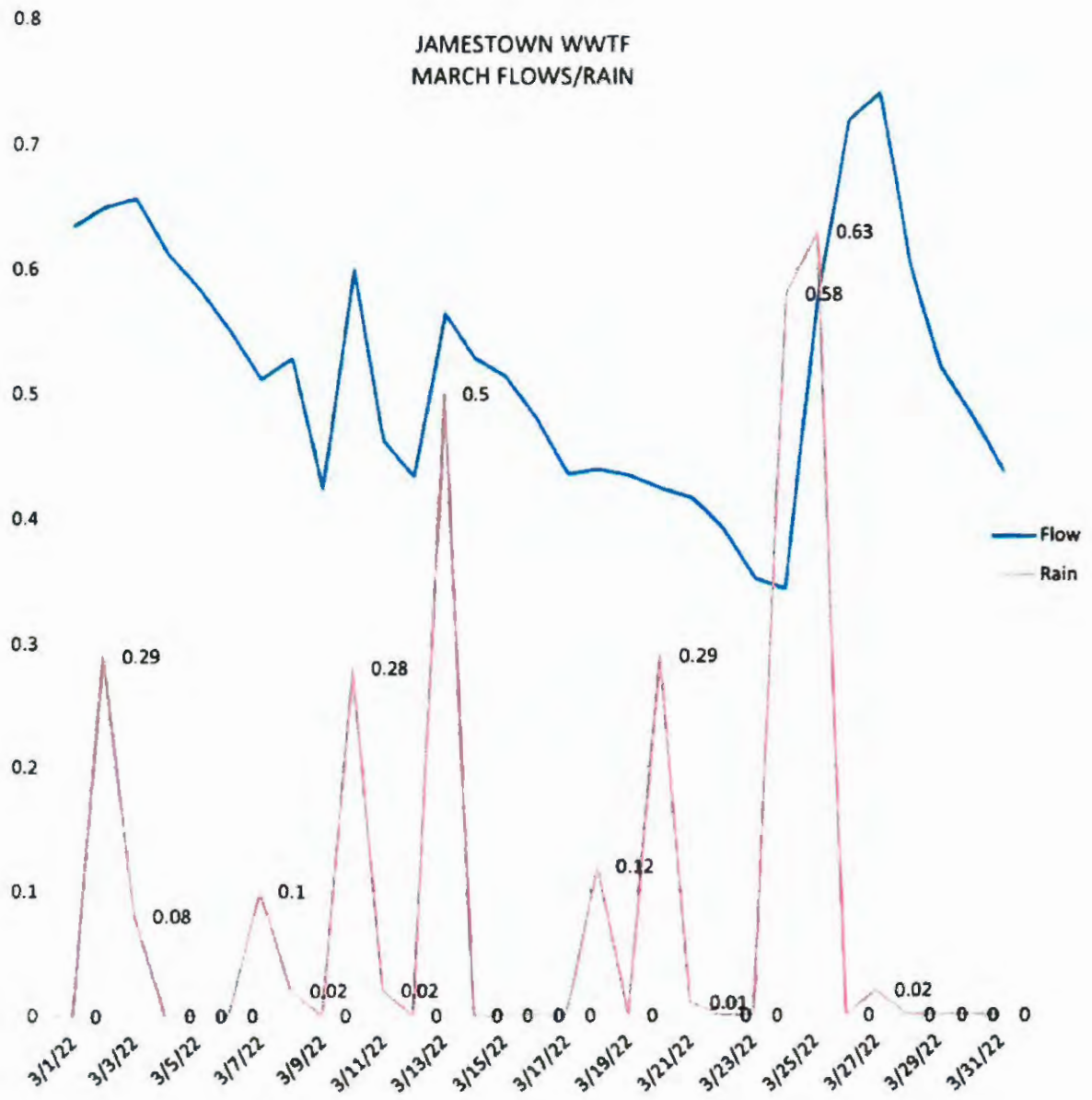
### **Energy Use**

Energy use for March was: 226 Kwh

### **Precipitation**

Precipitation for March was 2.94"

**Graphs**



## Project Update June 2022

### WELLS

JR-1, JR-3

- JR-1 is in service.

### TREATMENT PLANT

- The water department staff has been working with our consultant Harbor Controls (HC), who designed and provided many years of service for all of our SCADA equipment that runs our process controls for the water plant. Many of the components are now 15 years old and we are finding they are no longer supported and available since they are not compatible with new versions of software and computer operating systems. In early 2022 we met with HC and developed a plan to upgrade our equipment that runs the treatment processes. Over the past several months they have been working on replacing many of the process control system components. This will be ongoing as new equipment arrives due to long lead times and supply chain issues. At the completion of this project our plant will be operating on the most up to date equipment.
- We have received a proposal to strip and recoat the two steel tanks for the membrane filters. I am working with SUEZ on a schedule to complete the work and get the new filters installed.
- The Sanitary Survey was conducted by staff from the RIDOH on April 26, 2022. There were no issues found with our operation. RIDOH Staff was concerned about the condition of the paint on the water towers and that the project gets completed.

### TRANSFER PUMPING/RESERVOIR

- The region is experiencing a moderate drought with the lack of significant rainfall over the past two months. Our reservoir continues to be at capacity heading into our peak season.

### DISTRIBUTION SYSTEM

South Pond @ 6 MG

Usable Storage, 6 Million Gallons

North Pond @ 60 MG

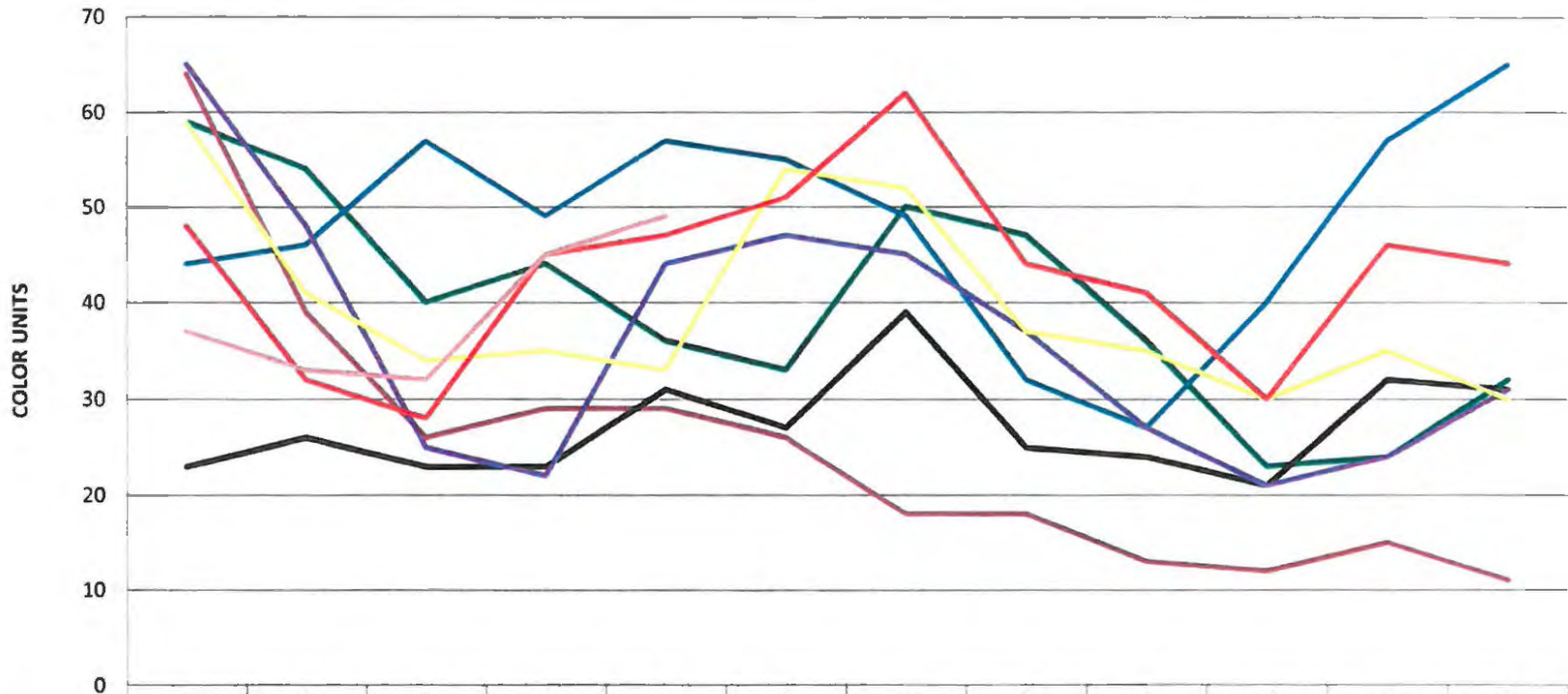
Usable Storage 60 Million Gallons

- Our Final Plans for the water tower painting project have been submitted to the RI Department of Health for their review. Once approved the project can be bid for a fall 2022/spring 2023 project.
- Jean Lambert and I met with Pare Corporation to review the Narragansett Avenue and North Road Watermain Replacement projects. Pare will be working with the Town to prepare bid documents for replacing the watermains using the American Rescue funds. Lisa Bryer has also applied for a grant through Senator Reed's office to assist with funding the entire project. The project is anticipated to be bid in spring of 2023.

### WASTEWATER TREATMENT PLANT

- The monthly average daily flow at the treatment plant for May 0.22 million gallons per day. The monthly average allowed by our discharge permit is 0.73 million gallons per day. The peak daily flow was 0.31 million gallons.

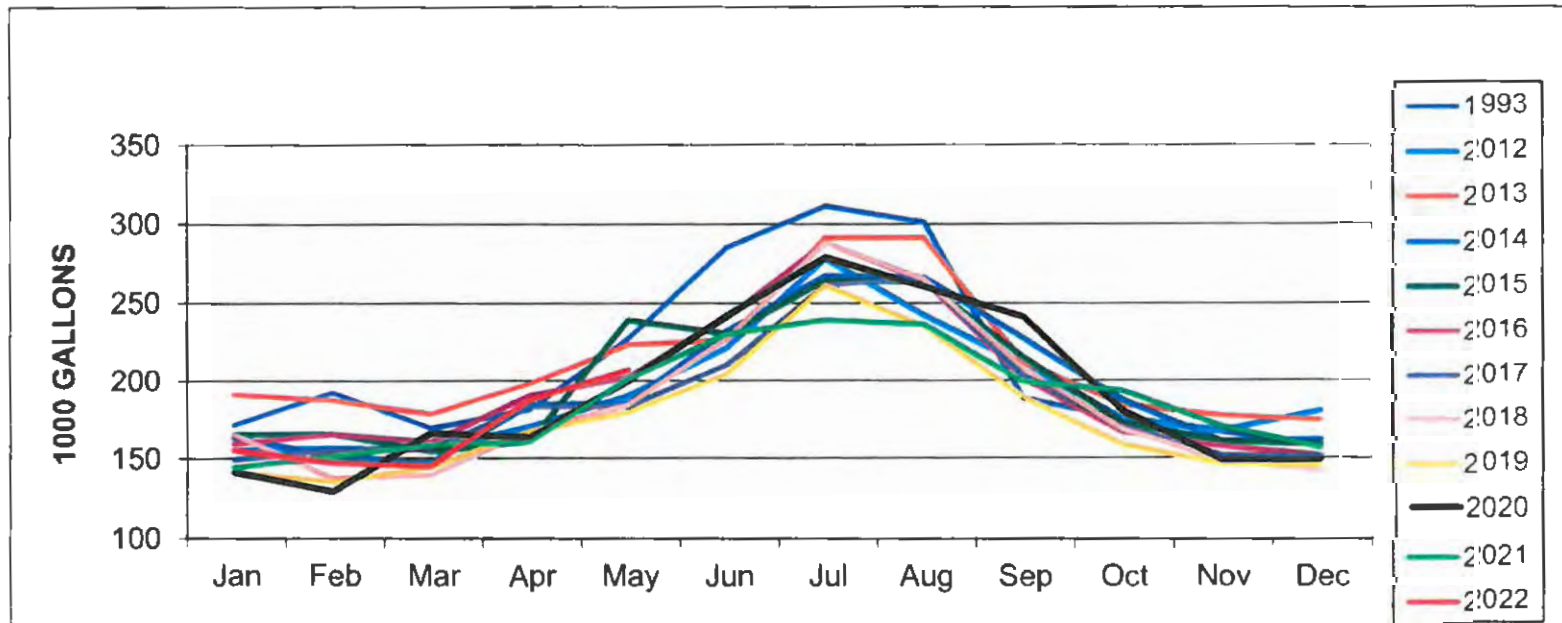
## Transfer Pumping NORTH POND WATER QUALITY



	1	2	3	4	5	6	7	8	9	10	11	12
2015	59	54	40	44	36	33	50	47	36	23	24	32
2016	64	39	26	29	29	26	18	18	13	12	15	11
2017	23	26	23	23	31	27	39	25	24	21	32	31
2018	44	46	57	49	57	55	49	32	27	40	57	65
2019	65	48	25	22	44	47	45	37	27	21	24	31
2020	59	41	34	35	33	54	52	37	35	30	35	30
2021	48	32	28	45	47	51	62	44	41	30	46	44
2022	37	33	32	45	49							

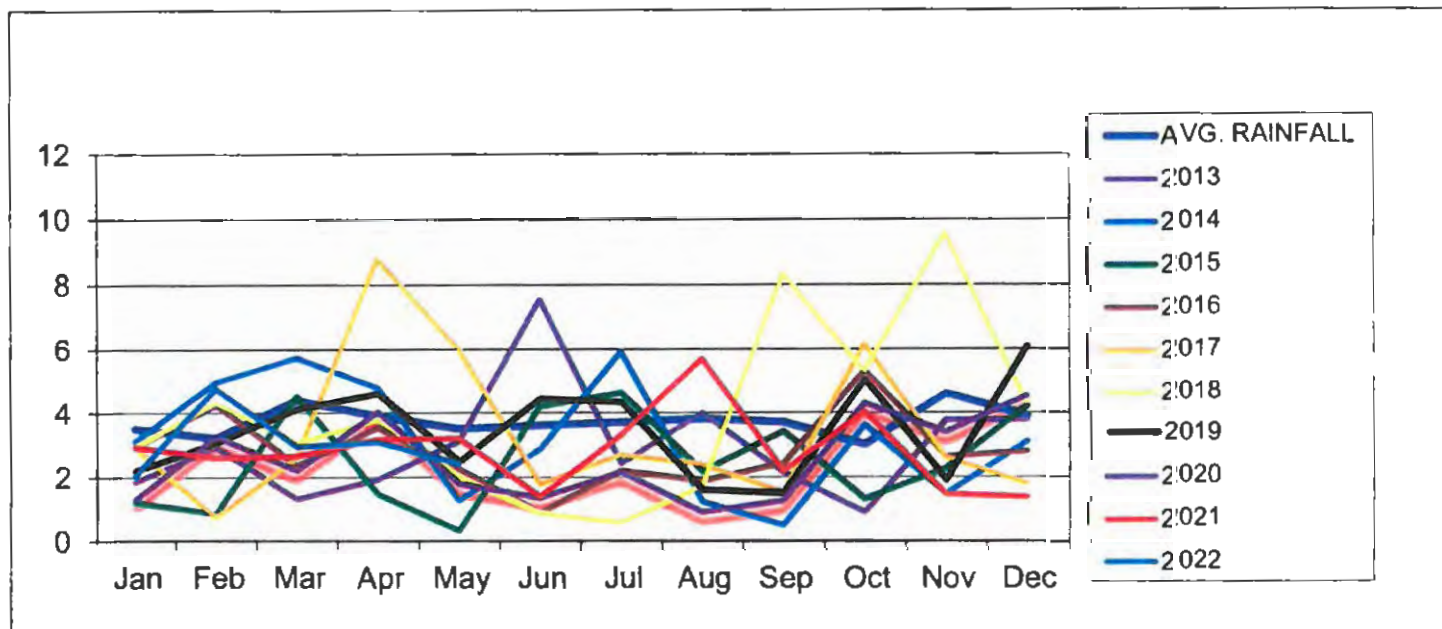
	1993	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Jan	171	173	239	172	155	191	163	165	159	149	165	141	141	144	155
Feb	192	173	210	158	156	187	151	165	165	155	137	135	129	151	147
Mar	169	165	198	157	155	178	147	154	160	156	139	144	166	158	145
Apr	181	196	210	180	170	198	184	160	190	183	167	167	163	160	187
May	227	195	180	212	190	223	185	239	202	183	184	179	200	201	207
Jun	285	215	218	226	221	226	232	230	240	210	227	204	242	230	
Jul	311	277	274	279	278	291	267	264	288	261	288	261	279	239	
Aug	301	290	251	254	242	291	266	263	264	266	265	235	260	236	
Sep	188	245	193	205	210	212	227	215	201	203	208	189	241	199	
Oct	175	259	182	175	175	184	187	172	166	170	168	158	180	193	
Nov	166	226	160	164	167	177	160	160	157	151	148	146	149	170	
Dec	158	230	167	158	180	174	161	158	151	151	142	145	149	156	

### PUMPING REPORT



	AVG. RAINFALL	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Jan	3.5	1.85	3.1	1.22	2.94	2.94	2.94	2.19	1.3	2.94	2.04
Feb	3.2	2.94	4.98	0.86	4.25	0.76	4.33	3.06	3.26	2.62	4.77
Mar	4.4	1.32	5.74	4.53	2.36	2.62	3.07	4.11	2.21	2.66	2.94
Apr	3.9	1.92	4.8	1.47	3.53	8.8	3.79	4.61	4.03	3.18	3.08
May	3.5	3.11	1.27	0.32	2.24	6.03	2.03	2.46	1.79	3.2	2.43 avg 18.5
Jun	3.6	7.55	2.86	4.2	0.89	1.79	0.89	4.44	1.36	1.4	
Jul	3.7	2.42	5.93	4.63	2.19	2.7	0.61	4.33	2.16	3.3	
Aug	3.8	3.98	1.23	2.17	1.88	2.4	1.73	1.58	0.91	5.71	
Sep	3.7	2.13	0.5	3.41	2.42	1.54	8.35	1.49	1.27	2.19	
Oct	3	0.9	3.61	1.31	5.33	6.18	5.34	5.04	4.29	4.03	
Nov	4.6	3.76	1.47	2.27	2.63	2.61	9.61	1.89	3.39	1.47	
Dec	3.9	3.76	3.1	4.2	2.79	1.81	4.33	6.09	4.53	1.38	
Total	44.8	35.64	38.59	30.59	33.45	40.18	47.02	41.29	30.5	34.08	15.26

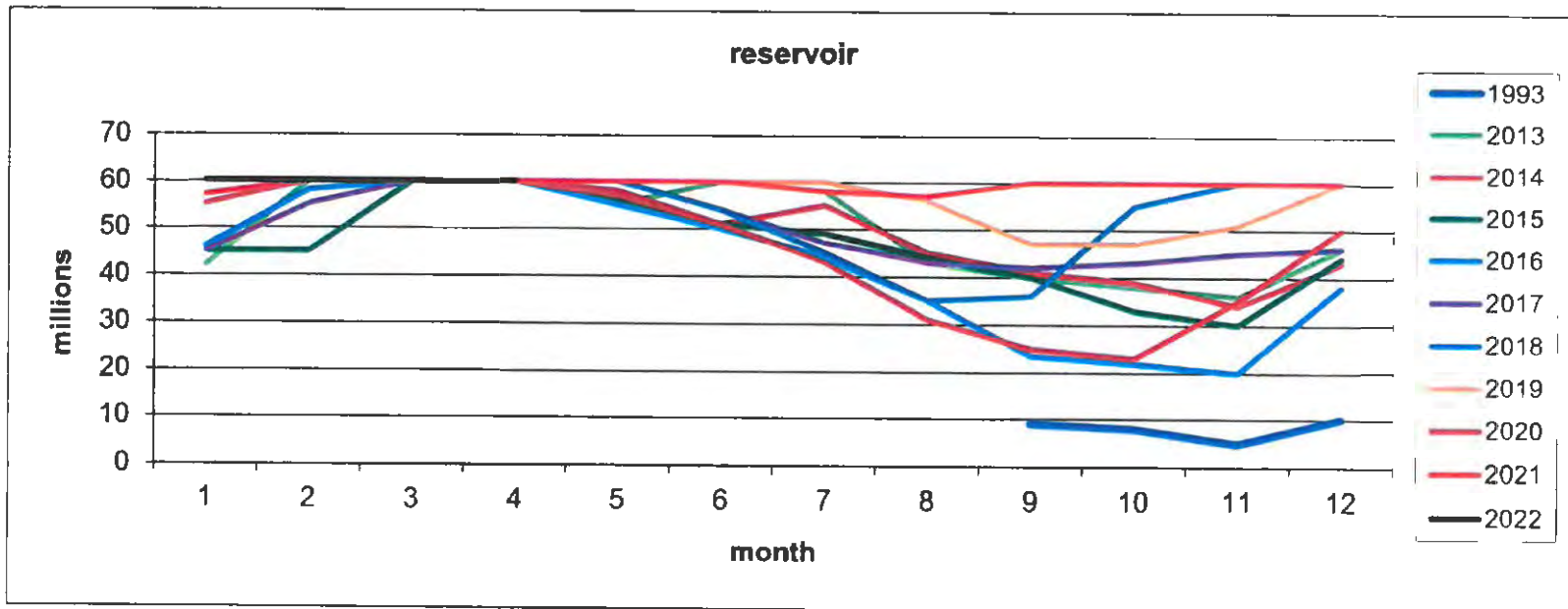
### RAINFALL





## RESERVOIR LEVEL

	1993	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Jan		60	42	55	45	46	45	60	60	60	57	60
Feb		60	60	60	45	58	55	60	60	60	60	60
Mar		58	60	60	60	60	60	60	60	60	60	60
Apr		60	60	60	60	60	60	60	60	60	60	60
May		60	55	58	56	55	60	60	60	57	60	60
Jun		54	60	51	51	50	54	54	60	51	60	
Jul		49	58	55	49	44	47	45	60	43	58	
Aug		43	43	45	44	35	43	35	56	31	57	
Sep	9	40	40	41	40	23.5	42	36	47	25	60	
Oct	8	38	38	39	33	22	43	55	47	23	60	
Nov	5	35	36	34	30	20	45	60	51	35	60	
Dec	10	42	46	43	44	38	46	60	60	50	60	





TOWN OF JAMESTOWN WWTF  
MONTHLY REPORT  
MAY 2022

Douglas Ouellette, Superintendent

## **Parameters**

	<u>Monthly Avg.</u>	<u>Permit Limit</u>	<u>Notes</u>
Flow	.2179 MGD	.73 MGD	
Daily Max	.3130 MGD		
BOD Removal	99.5%	85%	% Removed
TSS Removal	98.1%	85%	% Removed
Fecal Coliform	1.60	No limit, report only	
Enterococci	1.26	(<35 cfu/100ml Monthly)	(<276 cfu/100ml Daily)

## **Environmental Compliance (Violations)**

There were no violations to report for May.

## **Complaints**

There were complaints in the month of May

## **Alarms**

There are 2 alarms to report for May, the first was a low CL2 alarm due to CL2 pump failure, the second was caused by a power failure. Both incidences were rectified without issue.

## **Septage**

The facility received 3250 gallons for May.

## **Sludge Production**

The facility processed 50500 gallons of sludge through Wastewater Services Incorporated.

### **Maintenance Management**

80 work orders were completed for May to include, replacing the light fixtures in in blower room stair well, genset oil and aerator oil changes. IPS removed and replaced pump#2 at PS#1, the impeller was also adjusted on that pump greatly improving its efficiency.

### **Chemical Use**

The facility used 317.4 gallons of Sodium hypochlorite and 0 pounds of lime for process control.

### **Collection System**

31 pump station inspections were completed. All stations are operating as designed.

### **Energy Use**

Energy use for May 2022 was: 159.0 Kwh

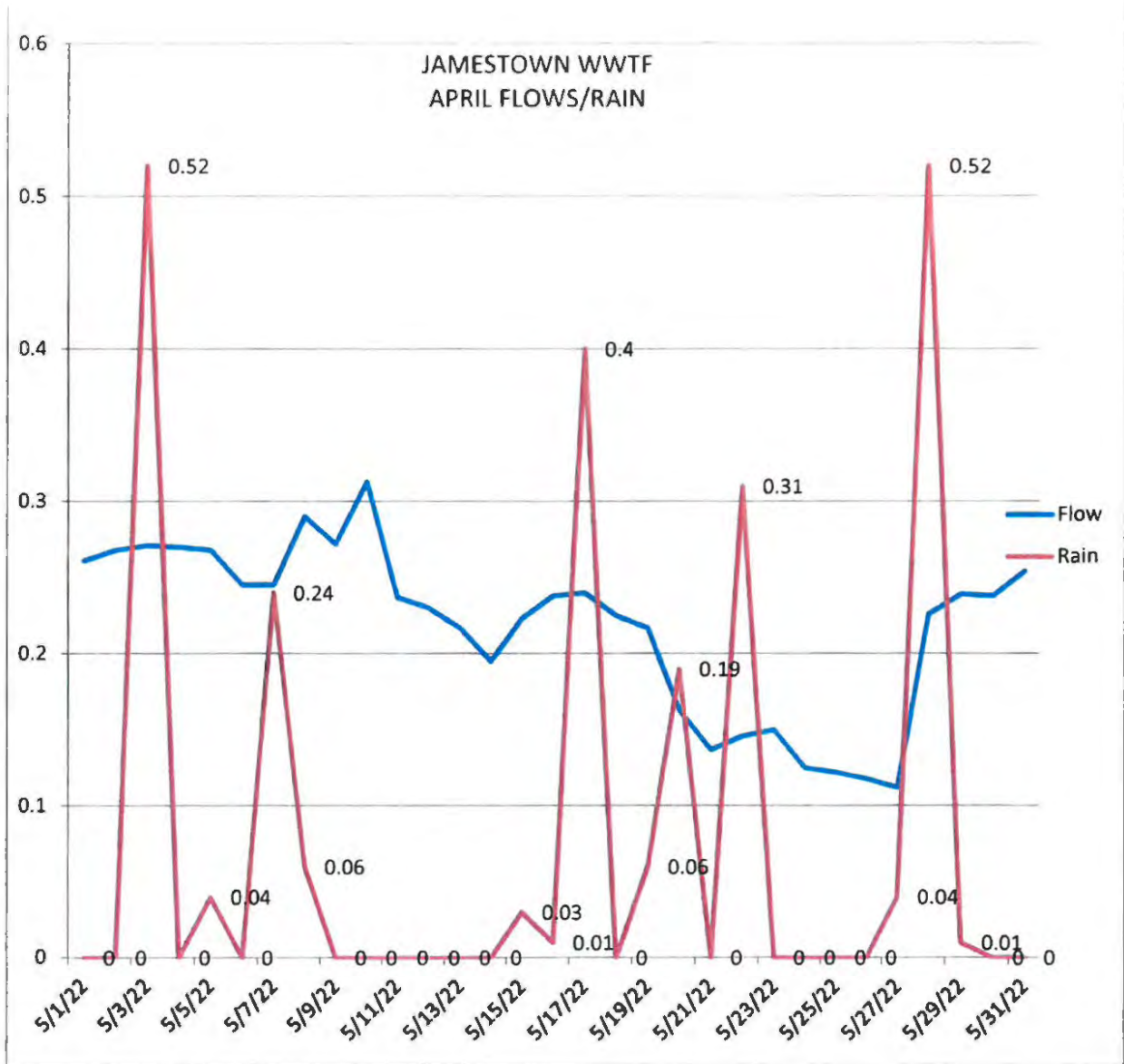
### **Precipitation**

Precipitation for May was 2.43"

### **Golf Course**

Pumped .738 MG gallons to course. The facility provided water for 9 days. Golf course operator requested water to be shut off on 5-28-22

**Graphs**





**TOWN OF JAMESTOWN**  
93 NARRAGANSETT AVENUE  
P.O. Box 377  
JAMESTOWN, RHODE ISLAND 02835

May 26, 2022

## NOTICE

### MUNICIPAL WATER USE RESTRICTIONS

*Effective June 1<sup>st</sup> through August 31<sup>st</sup>*

Individuals on the Municipal Water System are prohibited from any lawn irrigation.

In addition, and in accordance with the Rules and Regulations of the Board of Water and Sewer Commissioners, in-ground or underground irrigation or sprinkler system shall not be connected to the Municipal Water System. Town officials will be monitoring for use of water irrigation systems in the municipal water district.

This restriction will be in effect until further notification.

**Town of Jamestown**

Finance Department

Town Hall

93 Narragansett Avenue

Jamestown, Rhode Island 02835-1199

401-423-9809 Fax 401-423-7229

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



**Christina D. Collins**  
Finance Director

**MEMORANDUM**

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

**FROM: Christina D. Collins, Finance Director**

**DATE: June 15, 2022**

**SUBJECT: Budget to Actual- Water & Sewer**

A handwritten signature in black ink, appearing to be "CD", is written over the "FROM" line of the memorandum.

Attached is Budget to Actual report for the Fiscal Year 2022. The report contains the expenses that have been paid through May 31, 2022.

Please do not hesitate to contact me with any questions or concerns.

## Budget vs Actual - Water TOWN OF JAMESTOWN, RI For 5/31/2022

	Annual Budget	P-T-D Actual	Y-T-D Actual	Remaining \$	% of Budget
2102 7000 70100 00 Salary- Public Works Director	26,756.00	2,058.14	24,747.98	2,008.02	92.50
2102 7000 70102 00 Salary- Accounting	44,411.00	3,255.58	44,035.86	375.14	99.16
2102 7000 70103 00 Salary - Treatment Plant Operator	82,512.00	6,193.56	76,426.21	6,085.79	92.62
2102 7000 70104 00 Ass't Plant Operator w/longevity	75,636.00	5,387.20	70,882.69	4,753.31	93.72
2102 7000 70105 00 Salary - Plant Operator	62,608.00	4,816.00	57,701.54	4,906.46	92.16
2102 7000 70513 00 Treatment Plant Operator - OT	15,000.00	0.00	11,625.43	3,374.57	77.50
2102 7000 70514 00 Ass't Treatment Plant Operator OT	15,000.00	1,513.49	15,458.95	(458.95)	103.06
2102 7000 70515 00 Plant Operator- OT	10,000.00	722.41	10,536.24	(536.24)	105.36
<b>7000 Salaries</b>	<b>331,923.00</b>	<b>23,946.38</b>	<b>311,414.90</b>	<b>20,508.10</b>	<b>93.82</b>
2102 7001 70900 00 SOCIAL SECURITY TAX	25,392.00	0.00	13,614.46	11,777.54	53.62
2102 7001 70901 00 Blue Cross/Delta Dental	46,700.00	3,312.90	36,076.64	10,623.36	77.25
2102 7001 70902 00 Worker's Compensation	20,000.00	0.00	20,000.00	0.00	100.00
2102 7001 70903 00 Retirement System	36,750.00	2,040.08	26,045.19	10,704.81	70.87
2102 7001 70906 00 Life Insurance	670.00	58.05	627.30	42.70	93.63
2102 7001 70910 00 Clothing	1,500.00	0.00	150.00	1,350.00	10.00
<b>7001 Benefits</b>	<b>131,012.00</b>	<b>5,411.03</b>	<b>96,513.59</b>	<b>34,498.41</b>	<b>73.67</b>
<b>7000/7001 Salaries &amp; Benefits</b>	<b>462,935.00</b>	<b>29,357.41</b>	<b>407,928.49</b>	<b>55,006.51</b>	<b>88.12</b>
2102 7005 70601 00 Maintenance	6,000.00	0.00	3,070.00	2,930.00	51.17
2102 7005 70606 00 ALARM LINES	2,500.00	316.54	3,165.40	(665.40)	126.62
<b>7005 Reservoirs/Rights of Way</b>	<b>8,500.00</b>	<b>316.54</b>	<b>6,235.40</b>	<b>2,264.60</b>	<b>73.36</b>
2102 7006 70601 00 Maintenance	1,000.00	0.00	250.10	749.90	25.01
2102 7006 70636 00 Wells- Electricity	10,000.00	840.42	8,172.47	1,827.53	81.72
<b>7006 Wells</b>	<b>11,000.00</b>	<b>840.42</b>	<b>8,422.57</b>	<b>2,577.43</b>	<b>76.57</b>
2102 7010 70008 00 Lab Supplies - Water	12,500.00	1,041.23	11,142.42	1,357.58	89.14
2102 7010 70631 00 Chemicals	55,000.00	0.00	33,813.72	21,186.28	61.48
2102 7010 70632 00 Heat	12,000.00	2,118.68	15,266.64	(3,266.64)	127.22
2102 7010 70633 00 Equip. Maintenance	40,000.00	0.00	21,742.89	18,257.11	54.36
2102 7010 70634 00 Professional Services	5,000.00	0.00	500.00	4,500.00	10.00
2102 7010 70635 00 Telephone	3,500.00	0.00	2,847.69	652.31	81.36
2102 7010 70636 00 Pumpout- Electricity	40,000.00	3,264.87	34,593.04	5,406.96	86.48
2102 7010 70637 00 Bldg Maint	8,000.00	604.51	5,727.80	2,272.20	71.60
2102 7010 70638 00 State Testing	11,000.00	1,121.00	11,490.01	(490.01)	104.45
2102 7010 70639 00 License Fees	6,000.00	0.00	1,800.00	4,200.00	30.00
2102 7010 70643 00 PUMP OUT TREATMENT PLANT	3,500.00	0.00	2,300.00	1,200.00	65.71
2102 7010 70645 00 WATER SLUDGE DISPOSAL	15,000.00	0.00	11,645.00	3,355.00	77.63
<b>7010 Pump Station &amp; Treatment Plant</b>	<b>211,500.00</b>	<b>8,150.29</b>	<b>152,869.21</b>	<b>58,630.79</b>	<b>72.28</b>
2102 7011 70636 00 South Pond- Electricity	1,750.00	201.71	1,114.29	635.71	63.67
2102 7011 70637 00 South Pond Transfer Pump	3,000.00	0.00	0.00	3,000.00	0.00
<b>7011 South Pond Pre-Treatment Bldg</b>	<b>4,750.00</b>	<b>201.71</b>	<b>1,114.29</b>	<b>3,635.71</b>	<b>23.46</b>
2102 7012 70636 00 Water Tower- Electricity	2,000.00	121.45	1,349.63	650.37	67.48
2102 7012 70643 00 Water Tower - Maintenance	500.00	0.00	1,628.19	(1,128.19)	325.64
<b>7012 Water Tower</b>	<b>2,500.00</b>	<b>121.45</b>	<b>2,977.82</b>	<b>(477.82)</b>	<b>119.11</b>
2102 7013 70644 00 Vehicles Gas & Oil	1,500.00	65.00	1,246.83	253.17	83.12
2102 7013 70645 00 Repair and Maintenance	4,000.00	0.00	932.09	3,067.91	23.30
<b>7013 Vehicles</b>	<b>5,500.00</b>	<b>65.00</b>	<b>2,178.92</b>	<b>3,321.08</b>	<b>39.62</b>
2102 7020 70651 00 Clamps	1,000.00	0.00	5,606.27	(4,606.27)	560.63
2102 7020 70652 00 Pipe	5,000.00	0.00	1,668.28	3,331.72	33.37
2102 7020 70653 00 Backfill & Excavation	2,000.00	0.00	0.00	2,000.00	0.00
<b>7020 Maintenance &amp; Laterials</b>	<b>8,000.00</b>	<b>0.00</b>	<b>7,274.55</b>	<b>725.45</b>	<b>90.93</b>
2102 7030 70661 00 Service Repairs	10,000.00	0.00	4,185.50	5,814.50	41.86
2102 7030 70663 00 New Services	5,000.00	357.00	2,533.73	2,466.27	50.67
<b>7030 Water Division Services</b>	<b>15,000.00</b>	<b>357.00</b>	<b>6,719.23</b>	<b>8,280.77</b>	<b>44.79</b>
2102 7040 70672 00 Supplies/Expenses	14,000.00	626.25	10,484.40	3,515.60	74.89
<b>7040 Meters</b>	<b>14,000.00</b>	<b>626.25</b>	<b>10,484.40</b>	<b>3,515.60</b>	<b>74.89</b>
2102 7050 70681 00 Hydrants- Maintenance	7,500.00	0.00	464.65	7,035.35	6.20
<b>7050 Hydrants</b>	<b>7,500.00</b>	<b>0.00</b>	<b>464.65</b>	<b>7,035.35</b>	<b>6.20</b>
2102 7060 70923 00 Billing	6,500.00	(10.00)	2,719.55	3,780.45	41.84
2102 7060 70924 00 Insurance	7,920.00	0.00	7,200.00	720.00	90.91



**Budget vs Actual - Water  
TOWN OF JAMESTOWN, RI  
For 5/31/2022**

	Annual Budget	P-T-D Actual	Y-T-D Actual	Remaining \$	% of Budget
2102 7060 70925 00 Audit	3,000.00	0.00	0.00	3,000.00	0.00
2102 7060 70926 00 Supplies	6,000.00	397.72	5,886.14	113.86	98.10
<b>7060 Administration</b>	<b>23,420.00</b>	<b>387.72</b>	<b>15,805.69</b>	<b>7,614.31</b>	<b>67.49</b>
2102 7070 70300 00 Water Debt	433,881.00	0.00	0.00	433,881.00	0.00
2102 7070 70940 00 Interest	68,530.00	3,780.00	9,970.20	58,559.80	14.55
<b>7070 Debt Service</b>	<b>502,411.00</b>	<b>3,780.00</b>	<b>9,970.20</b>	<b>492,440.80</b>	<b>1.98</b>
2102 7080 70800 00 Water- Capital	100,000.00	0.00	0.00	100,000.00	0.00
<b>7080 Capital</b>	<b>100,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>100,000.00</b>	<b>0.00</b>
2102 7081 70005 00 North Reservoir	0.00	0.00	2,100.00	(2,100.00)	0.00
2102 7081 70602 00 PLC FOR FILTERS	0.00	0.00	7,200.00	(7,200.00)	0.00
2102 7081 70603 00 Control Panel SCADA	0.00	0.00	127,608.12	(127,608.12)	0.00
2102 7081 70604 00 Distribution	0.00	0.00	14,843.43	(14,843.43)	0.00
2102 7081 71303 00 WATER MANAGEMENT PLAN	0.00	0.00	3,339.38	(3,339.38)	0.00
<b>Total Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>155,090.93</b>	<b>(155,090.93)</b>	<b>0.00</b>
<b>Total Expenses</b>	<b>1,377,016.00</b>	<b>44,203.79</b>	<b>787,536.35</b>	<b>589,479.65</b>	<b>57.19</b>

**Budget vs Actual - Sewer  
TOWN OF JAMESTOWN, RI  
For 5/31/2022**

Run: 6/15/2022 at 2:50 PM

	Annual Budget	P-T-D Actual	Y-T-D Actual	Remaining \$	% of Budget
2103 7000 70100 00 Salary, Public Works Director	26,756.00	2,058.14	24,747.76	2,008.24	92.49
2103 7000 70101 00 Salary- Superintendent	84,869.00	6,044.80	72,914.71	11,954.29	85.91
2103 7000 70102 00 Salary, Clerical	44,411.00	3,255.57	44,035.92	375.08	99.16
2103 7000 70103 00 Salaries, Ass't Superintendent	75,636.00	5,387.22	70,147.18	5,488.82	92.74
2103 7000 70104 00 Salaries- Plant Operator	66,678.00	4,816.00	62,180.29	4,497.71	93.25
2103 7000 70111 00 Sewer- Temp Labor	8,500.00	0.00	0.00	8,500.00	0.00
2103 7000 70335 00 License- Contractual	1,800.00	0.00	0.00	1,800.00	0.00
2103 7000 70336 00 Clothing	1,500.00	0.00	384.95	1,115.05	25.66
2103 7000 70511 00 Wastewater Superintendent - OT	13,000.00	244.80	16,038.63	(3,038.63)	123.37
2103 7000 70513 00 Ass't Superintendent - OT	13,000.00	1,090.80	14,488.74	(1,488.74)	111.45
2103 7000 70514 00 Plant Operator - OT	10,000.00	384.72	2,115.96	7,884.04	21.16
2103 7000 70639 00 License Fees	0.00	0.00	1,800.00	(1,800.00)	0.00
2103 7000 70900 00 Social Security Tax	26,228.00	0.00	9,510.74	16,717.26	36.26
2103 7000 70901 00 Blue Cross/Delta Dental	48,079.00	3,282.80	35,845.54	12,233.46	74.56
2103 7000 70902 00 Worker'S Compensation	10,000.00	0.00	8,000.00	2,000.00	80.00
2103 7000 70903 00 Retirement System	38,000.00	2,040.09	25,244.45	12,755.55	66.43
2103 7000 70906 00 Life Insurance	695.00	58.05	627.30	67.70	90.26
<b>7000 Salaries</b>	<b>469,152.00</b>	<b>28,662.99</b>	<b>388,082.17</b>	<b>81,069.83</b>	<b>82.72</b>
<b>7000/7001 Salaries &amp; Benefits</b>	<b>469,152.00</b>	<b>28,662.99</b>	<b>388,082.17</b>	<b>81,069.83</b>	<b>82.72</b>
2103 7002 70001 00 Power- Electricity	42,000.00	3,286.03	34,811.37	7,188.63	82.88
2103 7002 70002 00 Chemicals	2,500.00	0.00	0.00	2,500.00	0.00
2103 7002 70003 00 Heat	9,500.00	2,468.16	13,047.67	(3,547.67)	137.34
2103 7002 70004 00 Water	2,000.00	0.00	1,666.80	333.20	83.34
2103 7002 70005 00 Chlorine	7,000.00	0.00	8,602.94	(1,602.94)	122.90
2103 7002 70006 00 Equipment Maintenance	30,000.00	1,234.18	21,052.74	8,947.26	70.18
2103 7002 70007 00 Misc. Supplies, Office, Cleani	10,000.00	169.21	3,874.54	6,125.46	38.75
2103 7002 70008 00 Lab Supplies	4,500.00	162.16	2,566.53	1,933.47	57.03
2103 7002 70009 00 Telephone	2,200.00	14.20	354.13	1,845.87	16.10
2103 7002 70010 00 Alarm Line- N.E.T.	7,000.00	575.04	6,124.01	875.99	87.49
2103 7002 70011 00 Sludge Composting	45,000.00	100.00	36,704.99	8,295.01	81.57
2103 7002 70012 00 Truck Operation & Maintenance	2,000.00	0.00	957.74	1,042.26	47.89
2103 7002 70013 00 Gas- Truck	2,500.00	65.00	1,592.11	907.89	63.68
2103 7002 70014 00 State Mandated Testing	26,000.00	1,774.50	24,435.49	1,564.51	93.98
2103 7002 70201 00 Professional Services - Legal	2,500.00	0.00	0.00	2,500.00	0.00
2103 7002 70315 00 Training Of Members	1,000.00	254.95	479.95	520.05	48.00
2103 7002 70600 00 Professional Services	2,000.00	0.00	0.00	2,000.00	0.00
<b>7002 Wastewater Treatment Facility</b>	<b>197,700.00</b>	<b>10,103.43</b>	<b>156,271.01</b>	<b>41,428.99</b>	<b>79.04</b>
2103 7003 70017 00 Pumping Station #3	5,000.00	0.00	3,689.65	1,310.35	73.79
2103 7003 70018 00 Pumping Station #1	25,000.00	1,977.21	20,263.99	4,736.01	81.06
2103 7003 70019 00 Pumping Station #2	11,000.00	0.00	10,606.49	393.51	96.42
2103 7003 70020 00 Pumping Station #4	750.00	67.91	617.36	132.64	82.31
<b>7003 Pumping Stations</b>	<b>41,750.00</b>	<b>2,045.12</b>	<b>35,177.49</b>	<b>6,572.51</b>	<b>84.26</b>
2103 7004 70598 00 Equipment Insurance	4,000.00	0.00	4,000.00	0.00	100.00
<b>7004 Insurance</b>	<b>4,000.00</b>	<b>0.00</b>	<b>4,000.00</b>	<b>0.00</b>	<b>100.00</b>
2103 7005 70021 00 Maintenance Sewer Mains	10,000.00	0.00	8,367.20	1,632.80	83.67
2103 7005 70504 00 Payment Of Principal - Town	22,130.00	0.00	0.00	22,130.00	0.00
2103 7005 70505 00 Payment Of Interest - Town	39,825.00	0.00	0.00	39,825.00	0.00
2103 7005 70605 00 Interest Payments	8,321.00	0.00	50,223.04	(41,902.04)	603.57
<b>7005 Sanitary Sewers, Laterials &amp; Mains</b>	<b>80,276.00</b>	<b>0.00</b>	<b>58,590.24</b>	<b>21,685.76</b>	<b>72.99</b>
2103 7081 70801 00 Sewer Capital	70,000.00	0.00	0.00	70,000.00	0.00
<b>7081 Capital Improvements</b>	<b>70,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>70,000.00</b>	<b>0.00</b>
<b>Total Expenses</b>	<b>862,878.00</b>	<b>40,811.54</b>	<b>642,120.91</b>	<b>220,757.09</b>	<b>74.42</b>

Town of  
Jamestown, Rhode Island

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



**Date:** June 14, 2022

**To:** Board of Water and Sewer Commissioners

**From:** Michael Gray  
Public Works Director

**RE:** Change of Use Application  
Plat 8 Lot 122  
68 Narragansett Ave  
Robert Braisted

---

Attached is an application from Robert Braisted, owner of 68 Narragansett Avenue for a change of use. The applicant has received approval from planning and zoning for the construction of a mixed commercial and residential use on the property. The owner has proposed two residential units (a one-bedroom and two-bedroom) and a commercial retail space with a bathroom. Many years ago the existing single family residential house was raised and the lot has been vacant since that time.

Water demand for residential use in Jamestown is 41 gallons per person per day. The total demand for (3) bedrooms using two persons per bedroom would be 246 gallons per day. The commercial retail space would be about 10 gallons per employee per day.

I support the change of use application based upon the projected demand. I recommend that as a condition of approval that all fixtures meet the efficiency standards established by the water and sewer commission and that each unit be separately metered.

JUN 13 2022

Town of Jamestown

# Board of Water and Sewer Commissioners TOWN OF JAMESTOWN, RHODE ISLAND 02835

## APPLICATION FOR UTILITY SERVICE EXPANSION/CHANGE OF USE

COMPLETED BY APPLICANT

DATE: June 13, 2022

Rural Water District  
 Urban Water District

Applicant:

Name: ROBERT BRAISTED

Email: rmb.braisted@gmail.com

Phone: 401 862 9981

Address: 68 Narragansett Ave  
Jamestown RI 02835

Plat: 8 Lot: 122

Zoning District: CD

Type of Service Being Requested:

Water  Sewer

Use: Residential (single family)

(multi family)

Commercial

Number of Units 2 units (3 bdrms)  
1 bdrms

Other \_\_\_\_\_

New Building

Existing Building  former single family dwelling

Existing Well \_\_\_\_\_

Existing ISDS \_\_\_\_\_

Does applicant own contiguous land?

Yes \_\_\_\_\_ No \_\_\_\_\_

Please provide detail description of proposed expansion/change of use and anticipated annual water consumption.

change of use from single family dwelling to  
multi family (1 bdrn unit 1, 3 bdrn unit 2) plus  
commercial retail space w/employee bathroom, Received  
approval from Planning & Zoning boards

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

X]--\$49.00 Recording Fee for Decision Letter. (Fee effective 11/12/07 per RIGL 34-13-7)  
This fee is due at the time the application is filed with this office. If the application is not approved by the Board of Water and Sewer Commissioners the fee will be returned to the applicant.

RECEIVED  
Rec 49  
JUN 13 2012  
TOWN OF JAMESTOWN  
#135

Applicant agrees to take water and sewer service in full compliance with the rules and regulations of the Commission. Applicant agrees to accept all cost associated with the requested service connection. In addition, applicant agrees to pay \$3000. for Water Service Connection fee and \$3000 for Sewer Service Connection fee and any other applicable water or sewer fees. All work according to approved plans and specifications. The Town of Jamestown will inspect all work before final acceptance.

Date: 6-13-22

Applicants Signature: Robert Brausted

Owners Signature: Robert Brausted

Approval by the Board of Water and Sewer Commissioners:

\_\_\_\_\_  
Commission President

Date \_\_\_\_\_

**ALL NOTE:** Regular meetings of the Board of Water and Sewer Commissioner are held once monthly. Meetings are held at the Jamestown Town Hall, Council Chambers, 93 Narragansett Avenue, Jamestown, RI. This meeting location is accessible to the physically challenged. Hearing or speech impaired individuals requiring the services of an interpreter should call 1-800-745-5555 or 423-1212 not less than 3 business days prior to this meeting.

- The following information is requested by the Federal Government in order to monitor our compliance with various civil rights laws. You are not required to furnish this information, but are encouraged to do so. The law requires that we may not discriminate based upon this information, nor whether you choose to furnish it. However, if you choose not to furnish it, under Federal regulations we are required to note the race and sex on the basis of visual observation or surname. If you do not wish to furnish the above information, please check the box below.

I do not wish to furnish this information  \_\_\_\_\_

Race/National Origin:

American Indian or Alaskan Native \_\_\_\_\_

Asian or Pacific Island \_\_\_\_\_

White, not of Hispanic origin \_\_\_\_\_

Black, not of Hispanic origin \_\_\_\_\_

Hispanic origin \_\_\_\_\_

Other (specify) \_\_\_\_\_

Sex:

Female

Male

\_\_\_\_\_  
\_\_\_\_\_

**COMPLETED BY PUBLIC WORKS/ENGINEERING DEPARTMENTS**

Location of nearest water main Warragansett Ave

sewer main Warragansett Ave

Location of nearest fire hydrant 100 Feet

Size of water main 12"

Type and condition of main Ductile Iron, excellent

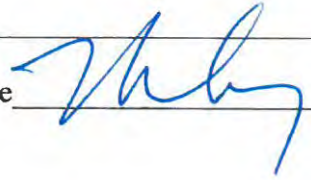
Water pressure at applicant's location 70 psi

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date 6-14-22

Signature/Title  PWD

**COMPLETED BY PLANNING DEPARTMENT**

**Is request consistent with Comprehensive Community Plan? Please explain**

This parcel is located in the Commercial Downtown (CD) zoning district which is located within the main service area for the public water supply; the village area. The urban district is the area that has historically served as the main commercial and residential focus for the Island. Public services and facilities have traditionally been located in the village area. The proposed uses of residential (2 units) and commercial on this lot are permitted by right in Zoning. The TRC and Planning Commission have reviewed and approved this application. This application is not inconsistent with the Comprehensive Plan based upon the following Goals and Policy that are relevant to this application:

**Public Services and Facilities Element**

**Goal #1** : Provide a high quality of public services to the community that protect the health, safety, and welfare of all residents.

**Goal #2**: Provide orderly and efficient arrangement of public services and facilities that support the existing and future needs of the community.

**Policy #4**: Manage growth to ensure there are adequate public services and facilities to accommodate Jamestown's growing population.

**Potential for future subdivision? Please explain:** This parcel of land (Plat 8, Lot 122) is vacant (developed and subsequently razed many years ago). Based upon the size of the lot (approximately .13 acres/5,662+ square feet) and the minimum lot size for the CD District (5,000 square feet), this parcel is not subdividable.

Date June 15, 2022 Signature/Title Lisa W. Bryer, Town Planner



ROBERT BRAISTED

COMPLETED BY FIRE CHIEF

Request will will not reduce the level of fire protection of the community? Please explain

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Fire Hydrants Required? Yes  No  IN AREA  
Date 6-15-22 Signature/Title [Signature] CHIEF



HERK WORKS

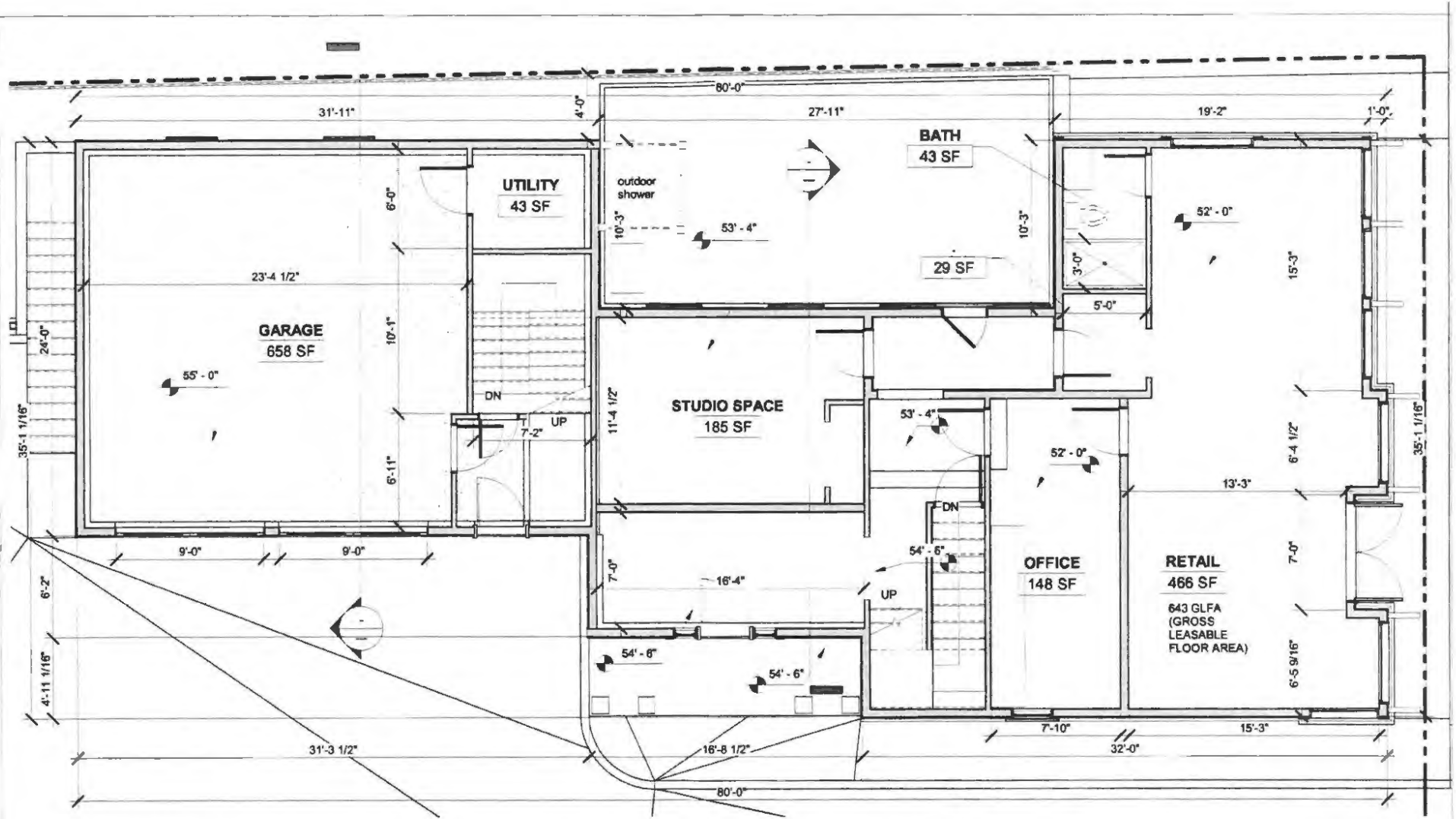
48 COZY SHEEP  
NARRAGANSETT AVE - JAMIESTOWN, RI

VIEWS

NOT FOR CONSTRUCTION YET

4/25/2022 1:23:48 PM

A010



1 1ST FLOOR PLAN  
3/16" = 1'-0" 1305 1ST FLOOR GROSS SQUARE FOOTAGE FOR "LIVING AREA"



HERK WORKS

COZY SHEEP

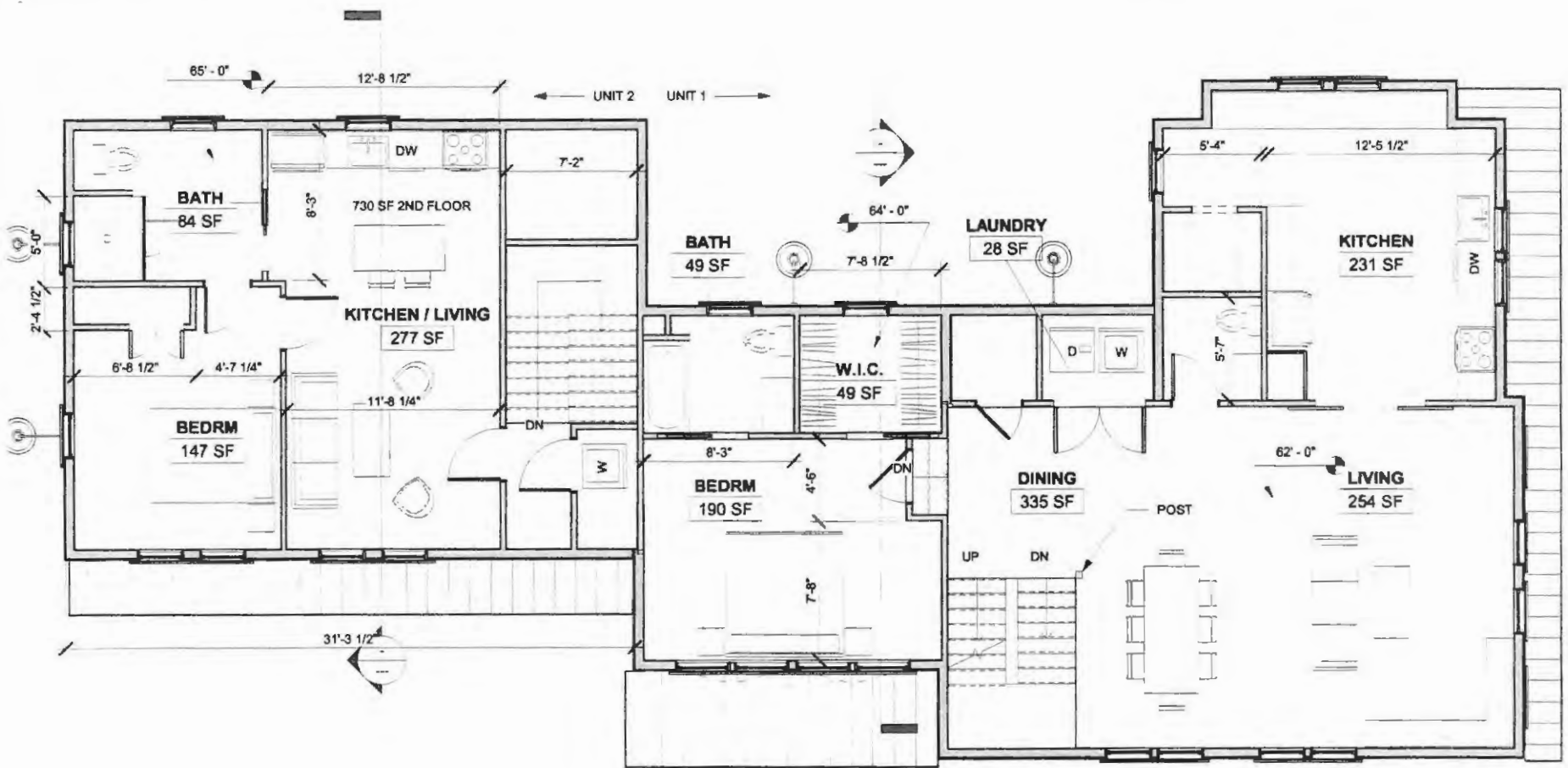
68 NARRAGANSETT AVE - JAMESTOWN, RI

1ST FLOOR PLAN

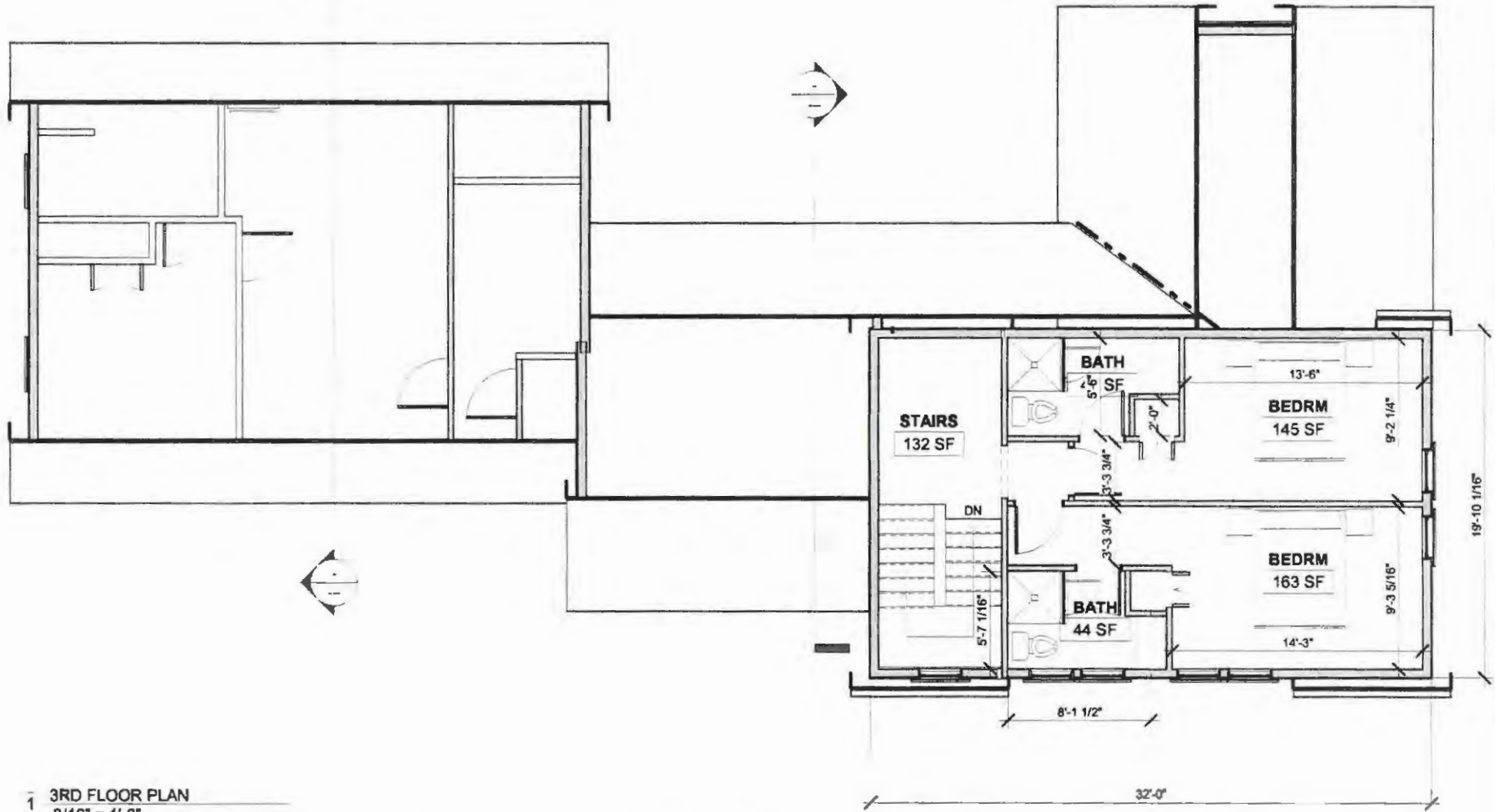
NOT FOR CONSTRUCTION .YET

4/25/2022 1:23:51 PM

A111



1 2ND FLOOR PLAN  
3/16" = 1'-0"



1 3RD FLOOR PLAN  
3/16" = 1'-0"



HERK WORKS

68

COZY SHEEP

NARRAGANSETT AVE - JAMESTOWN, RI

3RD FLOOR PLAN

NOT FOR CONSTRUCTION YET

4/25/2022 1:23:52 PM

A131



Jamestown  
City or Town  
OFFICE OF THE TOWN CLERK  
TOWN OF JAMESTOWN, RI

State of Rhode Island

Board of Licensing Commissioners

Application for License by Corporation, Independent or Caterer

Retailer Class:

F X (beer/wine) -or- F1 \_\_\_\_\_ (full bar)  
Liability Insurance Policy **MUST** accompany this form upon submission\*

Date of Event: July 14, 2022 Hours of Event: 5:00-8:00pm

Location of Event: Jamestown Arts Center

Name of Applicant: Jamestown Arts Center

DBA: \_\_\_\_\_ Applicants Phone #: 401-560-0979

Address of Applicant: 18 Valley St, Jamestown, RI 02835

Does applicant have a draft system? YES -or-  NO

Will Food be provided? YES -or-  NO *If yes, you must contact the R.I. Department of Health*

Will Entertainment be provided? YES -or- NO

Has an Entertainment License been requested and/or applied for? YES -or- NO

Does Applicant Own Premise?  YES -or- NO Is Property Mortgaged?  YES -or- NO

Is Property Leased? YES -or-  NO Is Property Town Owned? YES -or-  NO

\*\*\*\*\*

Name Address, Phone # and Date of Birth of all Corporation Officers: Please See Attached

President: \_\_\_\_\_

Vice President: Attached

Secretary: \_\_\_\_\_

Treasurer: \_\_\_\_\_

**Classes of Stock:** (attach additional sheet if necessary)

Amount of Each Authorized: \_\_\_\_\_ Amount of Each Issued: \_\_\_\_\_

Names and Addresses of All Registered Owners of Each Class and Amount Owned:

\_\_\_\_\_  
\_\_\_\_\_

If any of the above stock is hypothecated or pledged provide details:

\_\_\_\_\_

If application is on behalf of undisclosed principal or party in interest, give details:

\_\_\_\_\_

State of Rhode Island

*Board of Licensing Commissioners*

Application for License by Corporation, Independent or Caterer

**Retailer Class:**

F X (beer/wine) -or- F1 \_\_\_\_\_ (full bar)  
*Liability Insurance Policy MUST accompany this form upon submission\**

Date of Event: August 11, 2022 Hours of Event: 5:00-8:00pm

Location of Event: Jamestown Arts Center

Name of Applicant: Jamestown Arts Center

DBA: \_\_\_\_\_ Applicants Phone #: 401-560-0979

Address of Applicant: 18 Valley St, Jamestown, RI 02835

Does applicant have a draft system? YES -or-  NO

Will Food be provided? YES -or-  NO *If yes, you must contact the R.I. Department of Health*

Will Entertainment be provided? YES -or- NO

Has an Entertainment License been requested and/or applied for? YES -or- NO

Does Applicant Own Premise?  YES -or- NO Is Property Mortgaged?  YES -or- NO

Is Property Leased? YES -or-  NO Is Property Town Owned? YES -or-  NO

\*\*\*\*\*

Name Address, Phone # and Date of Birth of all Corporation Officers: Please See Attached

President: \_\_\_\_\_ Vice President: \_\_\_\_\_

Secretary: \_\_\_\_\_ Treasurer: \_\_\_\_\_

Classes of Stock: (attach additional sheet if necessary)

Amount of Each Authorized: \_\_\_\_\_ Amount of Each Issued: \_\_\_\_\_

Names and Addresses of All Registered Owners of Each Class and Amount Owned:

\_\_\_\_\_  
\_\_\_\_\_

If any of the above stock is hypothecated or pledged provide details:

\_\_\_\_\_

If application is on behalf of undisclosed principal or party in interest, give details:

\_\_\_\_\_



State of Rhode Island

Board of Licensing Commissioners

Application for License by Corporation, Independent or Caterer

Retailer Class:

F X (beer/wine) -or- F1 \_\_\_\_\_ (full bar)  
Liability Insurance Policy **MUST** accompany this form upon submission\*

Date of Event: October 13, 2022 Hours of Event: 5:00-8:00pm

Location of Event: Jamestown Arts Center

Name of Applicant: Jamestown Arts Center

DBA: \_\_\_\_\_ Applicants Phone #: 401-560-0979

Address of Applicant: 18 Valley St, Jamestown, RI 02835

Does applicant have a draft system? YES -or-  NO

Will Food be provided? YES -or-  NO *If yes, you must contact the R.I. Department of Health*

Will Entertainment be provided? YES -or- NO

Has an Entertainment License been requested and/or applied for? YES -or- NO

Does Applicant Own Premise?  YES -or- NO Is Property Mortgaged?  YES -or- NO

Is Property Leased? YES -or-  NO Is Property Town Owned? YES -or-  NO

\*\*\*\*\*

Name Address, Phone # and Date of Birth of all Corporation Officers: Please See Attached

President: \_\_\_\_\_

Vice President: Attached

Secretary: \_\_\_\_\_

Treasurer: \_\_\_\_\_

Classes of Stock: (attach additional sheet if necessary)

Amount of Each Authorized: \_\_\_\_\_ Amount of Each Issued: \_\_\_\_\_

Names and Addresses of All Registered Owners of Each Class and Amount Owned:

\_\_\_\_\_  
\_\_\_\_\_

If any of the above stock is hypothecated or pledged provide details:

\_\_\_\_\_

If application is on behalf of undisclosed principal or party in interest, give details:

\_\_\_\_\_

State of Rhode Island

RECEIVED  
JUN 11 2022 02:05 PM  
ROBERTO J. TOSSO  
CITY OF JAMESTOWN Town Clerk

Board of Licensing Commissioners

Application for License by Corporation, Independent or Caterer

Retailer Class:

F X (beer/wine) -or- F1 \_\_\_\_\_ (full bar)  
Liability Insurance Policy **MUST** accompany this form upon submission\*

Date of Event: November 10, 2022 Hours of Event: 5:00-8:00pm

Location of Event: Jamestown Arts Center

Name of Applicant: Jamestown Arts Center

DBA: \_\_\_\_\_ Applicants Phone #: 401-560-0979

Address of Applicant: 18 Valley St, Jamestown, RI 02835

Does applicant have a draft system? YES -or-  NO

Will Food be provided? YES -or-  NO *If yes, you must contact the R.I. Department of Health*

Will Entertainment be provided? YES -or- NO

Has an Entertainment License been requested and/or applied for? YES -or- NO

Does Applicant Own Premise?  YES -or- NO Is Property Mortgaged?  YES -or- NO

Is Property Leased? YES -or-  NO Is Property Town Owned? YES -or-  NO

\*\*\*\*\*

Name Address, Phone # and Date of Birth of all Corporation Officers: Please See Attached

President: \_\_\_\_\_

Vice President: \_\_\_\_\_

Secretary: \_\_\_\_\_

Treasurer: \_\_\_\_\_

Classes of Stock: (attach additional sheet if necessary)

Amount of Each Authorized: \_\_\_\_\_ Amount of Each Issued: \_\_\_\_\_

Names and Addresses of All Registered Owners of Each Class and Amount Owned:

\_\_\_\_\_  
\_\_\_\_\_

If any of the above stock is hypothecated or pledged provide details:

\_\_\_\_\_

If application is on behalf of undisclosed principal or party in interest, give details:

\_\_\_\_\_

State of Rhode Island

Board of Licensing Commissioners

Application for License by Corporation, Independent or Caterer

Retailer Class:

F X (beer/wine) -or- F1 \_\_\_\_\_ (full bar)  
Liability Insurance Policy **MUST** accompany this form upon submission\*

Date of Event: December 8, 2022 Hours of Event: 5:00-8:00pm

Location of Event: Jamestown Arts Center

Name of Applicant: Jamestown Arts Center

DBA: \_\_\_\_\_ Applicants Phone #: 401-560-0979

Address of Applicant: 18 Valley St, Jamestown, RI 02835

Does applicant have a draft system? YES -or-  NO

Will Food be provided? YES -or-  NO *If yes, you must contact the R.I. Department of Health*

Will Entertainment be provided? YES -or- NO

Has an Entertainment License been requested and/or applied for? YES -or- NO

Does Applicant Own Premise?  YES -or- NO Is Property Mortgaged?  YES -or- NO

Is Property Leased? YES -or-  NO Is Property Town Owned? YES -or-  NO

\*\*\*\*\*

Name Address, Phone # and Date of Birth of all Corporation Officers: Please See Attached  
President: \_\_\_\_\_ Vice President: \_\_\_\_\_  
Secretary: \_\_\_\_\_ Treasurer: \_\_\_\_\_

Classes of Stock: (attach additional sheet if necessary)

Amount of Each Authorized: \_\_\_\_\_ Amount of Each Issued: \_\_\_\_\_

Names and Addresses of All Registered Owners of Each Class and Amount Owned:  
\_\_\_\_\_  
\_\_\_\_\_

If any of the above stock is hypothecated or pledged provide details:  
\_\_\_\_\_

If application is on behalf of undisclosed principal or party in interest, give details:  
\_\_\_\_\_

If application is on behalf of undisclosed principal or party in interest, give details:

Have any Officers, Board Members or Stockholders ever been arrested or convicted of a crime? YES -or-  NO (if Yes explain): \_\_\_\_\_

Is any other business to be carried on in Licensed Premises?  YES -or- NO  
(if Yes explain): Art Exhibition

Is any Officer, Board Member or Stockholder engaged in any manner as a Law Enforcement Officer? YES -or-  NO (if Yes explain): \_\_\_\_\_

Is Applicant or any of its Officers, Board Members or Stockholders interested directly or indirectly, as principle or associate, or in any manner whatsoever, in any retail license issued under Chapter 3-7 of the General Laws of Rhode Island, 1956, as amended? If yes, explain.

Is Applicant the owner or operator of any other business? YES -or-  NO If yes, explain:

State amount of capital invested in the business: \_\_\_\_\_

\*\*\*\*\*

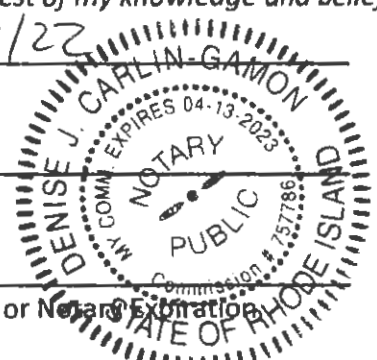
I hereby certify that the above statements are true to the best of my knowledge and belief.

[Signature]  
Applicant

6/1/22  
Date

\_\_\_\_\_  
Corporation Owner/Caterer

\_\_\_\_\_  
Date

[Signature]  
Witness of Licensing Board or Notary Public Date of Witness or Notary Public Expiration  


**Instructions for Corporation Applicants**

1. Every question on the Application Form must be answered. Any false statement made by the Applicant will be sufficient grounds for the denial of the application or the revocation of the license in case one has been granted.
2. Corporations having 25 or more stockholders need not file a list of the names and addresses of stockholders (question #8).
3. Attention is called to the requirements of the 1963 amendment of Section 3-5-10 of the General Laws.
  - a. All newly elected officers or directors must be reported to the Board of License Commissioners within 30 days.
  - b. Any acquisition by any person of more than 10% of any class of corporate stock must be reported within 30 days.
  - c. Any transfer of 50% or more of any class of corporate stock can be made only by written application to the licensing board subject to the procedures for a transfer license.

State of Rhode Island

Board of Licensing Commissioners

Application for License by Corporation, Independent or Caterer

RECEIVED  
MAY 26 2022 09:54 AM  
Roberta J. Fuson  
TOWN OF JAMESTOWN Town Clerk

Retailer Class:

F  (beer/wine) -or- F1 \_\_\_\_\_ (full bar)  
Liability Insurance Policy **MUST** accompany this form upon submission\*

Date of Event: 7/19/22 Hours of Event: 11A-3P

Location of Event: PT GETTY

Name of Applicant: RI POLICE CHIEFS

DBA: \_\_\_\_\_ Applicants Phone #: 423-4301

Address of Applicant: 250 CONANICUS AVE

Does applicant have a draft system? YES -or-  NO

Will Food be provided?  YES -or- NO If yes, you must contact the R.I. Department of Health

Will Entertainment be provided? YES -or-  NO

Has an Entertainment License been requested and/or applied for? YES -or-  NO

Does Applicant Own Premise? YES -or-  NO Is Property Mortgaged? YES -or-  NO

Is Property Leased? YES -or- NO Is Property Town Owned?  YES -or- NO

\*\*\*\*\*

Name Address, Phone # and Date of Birth of all Corporation Officers:

President: CHIEF SDAN CORNBAND Vice President: CHIEF ROV.U LYNLU  
Secretary: COL. MIKE WINQUIST Treasurer: CHIEF MATT MOYNIHAN

Classes of Stock: (attach additional sheet if necessary)

Amount of Each Authorized: \_\_\_\_\_ Amount of Each Issued: \_\_\_\_\_

Names and Addresses of All Registered Owners of Each Class and Amount Owned:

\_\_\_\_\_  
\_\_\_\_\_

If any of the above stock is hypothecated or pledged provide details:

\_\_\_\_\_

If application is on behalf of undisclosed principal or party in interest, give details:

Have any Officers, Board Members or Stockholders ever been arrested or convicted of a crime? YES -or- NO (if Yes explain):

Is any other business to be carried on in Licensed Premises? YES -or- NO (if Yes explain):

Is any Officer, Board Member or Stockholder engaged in any manner as a Law Enforcement Officer? YES -or- NO (if Yes explain):

Is Applicant or any of its Officers, Board Members or Stockholders interested directly or indirectly, as principle or associate, or in any manner whatsoever, in any retail license issued under Chapter 3-7 of the General Laws of Rhode Island, 1956, as amended? If yes, explain.

Is Applicant the owner or operator of any other business? YES -or- NO If yes, explain:

State amount of capital invested in the business:

\*\*\*\*\*

I hereby certify that the above statements are true to the best of my knowledge and belief.

EDWARD M. SULLIVAN [Signature] Applicant

5/25/22 Date

Corporation Owner/Caterer

Date

Witness of Licensing Board or Notary Public Date of Witness or Notary Expiration

Instructions for Corporation Applicants

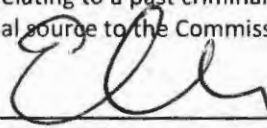
- 1. Every question on the Application Form must be answered. Any false statement made by the Applicant will be sufficient grounds for the denial of the application or the revocation of the license in case one has been granted.
2. Corporations having 25 or more stockholders need not file a list of the names and addresses of stockholders (question #8).
3. Attention is called to the requirements of the 1963 amendment of Section 3-5-10 of the General Laws.
a. All newly elected officers or directors must be reported to the Board of License Commissioners within 30 days.
b. Any acquisition by any person of more than 10% of any class of corporate stock must be reported within 30 days.
c. Any transfer of 50% or more of any class of corporate stock can be made only by written application to the licensing board subject to the procedures for a transfer license.

(Copy Shall Be Forwarded To Liquor Control Administration By Town Clerk)

### Town of Jamestown, Rhode Island Board of License Commissioners Alcoholic Beverage License Application

As part of the application process for a liquor license in the Town of Jamestown, the Alcoholic Beverage Licensing Commission of said town conducts an investigation to determine if the applicant has ever been convicted of any crime in this state or any other state. The applicant acknowledges the same, and consents to the investigation by the Commission or its designee, including the Jamestown Police Department, and the release of any information relating to a past criminal conviction of the applicant by any federal, state or municipal source to the Commission or its designee.

Signature of Applicant: \_\_\_\_\_



For Office Use Only

Certificate of Liability Insurance: \_\_\_\_\_

F License Fee (Beer/Wine): \$15.00

Date Paid: \_\_\_\_\_

F1 License Fee (Full): \$35.00

Date Paid: \_\_\_\_\_

*Approval: Please Sign & Date*

Chief of Police: \_\_\_\_\_

Fire Chief: \_\_\_\_\_

Zoning Official: \_\_\_\_\_

Water & Sewer Clerk: \_\_\_\_\_

Tax Collector: \_\_\_\_\_

Public Works Director: \_\_\_\_\_

This application has been **GRANTED/DENIED** by the Jamestown Town Council at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ for the day of the event to be held on: \_\_\_\_\_;

Location: \_\_\_\_\_

Issued: \_\_\_\_\_

Roberta J. Fagan, Town Clerk

**Please keep this license on hand for the duration of the event**



# TOWN OF JAMESTOWN

## One Day

### Vendor/Peddler License Application

Date Rec'd 5-24-22

\$5.00 fee

All licenses are issued subject to the resolution of debts, taxes, and appropriate signatures

Don - protect id# 667125

Please complete the following information:

Date of Event: 7/3/22 Hours of Operation: 3pm - 10pm

Event Location: Jamestown Village

Name of Applicant/ Business: Chamber of Commerce / Joan Goldstein

Doing Business As: Chamber of Commerce

Business Address: P.O. Box 35

Mailing Address: (if different than above) cell: [redacted]

Business Phone #: 423-3650 Contact Person: Joan Goldstein [redacted]

Type of Vendor/Peddler: Retail

Items/Products to be sold: Patriotic gear

Will food be sold at the location? Yes  No

Copies of the RI Department of Health Certificate and Retail Sales Tax Permit must be provided with this application form.

A Department of Health form for a Seasonal Event for an Organizer/Sponsor of Temporary Food Events must be completed and returned to the Department of Health 4 weeks prior to the event

**NOTE:** All applicants must submit proof of liability insurance coverage in the amount of \$1,000,000 (One Million Dollars) when using Town-owned property, naming the Town of Jamestown as an additional Certificate Holder.

Certificate of insurance: Yes  No

Please attach any additional information you would like to provide to the Town Council.

Signature of Applicant: Joan Goldstein



**Roberta Fagan**

---

**From:** Bob Bailey <Bob.Bailey@liladelman.com>  
**Sent:** Monday, May 23, 2022 3:33 PM  
**To:** Chief Edward Mello; Joan Goldstein  
**Cc:** Jamie Hainsworth; Christina Collins; Raymond DeFalco; Roberta Fagan; Denise Gamon  
**Subject:** Re: Jamestown Fireworks - Sunday July 3rd

Chief,

Thank you.

Joan let me know if you need anything more on my end, too.

Bob

**Bob Bailey**

Jamestown Office Manager / Sales Associate

**M:** 401.413.6928 **O:** 401.423.3440  
Bob.Bailey@liladelman.com

19 Narragansett Avenue  
Jamestown, Rhode Island 02835



---

**From:** Chief Edward Mello <emello@jamestownri.net>  
**Sent:** Monday, May 23, 2022 3:18 PM  
**To:** Joan Goldstein <village@jamestownrichamber.com>; Bob Bailey <Bob.Bailey@liladelman.com>  
**Cc:** Jamie Hainsworth <jhainsworth@jamestownri.net>; Christina Collins <ccollins@jamestownri.net>; Raymond DeFalco <rdefalco@jamestownri.net>; Roberta Fagan <rfagan@jamestownri.net>; Denise Gamon <dgamon@jamestownri.net>  
**Subject:** RE: Jamestown Fireworks - Sunday July 3rd

Joan

The Chamber will need to apply for a vendor permit under the special event permit already issued. Please see the Town Clerk for this application.

Thank you.

---

**From:** Joan Goldstein <village@jamestownrichamber.com>  
**Sent:** Monday, May 23, 2022 2:56 PM  
**To:** Bob Bailey <Bob.Bailey@liladelman.com>

Cc: Jamie Hainsworth <jhainsworth@jamestownri.net>; Christina Collins <ccollins@jamestownri.net>; Raymond DeFalco <rdefalco@jamestownri.net>; Chief Edward Mello <emello@jamestownri.net>

Subject: Re: Jamestown Fireworks - Sunday July 3rd

Sounds like we have great community support so far for the fireworks! Just wondering if the chamber will need a vendor`s license if we sell a bit of kid friendly swag ( ex. light up items) at the fireworks?

Joan (not Jill) Goldstein

Sent from my iPhone

On May 23, 2022, at 8:46 AM, Bob Bailey <[Bob.Bailey@liladelman.com](mailto:Bob.Bailey@liladelman.com)> wrote:

Good morning Jamie, Tina, Ray, Chief Mello, Jill,

I thought I would reach out and let you know we have been getting good financial support pledges.

This week, we should be receiving a \$10,000 check from Conanicut TPG Marinas, and possibly \$2,000 from NEON Marketplace.

Other support has been pledged by Detroit Collision Center, Ken's Barber Shop, and LoanDepot.

The folks at TPG Marinas and NEON, and Bank Newport will be supplying me with their company banners, that I would like to post on the black railings at East Ferry the evening of the show. I will install and remove that day.

Additionally, Conanicut TPG & NEON, has asked if they could hand out free swag type items that evening. I was wondering do I need to have them supply a certificate of insurance? No food related, just marketing items.

I will also see if Chuck Masso and Del's has interest in a spot for lemonade, and food truck. If so, will request the certificates for those.

Thank you all,

Bob

Get [Outlook for Android](#)

**Bob Bailey**

Jamestown Office Manager / Sales Associate

**M:** 401.413.6928 **O:** 401.423.3440

[Bob.Bailey@liladelman.com](mailto:Bob.Bailey@liladelman.com)

19 Narragansett Avenue  
Jamestown, Rhode Island 02835





# TOWN OF JAMESTOWN

## One Day Event/Entertainment Application

\$5.00 Application Fee

RECEIVED:  
JUN 01, 2022 02:04 PM  
Roberto J. Fagan

All licenses are issued subject to the resolution of debts, taxes and appropriate signatures  
(This form can be used with or without vendors)

Please complete the following information:

- Seasonal Event
- Parade
- Race:
  - Bicycle/Wheelchair
  - Run/Jog/Walk/Wheelchair
  - Marine Vessel
- Art/Craft Show
- Theatre/Film Production
- Concert
- Miscellaneous Function (please explain)
  - Extended Gallery Hours
  - 1 Solo musician
  - 1 Curator talk

Name of Event: Gallery Night  
 Date of Event: See attached Hours of Event: 5-8 see attached  
 Location of Event: Jamestown Arts Center Number of people attending: \_\_\_\_\_  
 Name of Applicant/ Business: Jamestown Arts Center  
 Mailing Address: P.O. Box 97 Business Phone #: 401-560-1897  
Jamestown, RI 02835  
 Contact Person: Margaret Coleman Phone Number: [REDACTED]

List the type of entertainment being requested, if applicable (Band, DJ, etc.) 6/9: Solo musician, 7/14 Curator talk  
 Who will the event benefit? Free event for Jamestown Arts Center  
 Type of Operation: (Private, State Sponsored, Non-Profit): Non-Profit  
 R.I. Show Promoter's Permit Number, per RIGL § 44-19-1, (if applicable): n/a

If the applicant is a Non-Profit organization, is it registered with the State?  Yes  No  
 RI Tax ID #: [REDACTED]  
 one  N/A  1-10  11-20  21-30  31-40  41-50

All vendor/peddlers must submit an application to the Town Clerk's Office

What types of items will be sold at this event? none

Will food be sold at the location? If yes, you must contact the R.I. Department of Health  Yes  No  
 Will alcohol be provided and/or served at this event? If yes, Alcohol Liability Insurance must be provided  Yes  No  
 Will traffic control or a public facility be needed?  Yes  No  
 If yes, please contact the Jamestown Police Department

Note: All applicants must submit a liability insurance policy with coverage in the amount of \$1,000,000 (one million dollars) when using Town owned property. Certificate of insurance:  Yes  No

If there is additional information for the Town Council that you would like to add please attach separate correspondence.

Signature of Applicant: [Signature]

Please attend the Town Council meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ for Council review.

Board members  
Keene  
Benson

Event	Date of Event	Hours of Event	Entertainment Requested	Number of Attendees	Alcohol
Gallery Night_With Fausto Palma	Thursday, June 9, 2022	5:00-8:00pm	Live solo musician	30	TIPS: Charlie Tregenza
Gallery Night_With Jon Baylor	Thursday, July 14, 2022	5:00-8:00pm	Curator Talk	30	TIPS: Charlie Tregenza
Gallery Night	Thursday, August 11, 2022	5:00-8:00pm	None	30	TIPS: Charlie Tregenza
Gallery Night	Thursday, October 13, 2022	5:00-8:00pm	None	30	TIPS: Charlie Tregenza
Gallery Night	Thursday, November 10, 2022	5:00-8:00pm	None	30	TIPS: Charlie Tregenza
Gallery Night	Thursday, December 8, 2022	5:00-8:00pm	None	30	TIPS: Charlie Tregenza



# TOWN OF JAMESTOWN

## One Day Event/Entertainment Application

RECEIVED  
MAY 26 2022 12:03 PM  
Roberta J. Fagan  
TOWN OF JAMESTOWN Town Clerk

**\$5.00 Application Fee**

All licenses are issued subject to the resolution of debts, taxes and appropriate signatures

Please complete the following information:

- Seasonal Event
- Parade
- Race:
  - Bicycle/Wheelchair
  - Run/Jog/Walk/Wheelchair
  - Marine Vessel
- Art/Craft Show
- Theatre/Film Production
- Concert
- Miscellaneous Function (please explain)

Name of Event: (if applicable) St. Matthew's Church Summer Fair  
 Date of Event: Sat. July 16, 2022 Hours of Event: 9am - 1pm  
 Location of Event: 87 Narragansett Ave. Number of people attending: Approx. 150  
 Name of Applicant/ Business: Deb Britton-Sr. Warden / St. Matthew's Church  
 Mailing Address: P.O. Box 317 Business Phone #: 423-1762  
Jamestown, RI 02835 Email Address: \_\_\_\_\_  
 Contact Person: Deb Britton Phone Number: 401-269-8808  
 List the type of entertainment being requested, if applicable (Band, DJ, etc.) NA  
 Who will the event benefit? St. Matthew's and Jamestown Community  
 Type of Operation: (Private, State Sponsored, Non-Profit): Religious - Non-Profit  
 R.I. Show Promoter's Permit Number, per RIGL § 44-19-1, (if applicable): NA

If the applicant is a Non-Profit organization, is it registered with the State?  Yes  No

RI Tax ID #:                      Non-Profit ID #: \_\_\_\_\_

Number of Vendors/Peddlers: (circle one) N/A 1-10 11-20 21-30 31-40 41-50

*All vendor/peddlers must submit an application to the Town Clerk's Office*

What types of items will be sold at this event? books, plants, flowers, raffle baskets, food.

Will alcohol be provided and/or served at this event? If yes, Alcohol Liability Insurance must be provided Yes  No

Will traffic control be needed? Yes  No

If yes, Please contact the Jamestown Police Department

Note: All applicants must submit a liability insurance policy with coverage in the amount of \$1,000,000 (one million dollars) when using Town owned property, naming the Town of Jamestown as an additional Certificate Holder.

Certificate of insurance: Yes  No

If there is additional information for the Town Council that you would like to add please attach separate correspondence.

Signature of Applicant: Deborah Pritchard Britton

Please attend the Town Council meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ for Council review.





# TOWN OF JAMESTOWN

76 6/21  
Page 79 of 229

## One Day

## Event/Entertainment Application

### \$5.00 Application Fee

RECEIVED:  
JUN 13 2022 12:08 PM  
Roberta J. Fagan  
TOWN OF JAMESTOWN Town Clerk

All licenses are issued subject to the resolution of debts, taxes and appropriate signatures

Please complete the following information:

- Seasonal Event
- Parade
- Race:
  - Bicycle/Wheelchair
  - Run/Jog/Walk/Wheelchair
  - Marine Vessel
- Art/Craft Show
- Theatre/Film Production
- Concert
- Miscellaneous Function (please explain)

Name of Event: (if applicable) Fools' Rokes Regatta

Date of Event: 8-6-22 Hours of Event: \_\_\_\_\_

Location of Event: EAST RIVIER BEACH Number of people attending: \_\_\_\_\_

Name of Applicant/ Business: Jamestown Yacht Club

Mailing Address: PO BOX 562 Business Phone #: \_\_\_\_\_

Jamestown Email Address: \_\_\_\_\_

Contact Person: Greg Hunter Phone Number: [REDACTED] 17

List the type of entertainment being requested, if applicable (Band, DJ, etc.) \_\_\_\_\_

Who will the event benefit? TOWN

Type of Operation: (Private, State Sponsored, Non-Profit): Non Profit

R.I. Show Promoter's Permit Number, per RIGL § 44-19-1, (if applicable): \_\_\_\_\_

If the applicant is a Non-Profit organization, is it registered with the State? Yes No

RI Tax ID #: \_\_\_\_\_ Non-Profit ID #: \_\_\_\_\_

Number of Vendors/Peddlers: (circle one) N/A 1-10 11-20 21-30 31-40 41-50

All vendor/peddlers must submit an application to the Town Clerk's Office

What types of items will be sold at this event? T-SHIRTS, HATS FRED DOOP

Will alcohol be provided and/or served at this event? If yes, Alcohol Liability Insurance must be provided Yes No

Will traffic control be needed? Yes No  
If yes, Please contact the Jamestown Police Department

Note: All applicants must submit a liability insurance policy with coverage in the amount of \$1,000,000 (one million dollars) when using Town owned property, naming the Town of Jamestown as an additional Certificate Holder.

Certificate of insurance: Yes No

If there is additional information for the Town Council that you would like to add please attach separate correspondence.

Signature of Applicant: [Handwritten Signature]

Please attend the Town Council meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ for Council review.





Insurance to follow



# TOWN OF JAMESTOWN

## One Day Event/Entertainment Application

APR 28 2022 10:11 AM  
Public Access  
TOWN OF JAMESTOWN, R.I.

**\$5.00 Application Fee**

All licenses are issued subject to the resolution of debts, taxes and appropriate signatures

Please complete the following information:

- Seasonal Event
- Parade
- Race:
  - Bicycle/Wheelchair
  - Run/Jog/Walk/Wheelchair
  - Marine Vessel
- Art/Craft Show
- Theatre/Film Production
- Concert
- Miscellaneous Function (please explain)

Name of Event: (if applicable) Citizens Bell Bridge Run  
 Date of Event: October 16, 2022 Hours of Event: 5AM - 7:45am  
 Location of Event: RITBA - E. Shore Rd, Bridge Number of people attending: 3500  
 Name of Applicant/ Business: gray matter marketing / RITB Foundation  
 Mailing Address: 1 E. Shore Rd Business Phone #: 401.266.8992  
Jamestown, RI Email Address: claire@graymattermarketing.com  
 Contact Person: Claire Akin Phone Number: [REDACTED]

List the type of entertainment being requested, if applicable (Band, DJ, etc.) DJ - pre-race

Who will the event benefit? RITB Foundation

Type of Operation: (Private, State Sponsored, Non-Profit): non-profit

R.I. Show Promoter's Permit Number, per RIGL § 44-19-1, (if applicable): \_\_\_\_\_

If the applicant is a Non-Profit organization, is it registered with the State? Yes  No

RI Tax ID #: \_\_\_\_\_ Non-Profit ID #: [REDACTED]

Number of Vendors/Peddlers: (circle one) N/A 1-10 11-20 21-30 31-40 41-50

All vendor/peddlers must submit an application to the Town Clerk's Office

What types of items will be sold at this event? none

Will alcohol be provided and/or served at this event? If yes, Alcohol Liability Insurance must be provided Yes  No

Will traffic control be needed? Yes  No   
If yes, Please contact the Jamestown Police Department

Note: All applicants must submit a liability insurance policy with coverage in the amount of \$1,000,000 (one million dollars) when using Town owned property, naming the Town of Jamestown as an additional Certificate Holder.

Certificate of insurance: Yes  No

If there is additional information for the Town Council that you would like to add please attach separate correspondence.

Signature of Applicant: [Signature] 5/16/2022

Please attend the Town Council meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ for Council review.

Claire@graymattermarketing.com

TO PROVIDENCE

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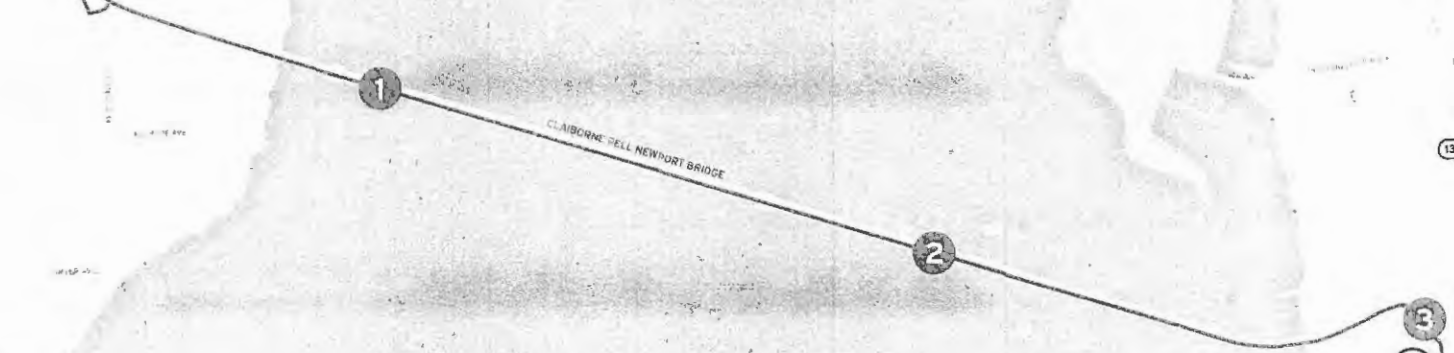
# Citizens Bank® | PELL BRIDGE RUN



TO FALL RIVER, BOSTON

-  CARPOOL DROP OFF  
NO CARS SOUTH OF THIS POINT
-  SHUTTLE DROP OFF

START FRIEGOOD DRIVE  
DOWNTOWN NEWPORT




JAMESTOWN

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## CITIZENS BANK PELL BRIDGE RUN COURSE INFORMATION


 COURSE and MILEAGE


 SUGGESTED PARKING LOCATIONS

 WATER STATION


Parking will be available on race morning in Downtown Newport at these suggested locations. In addition to the marked areas, all metered street parking is free so do not hesitate to park at any available spot.

 FINISH LINE FIRST AID

 SHUTTLE WAVES and CARPOOLING

 SHUTTLE PICKUP and DROPOFF

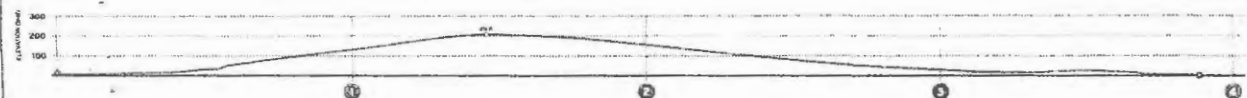
Shuttle waves will begin at 5:00 a.m. from the Newport Gateway Center. The last shuttles will leave Newport for Jamestown at 6:00 a.m. Athletes must adhere to their designated shuttle assignment times.

 CARPOOL DROPOFF LOCATION

Athletes can be dropped off in Jamestown near the race start at the designated location, and walk to the start area. **There is NO DESIGNATED PARKING in Jamestown.**

FINISH

### ELEVATION PROFILE



TO FALL RIVER, BOSTON

NEWPORT

## 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: June 14, 2022**

**SUBJECT: Report for Town Council Meeting June 21, 2022**

**Beavertail State Park Master Plan Stakeholder Meeting:** On May 26<sup>th</sup>, the first stakeholder meeting of the Beavertail State Park Master Plan was held. Arek Galle of Beta Group, gave a broad overview of the expected outcome of the plan. There were preliminary discussions about some of the challenges and issues that have been raised by DEM and others. Additional meetings will be scheduled and there are plans to hold public workshops which will allow an opportunity for representatives from an array of stakeholders and invested parties to participate.

**Jamestown Housing Authority Request for Funds to replace heating system- Consent**

**Agenda:** In early May, Nikki Vazquez, the Executive Director of Jamestown Housing Authority (JHA), notified me that the fifty plus year old heating system had stopped functioning and had to be replaced. Nikki has secured a grant of approximately \$450,000.00 to replace the heating with an up-to-date energy efficient system. An updated electrical system in the 35 units will have to be completed at a cost estimated between \$600,000 to \$750,000. This will become a crisis if the heating system isn't up and working by October 1<sup>st</sup>, residents will be displaced and have to be relocated to another facility.

Nikki has been applying for funding assistance through multiple sources. Lisa Bryer and I have been assisting and supporting this effort. Last week I met with two of the Boards Commissioners about this issue. They requested a pledge of financial assistance for this project and requested \$50,000-\$75,000. When applying for the various grants, this form of support allows them to demonstrate that the Town is a stakeholder and is committed to the project.

I have met with our Finance Director to review the request and our budget status. Tina has identified some funding that could be used if the Council supports this commitment. The Staff and I recommend the Council approve up to \$75,000 of funding to support the heating upgrade at the Jamestown Housing Authority. This pledge of \$75,000 is approximately \$2,100 per unit.

**Full Revaluation of Property Update:** The appeals meetings concluded at the end of May. The decision letters were scheduled to be mailed out the week of June 7<sup>th</sup>. If the owner(s) are not

in agreement they can appeal the property value or data that was used in the valuation process to the Tax Assessor once they receive their tax bill.

Regardless if an informal appeal has been filed or not, any taxpayer can appeal to the tax assessor's office. Appeals must be filed within 90 days from when the first tax payment is due, the appeal application deadline is December 12<sup>th</sup>.

Appeals must be based on incorrect data or show a reason that the value of the property is wrong. The taxpayer should consider; Is the value a marketable value as of 12/31/2021?

**Streetlight Replacement Project:** Every Municipal streetlight in Town has been converted to an energy efficient LED model. Staff is working on the process to transfer ownership of approximately 93 street lights on the State roads to the State Department of Transportation. Once this is completed, the State will be responsible for the energy costs and the Town will realize a significant savings.

**Gould Island Committee Update:** I recently met with the chairperson of the Gould Island Committee, Mr. David Somers. The Committee along with the Gould Island Resident Advisory Board continues to seek funding to continue the cleanup of Gould Island. I have arranged a meeting Mr. Terrence Gray, Director at RIDEM later this month to discuss their plans for the future use of the Island and discuss a coordinated effort for funding. The Jamestown ADHOC committee is scheduled to meet on June 16<sup>th</sup>.

**Jamestown Library Renovation Project:** I was informed on June 14<sup>th</sup> by Library Chair Gene Mihaly that the State Office on Library Information Services has approved the project bid documents. They are scheduled to meet later this week to prepare to advertise the bid.

**Zoning Ordinance Revisions, update:** The Planning Commission had last discussed the Zoning Ordinance Update on 6-15-22 including the legal review of the ordinance. They will be meeting with Jeff Davis of Horsley Witten at the next available meeting.

**Covid 19 Testing update:** From May 10<sup>th</sup> to June 9<sup>th</sup> there have been One Hundred and Fifteen (115) new positive covid-19 cases reported by the Department of Health (DOH) in Jamestown.



**TOWN OF JAMESTOWN**  
Parks & Recreation Office  
P.O. Box 377  
41 Conanicus Ave.  
JAMESTOWN, RHODE ISLAND 02835

Recreation Office (401) 423-7260  
Teen Center (401) 423-7261  
Fort Getty (401) 423-7211  
Fax (401) 423-7229

# Memo

**To:** Town Council  
**From:** Ray DeFalco, Parks & Recreation Director  
**cc:** Jamie Hainsworth, Town Administrator; Roberta Fagan, Town Clerk  
**Date:** June 14, 2022  
**Re:** Parks and Recreation - Director's Report

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On May 11<sup>th</sup> 2022, the RIDEM awarded the 2021-2022 Recreation Acquisition and Development Grants. The Fort Getty Park pickleball courts and ADA bathrooms project was not selected as one of the 16 grants funded this round. RIDEM received 53 grant applications totaling \$14 million in funds.

Fort Getty is open and running smoothly. Seasonal and transient RV site are booked for the season. Seasonal boat sites are booked for the season. We currently have 65 pavilion events booked.

Mackerel Cove beach opens Thursday, June 16<sup>th</sup>.





## Office of the Town Planner

# MEMORANDUM

**TO:** The Honorable Town Council, Nancy Beye, President  
 Jamie Hainsworth, Town Administrator

**FROM:** Raymond DeFalco, CPRP, Recreation Director  
 Lisa W. Bryer, AICP, Town Planner  
 Michael Gray, PE, Public Works Director

**RE:** CISF Lease at Ft. Getty Recreational Area

**DATE:** June 15, 2022

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Key staff and Town Administrator Jamie Hainsworth have been working with the Conanicut Island Sailing Foundation (CISF) since October 2021 when the Town Council voted unanimously “to approve Town staff to work with CISF to create a land lease, develop a program, design a facility to promote the mission of CISF which is also the mission of the Jamestown Recreation Department”. Councilman Erik Brine said at that time “They’ve had successful programming for a significant period of time, so that’s obviously working. It’s not, ‘Build it and they will come.’ They are already here.”

That same sentiment has gone into staff’s many conversations with the foundation while working out details in many meetings and conversations related to, among other things:

- ⇒ On site infrastructure
- ⇒ Waterfront access
- ⇒ Circulation
- ⇒ Hours of operation
- ⇒ Building Development
- ⇒ Fundraising
- ⇒ Management and maintenance on site
- ⇒ Other lease details

The purpose of this memorandum is to insure the Town Council that staff are in support of this Lease with the CISF and ready to work with them to insure their successful presence and operation at Ft. Getty into the future.

The Lease presented to the Town Council at this meeting has been worked on and vetted by staff as well as Town Solicitor Peter Ruggiero, all of whom support the lease as written. At this time, we are all ready to take comment and direction from the Town Council in furthering this joint venture.



## **LEASE AGREEMENT**

This Lease is made on this \_\_\_ day of \_\_\_\_\_, 2022 by and between THE TOWN OF JAMESTOWN (the "Town"), a municipal corporation organized and validly existing under the laws of the State of Rhode Island, (hereinafter called the "Lessor"), and CONANICUT ISLAND SAILING FOUNDATION ("CISF"), a 501(c)(3) Organization, organized and validly existing under the laws of the State of Rhode Island, (hereinafter called the "Lessee"), upon the following terms and conditions:

### **LEASED PREMISES**

Lessor does, by these presents, lease and demise unto the Lessee the following described premises: That certain portion of land located at Fort Getty, located in Jamestown, Rhode Island, as shown on the attached map, and hereinafter referred to as the "Demised Premises" (which hereinafter includes both Exclusive Space and Shared Space defined below). The attached map indicates those areas that are for the exclusive use of the Lessee (hereinafter "Exclusive Space" aka Area A ) and those areas that are shared with the Lessor (hereinafter "Shared Space" aka Areas B-F).

### **TERM OF LEASE**

This Lease shall be for an initial term of twenty (20) years from the date ~~hereof. the Exclusive Space and Shared Space is designated by the Lessor.~~ The lease term shall be extended automatically for an additional term of ten (10) years provided Lessee is not default under any of the material terms of this Lease, which default continues after Lessor's notice thereof and reasonable opportunity to cure such default.

### **RENT**

In lieu of the payment of rent, the Lessee covenants and agrees to perform the improvements to the Demised Premises as identified in this Lease, and to use and occupy the Demised Premises in accordance with the terms of this Lease. By these actions and the services CISF provides benefit to the Town (see attachment of 2021 reports) the Town otherwise could not provide.

### **USE**

The Lessee shall use the Demised Premises for a year-round sailing and marine education center, which shall include, but not be limited to offering classes, boat rentals, regattas, sailing lessons, and community sailing programs. CISF will receive 10 staff Ft. Getty parking passes to allow for entry into Ft Getty without an entry fee. Fundraising activities are allowed with the consent of the Town. Other parties may use the demised premises to support CISF's mission and will have permission from the Recreational Department. -Please see attached report for 2021 for examples of use. The Lessee shall update and submit an annual report of its use to the Lessor by December 1 of each year. The Lessee and Lessor also agree to review shared space every-5

years. Items to be discussed may include but not be limited to share use space, boat ramp, events, programs, boat rentals, outdoor boat and general storage.

Lessee shall maintain its nonprofit tax status, provide scholarships for its programs and offer community programming.

The Lessee agrees not to discriminate against any person in the use of the demised premises because of his/her race, sex, religion, nationality, handicap, age, sexual preference or any other matter provided by applicable law.

The failure of Lessee to use the Demised Premises for a year-round sailing and marine education center, which shall include, but not be limited to offering classes, boat rentals, regattas, sailing lessons, and community sailing programs, shall constitute a material breach and be the basis of a notice of breach with an allowance for the Lessee to cure such breach or be subject to eviction.

### **CONSTRUCTION AND/OR IMPROVEMENTS MADE BY LESSEE DURING THE TERM OF THE LEASE**

CISF reserves the right to name the Demised Premises and/or individual rooms within the building and erect signs stating such with Lessor's approval of both the name and signage.

Lessee shall submit a concept plan including site plan for approval by the Town Council and detailed exterior design plans for the development of the Exclusive Space for the Lessor's Planning Commission approval through the Development Plan Review Process ~~consent~~, which **written** consent shall not be unreasonably withheld or delayed. The development of the Exclusive Space (also known as Area A) by Lessee shall include, but not be limited to the construction of the following improvements at the Lessee's sole cost and expense:

1. permanent and/or or temporary structures
2. permanent and/or temporary restrooms until planned permanent restrooms are complete
3. plantings and landscaping. Any plantings will be for screening and mitigation, NOT to block views.
4. grading to improve drainage
5. improved traffic flow and one or more drop-off zones
6. ADA compliant walkways and paths
7. refurbishment of the current concrete pad if necessary

Lessor covenants and agrees to construct and/or maintain the following structures and facilities at Lessor's sole cost and expense in the Shared Space (also known as Areas B, C, D, E and F)

1. adequate utilities (electric/water) to service the structures constructed by lessee

2. parking for automobiles across the street and to the south of the grass area
3. summer trailer storage in Kit Wright Trail
4. kayak storage on rack at Kit Wright Trail
5. winter storage for trailers and boats in Town specified location until on-site storage is available
6. access to ramps and beaches
7. access and use of paths around Fort Getty and Kit Wright Trail
8. access and shared use of nearby field (Area B)

Once developed, any need or desire by the Lessee to alter, remodel, or change the exterior or interior of the structures located on the Demised Premises must first be approved in writing by the Lessor, which approval shall not be unreasonably withheld. All permanent capital improvements made by the Lessee during the term of this Lease shall remain the property of Lessor at the expiration of this Lease.

### **FUNDRAISING AND DEVELOPMENT SCHEDULE**

The Lessor acknowledges that fundraising by the Lessee is essential for development of the Exclusive Space. The parties hereto acknowledge and agree that the development of the Exclusive Space shall be conducted in phases and hereby agree that if Lessee is unable to begin the construction of improvements of the Exclusive Space within five (5) years from the date hereof due to inadequate funding for the construction of such facilities as contemplated in this Lease, this Lease may be terminated by either Lessor or Lessee upon ninety (90) days written notice to the other party.

### **MAINTENANCE BY LESSOR**

The Lessor covenants and agrees that it shall, at its sole cost and expense, provide the following utilities and services to the Demised Premises on a year-round basis:

1. cutting the grass (as needed)
2. adequate water
3. adequate electricity supply

The Lessor shall also provide and maintain the necessary mains and conduits carrying utility services to the Demised Premises and all utility lines near the boat ramp and the dock area shall be ~~to be~~ buried or raised to an acceptable level for safety in boat maneuvering in that area.

The Lessor shall be able to maintain the septic system on site and install a new system in Area A if needed so long as it does not impact the Lessee's building or permanent infrastructure.

### **MAINTENANCE BY LESSEE**

Other than those items to be provided and/or maintained by Lessor as described above, Lessee shall provide the following, at its sole cost and expense:

1. landscaping (other than grass cutting) and planting
2. maintenance of structures to be built and equipment installed
3. bathroom facilities used exclusively by Lessee
4. Septic system [if required by CISE](#)

Lessee shall ~~be permitted to use the garbage dump dumpster at Fort Getty to dispose of its own trash in a timely fashion.~~

### UTILITIES

During the term of this Lease, Lessee shall be responsible for all electricity costs. In addition, Lessee shall be responsible for all ~~and~~ water charges if water usage can be separately metered to measure Lessee's exclusive use.

### INDEMNIFICATION

The Lessor and Lessee each agree to indemnify and defend the other party against, and to save it harmless from any and all claims, demands, costs, liabilities, losses, expenses and damages (including reasonable attorneys' fees and costs) of whatever nature, for injury or damage to persons or property in or about the Demised Premises from any cause, or arising from any accident, injury or damage, arising or resulting from an act, default, omission or any cause on the part of the indemnifying party, or its employees, agents, contractors, licensees, business invitees, or guests.

### INSURANCE

The Lessee shall, at all times during the term of this Lease, keep all buildings or other improvements on the Demised Premises continuously insured to the full replacement cost thereof under so-called all-risk insurance policies, which insure against fire, vandalism and malicious mischief, risks commonly insured against by extended coverage insurance and other perils and which contain a special replacement cost endorsement, such policies to be written by companies of recognized responsibility and financial standing duly-authorized to do business in the State of Rhode Island. The Lessee shall be responsible to obtain any special endorsements at their own cost to cover boats and equipment. Neither party hereto shall be liable to the other party of any insurer of any such other party with respect to any loss or damage to the real estate or tangible personal property of such other party resulting from or caused by the occurrence of any risk which is commonly insured against such as fire, lightning, explosion, riot, smoke, civil commotion, aircraft, windstorm or vehicles, whether the occurrence of such risk shall be caused by any act or omission of a party hereto or any of its or their agents, servants, invitees, or contractors. The Lessee shall furnish to the Lessor upon request a certificate evidencing the insurance coverage maintained from time to time hereunder.

During the term of this Lease, Lessee shall carry comprehensive general public liability and property damage liability insurance including contractual liability insurance with not less

than one million (\$1,000,000) dollars per occurrence and two million (\$2,000,000) dollars aggregate limit for both bodily injury together with an Excess or Umbrella Liability insurance policy with a coverage limit of at least five million (\$5,000,000) dollars and such other insurance coverage of the type and in amounts as required by Law.

#### **ENTRY BY LESSOR FOR REPAIRS**

The Lessor shall make such repairs to the Demised Premises as required by this Lease, including but not limited to repairing utility facilities or lines, pipes, wires, and the like, over, upon and through the Demised Premises as may be necessary or advisable for servicing the Demised Premises or the structures located and/or to be located on the Demised Premises, including any public areas and the parking lot; provided, however that Lessor shall use its best efforts not to interfere with the conduct of Lessee's business on the Demised Premises. Except in the case of an emergency, Lessor shall give Lessee not less than ten (10) business days' notice (by telephone or email) to gain access to the Demised Premises to maintain, repair or replace utility facilities or lines, pipes, wires, and the like.

#### **DESTRUCTION OF PREMISES**

In the event of a partial destruction of the any structure located on the Demised Premises during the term hereof, from any cause, Lessee shall repair the same. In the event that repairs cannot be made within ninety (90) days, Lessee, may, at its sole option, either make the repairs within a reasonable time, or terminate this Lease.

#### **TAKING BY EMINENT DOMAIN**

In case of a taking by eminent domain of the whole of the Demised Premises, then this Lease shall terminate as of the date of the actual taking of possession by the public authorities. In case of a taking as aforesaid of such portion of the Demised Premises as shall preclude the reasonable use of the Demised Premises as set forth in this Lease, either the Lessor or the Lessee may terminate this Lease by notice given to the other with thirty (30) days after the Lessee has been deprived by the taking authorities of physical possession of the Demised Premises so taken.

#### **LEASE TERMINATION**

Provided that Lessee shall not be in default under any of the conditions of this Lease, Lessee shall have the right to terminate this Lease, and the term and estate hereby granted at any time by giving not less than 3 months prior written notice given by Lessee to Lessor (the "Cancellation Notice"). The date given in such notice for the termination of this Lease is hereinafter referred to as the "Surrender Date". As used herein, the Surrender Date shall mean the date on which Lessee shall give Lessor possession of the Premises, broom clean, free of all liens, claims, occupants and personal property and otherwise in the condition required under the

Lease upon the expiration of the term of the Lease, and an effective instrument of surrender in form and in substance satisfactory to Lessor has been signed and delivered by Lessee to Lessor. In the event of the giving of the Cancellation Notice by Lessee, this Lease and the term and estate hereby granted (unless the same shall have expired sooner pursuant to any other provision of this Lease or pursuant to Law) shall terminate on the Surrender Date with the same effect as if such date were the date hereinbefore specified for the expiration of the term of this Lease. Nothing contained herein or in any instrument of surrender shall relieve Lessee of liability to Lessor of any obligation or liability accrued or incurred under this Lease, including any that are outstanding and unsatisfied as of the Surrender

#### **ASSIGNMENT AND SUBLETTING**

Lessee shall not assign this Lease or sublet any portion of the Demised Premises without the prior written consent of the Lessor. Any such assignment or subletting without consent shall be void and, at the option of the Lessor, may terminate this Lease.

#### **LESSOR'S REMEDIES ON DEFAULT**

If Lessee defaults in the performance of any of the other covenants or conditions hereof, Lessor may give Lessee notice of such default and, if Lessee does not cure any such default within thirty (30) days, after the giving of such notice (or if such other default is of such nature that it cannot be completely cured within that period, if Lessee does not commence such curing within such thirty (30) days and thereafter proceed with reasonable diligence and in good faith to cure such default), then Lessor may terminate this Lease on the date specified in such notice the term of this Lease shall terminate, and Lessee shall then quit and surrender the premises to Lessor. If this Lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the Demised Premises by any lawful means and remove Lessee or other occupants and their effects. If the Lessee shall be declared insolvent according to law, or if a receiver or other similar officer shall be appointed to take charge of the Lessee's property, or a substantial party thereof, then, and in each of the said cases, the Lessor lawfully may (notwithstanding any license of any former breach of covenant or waiver of the benefit hereof or consent in a former instance) immediately or at any time thereafter while such default or other situation as aforesaid continues, and without further demand or notice, enter into and upon the Demised Premises or any part thereof in the name of the whole and repossess the same and expel the Lessee and those claiming through or under the Lessee and remove its effects, at Lessee's expense, without being deemed guilty of any manner of trespass; and, upon entry as aforesaid, this Lease shall terminate.

#### **WAIVER**

Failure on the part of the Lessor or the Lessee to complain of any action or non-action on the part of the other, no matter how long the same may continue, shall not be deemed to be a waiver by either party of any of its rights hereunder. A waiver of any provision hereof shall not

be construed to be a waiver of any other provision hereof.

### **SERVICES BY LESSOR**

With respect to any services to be furnished to Lessee, the Lessor shall in no event be liable for failure or delay to furnish the same when prevented from doing so by war, strikes, labor difficulties, lockouts, breakdown, accident, order or regulation of governmental authority, failure of supply, or inability, by exercise of reasonable diligence, to obtain supplies, parts or employees necessary to perform such services, or for any cause beyond Lessor's reasonable control, or for any cause due to any act or neglect on the part of the Lessee or its servants, agents, employees, licensees or any person claiming by, through or under the Lessee, or any termination for any reason of Lessor's occupancy of the premises from which the service is being supplied by the Lessor.

### **QUIET ENJOYMENT**

The Lessee, subject to the terms and provisions of this Lease, on observing, keeping and performing all of the terms and provisions herein contained on Lessee's part to be performed, kept and observed, shall peaceably and quietly hold and enjoy the Demised Premises without hindrance, ejection or interruption by the Lessor or any person or persons claiming under it.

### **LESSEE'S ADDITIONAL COVENANTS**

In addition to all other covenants and agreements of the Lessee contained in this Lease, the Lessee covenants and agrees at all times during the term hereof, and for any further time as it shall hold said Demised Premises or any part thereof, to keep the same in as good order, repair and condition as the same are in at the commencement of the term, or may be put in thereafter, reasonable wear and tear and damage by fire excepted; to make all those capital improvements and to do those projects as the same are described herein; to remove its goods and effects, and those of all persons claiming under it, at the termination of expiration of this Lease, and will peaceably yield up said premises and all additions thereto to the Lessor, and leave the same clean and in such repair, order and condition as the same were in at the commencement of the term or may be put in during the continuance thereof, excepting only such alterations as are made or authorized by the Lessor, reasonable wear and tear, and damage by fire; not commit any nuisance, or overload the premises, not to carry on any business or occupation which shall be unlawful or contrary to any law or ordinance in force for the time being; not to do any act or things upon the premises which will make them un-insurable against fire or which is liable to increase the premium for fire insurance on the building; to keep the premises equipped as required by law or ordinances, or any other regulation of any public authority because of the use made of said premises by the Lessee, and will make all repairs, alterations, replacements or additions as required, and will procure any authorizations or licenses required for Lessee's use of the premises; will permit the Lessor or its agents to enter at reasonable time to view the premises and make repairs or alterations necessary for the preservation and safety of the Demised Premises pursuant to the terms hereinabove described.

### **REMOVAL OF PERSONAL PROPERTY**

The Lessee may, at the termination of this Lease, remove all of its items of personal property which are not affixed to the real estate. All fixtures which are permanently attached to the premises shall remain in place and shall become the property of the Lessor upon the attaching of the same. The Lessee shall, at its own expense, remove all of its items of personal property at the termination of this Lease and shall repair any and all damage to the premises which may result from or be caused by the removal of such items of equipment or personal property from the Lessee.

### **HOLDING OVER**

If Lessee holds over or continues in possession of the Demised Premises after the expiration of this Lease and without the execution of a new Lease, the tenancy thus created shall be at sufferance. All covenants, obligations, condition and agreements herein contained shall, so far as applicable, apply to all extensions of the terms hereof and to all holding over by the Lessee as a tenant at sufferance.

### **NOTICES**

All notices that may be given hereunder by Lessor or Lessee shall be by registered or certified mail; address in the case of Lessor to Town of Jamestown, c/o Town Administrator, P.O. Box 377, Jamestown, Rhode Island 02835, or to such other address as Lessor may from time to time in writing give Lessee for this purpose; and all notices that may be given to Lessee shall be addressed to Meg Myles, 7 Felucca Ave, Jamestown, Rhode Island 02835. or to such other address as Lessee may from time to time in writing give Lessor for this purpose.

### **RIGHT OF EACH PARTY TO PERFORM OTHER'S COVENANTS**

Each party shall have the right at any time, after ten (10) days' notice to the other party (or without notice in case of emergency or in case of any fine, penalty, interest or cost which may otherwise be imposed or incurred), to make any payment or perform any act required of such other party under any provision of this Lease, and in exercising such right, to incur necessary and incidental costs and expenses, including reasonable counsel fees. Nothing herein shall imply any obligation on the part of the party, and the exercise of the right to do so shall not constitute a release of any obligation or a waiver of any default. All payments made and all costs and expenses incurred in connection with any exercise of such right shall be reimbursed by the other party within ten (10) days after such payments, together with interest at an annual rate equal to the prime interest rate plus one (1%) percent from the respective dates of the making of such payments or the incurring of such costs and expenses, to the party making and paying the same.

### **SUCCESSORS AND ASSIGNS**

All the covenants, conditions and provisions of this Lease shall apply to and inure to the benefit of, and be binding upon the heirs, executors, administrators, successors and assigns of the



said Lessor and said Lessee, both as to rights and as to duties and liabilities, except with respect to the right of the Lessee to assign or sublet, which shall be subject to that paragraph entitled "ASSIGNMENT AND SUBLETTING" of this Lease.

**ORDINANCES AND STATUTES**

Lessee shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force or which may hereafter be in force, pertaining to the premises, occasioned by or affecting the use thereof by Lessee. Failure of the Lessee to comply with this section of the Lease shall constitute a termination of the Lease and the Lessee shall either immediately cure any such violation or quit and vacate the Demised Premises.

**ATTORNEY'S FEES**

In the event that Lessor shall cause any suit to be brought for the recovery of the Demised Premises or for any sum due hereunder, or because of any act which may arise out of the possession of the Demised Premises by the Lessee, the Lessor shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee.

**PARAGRAPH HEADINGS**

The paragraph headings contained in this Lease are not a part hereof, but are inserted only for reference.

**JURISDICTION**

The parties agree that this Lease shall be deemed a Rhode Island contract and shall be governed by the laws of the State of Rhode Island.

**RELEASE AT EXPIRATION**

At the expiration of the term of this Lease, provided the Lessee shall not be in default hereof, the Lessee shall be held harmless and indemnified from any liability which may arise at any point in time thereafter due to Lessee's installation of the capital improvements. At the expiration or termination of the Lease, Lessee agrees and acknowledges to release any and all claims of every kind and nature in and to ownership and/or control of the Demised Premises and the structures located thereon.

**ENTIRE AGREEMENT**

The foregoing constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties.

*SIGNATURE PAGE TO FOLLOW*

*IN WITNESS WHEREOF*, \_\_\_\_\_ (as Town Administrator of the Town of Jamestown) and \_\_\_\_\_ (as \_\_\_\_\_ of CISF) have executed this Lease in duplicate on the date first above written.

TOWN OF JAMESTOWN

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
\_\_\_\_\_, President  
Town Council

CONANICUT ISLAND SAILING FOUNDATION

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Name & Title:

STATE OF RHODE ISLAND  
COUNTY OF NEWPORT

In Jamestown, in said County, on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me personally appeared \_\_\_\_\_, President, Town of Jamestown Town Council, to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument, by him/her so executed, to be the free act and deed of said Town of Jamestown, and his/her free act and deed as Town Council, as aforesaid, and individually as well.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

STATE OF RHODE ISLAND  
COUNTY OF NEWPORT

In Jamestown, in said County, on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me personally appeared \_\_\_\_\_, \_\_\_\_\_ of CONANICUT ISLAND SAILING FOUNDATION, to me known and known by me to be the party executing the foregoing instrument, and he/she acknowledged said instrument, by his/her so executed, to be the free act and deed of said corporation, his/her free act and deed as \_\_\_\_\_ of said \_\_\_\_\_, and individually as well.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

**Town of  
Jamestown, Rhode Island**

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



**Date:** June 14, 2022

**To:** Jamie Hainsworth  
Town Administrator

**From:** Michael Gray  
Public Works Director

**RE:** Ferry Landing Improvement Project

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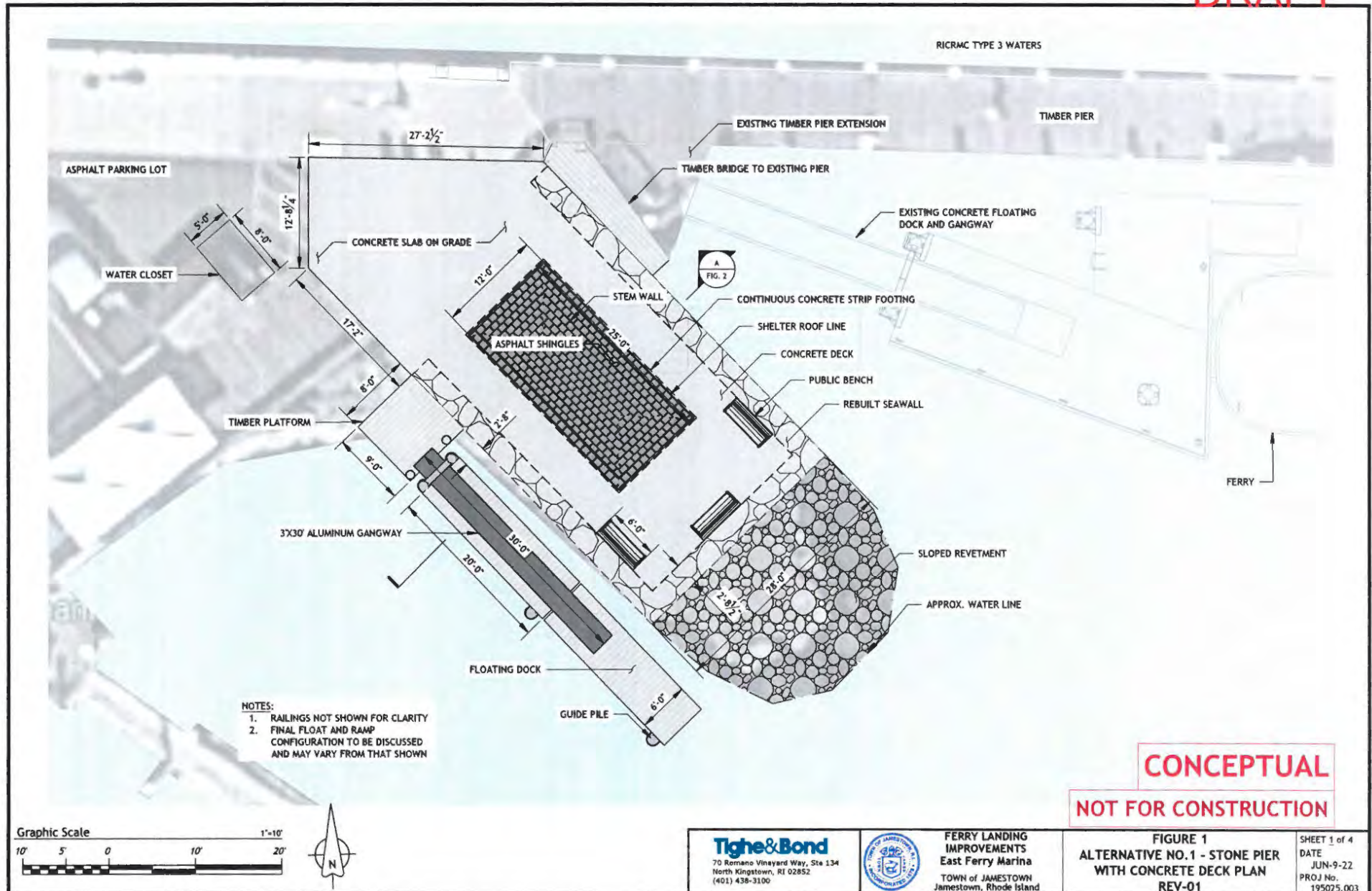
I have attached a conceptual drawing showing proposed improvements to the former Ferry Landing developed by Tighe and Bond, our waterfront engineering consultant. For this concept the ferry landing would be reconstructed with a uniform rectangular stone pier. The interior of the landing would be filled with stone and granular fill and capped with a concrete deck. A stone revetment will be constructed at the southerly end to protect the structure.

I have attached a master plan developed by Conanicut Marine Services (CMS) for future use of the Ferry Landing as a shared use between the public and the CMS Ferry Service. The conceptual plan includes a wooden open air structure to be used for a ferry waiting area. The CMS plan also includes a small ticket sales office to be constructed and located in the area of the Ferry Landing. In addition, there is a future float and gangway shown along the westerly side of the landing.

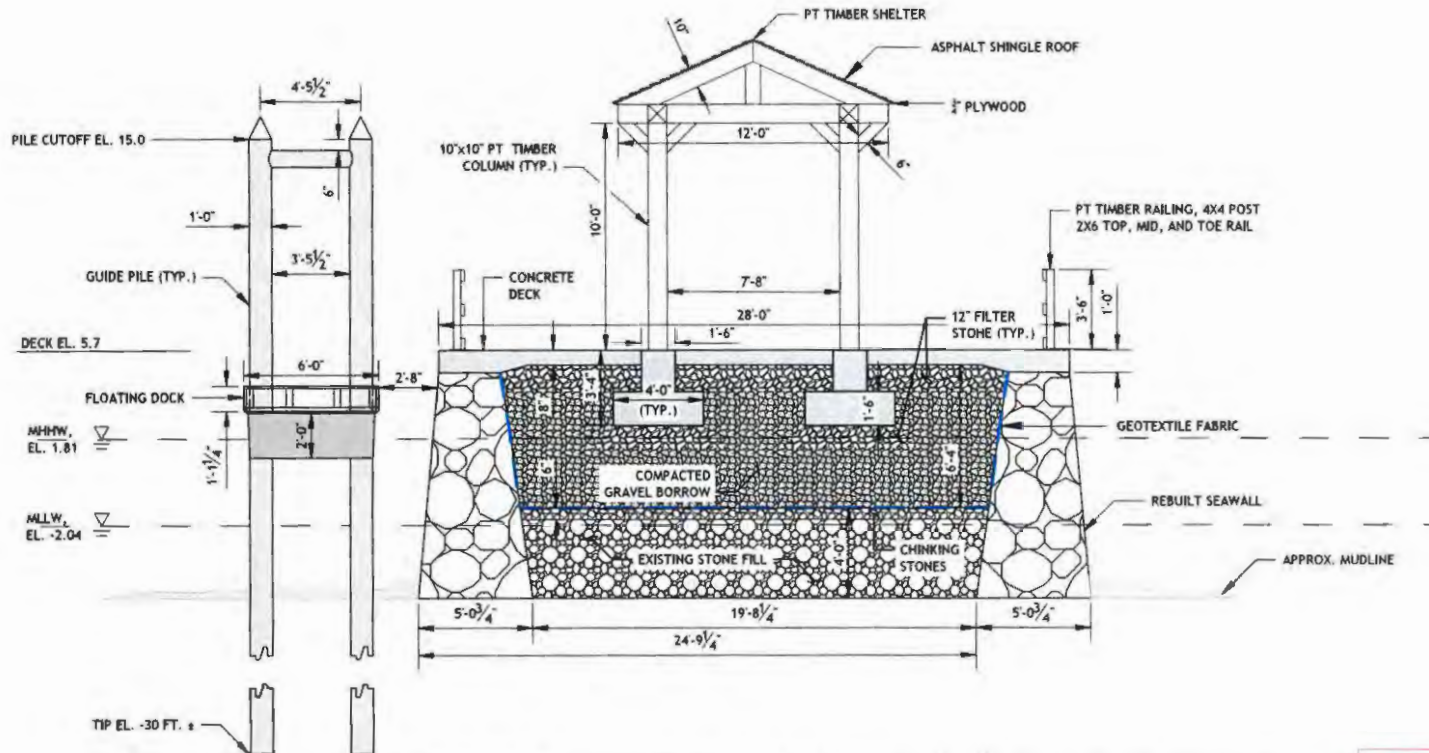
Budget costs for the improvements to just the Ferry Landing are approximately \$300,000. The Timber waiting structure and ticket office would be constructed by CMS. The future gangway and float is approximately \$150,000.

The budget costs for the project exceed available funding at this time. I would suggest that the conceptual drawing of the improvements be presented to the Town Council with the Master Plan developed by CMS describing the shared use proposal. If the Council agrees to the CMS plan a formal agreement would need to be developed with the Town for the use of the area. If approved the Ferry Landing Improvement Project will be developed through permitting and construction plans as a future project once funding is available.

DRAFT



DRAFT



NOTES:  
1. ALUMINUM GANGWAY NOT SHOWN FOR CLARITY

TYPICAL SECTION A  
SCALE: 3/8" = 1'-0"  
FIG. 1

**CONCEPTUAL**  
**NOT FOR CONSTRUCTION**

<p><b>Tighe &amp; Bond</b> 70 Romano Vineyard Way, Ste 134 North Kingstown, RI 02852 (401) 439-3100</p>		<p>FERRY LANDING IMPROVEMENTS East Ferry Marina TOWN of JAMESTOWN Jamestown, Rhode Island</p>	<p>FIGURE 2 ALTERNATIVE NO. 1 - STONE PIER WITH CONCRETE DECK SECTION REV-01</p>	<p>SHEET 2 of 4 DATE JUN-9-22 PROJ No. 195025.003</p>
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**CONANICUT MARINE  
SERVICES, INC.,  
JAMESTOWN NEWPORT FERRY  
& TOWN OF JAMESTOWN**

**MASTER PLAN PROPOSAL FOR  
FERRY LANDING SITE**

**1 E. FERRY WHARF  
JAMESTOWN, RI 02835**

The Jamestown Ferry Landing site is very deeply historic. It is here, many years before 1873, when the first steam ferries began regular service between Jamestown and Newport. Still today, this very same site offers a seasonal ferry service and a greeting to those arriving from the east coming from Aquidneck Island while providing Jamestown's and our neighbors to the west an easy access to all that Newport Harbor has to offer.

We welcome the Town's interests in participating in a master plan to transform the existing failed rubble and stone pier into a rich community asset, enhancing the quality of life for Jamestown's and visitors alike.

This area could provide a modest pavilion to provide shelter for those waiting to board ferries. The perimeter could also include benches to provide additional welcoming for Jamestown's and visitors to enjoy the waterfront.

Gazebos located at Newport's Ann Street Pier and Perrotti Park intermodal ferry/water shuttle facilities provide similar samples of what could be done at the Jamestown site.

While it is understood that due to funding limitations not all projects can be completed at once we have therefore attached a draft proposal of a master vision for the Jamestown Ferry area.

A – 10' x 130' timber floating dock is the same as CMS has discussed previously. The dock would be used by Jamestown Newport Ferry vessels to provide the public ridership on the bay and also provide additional ADA accessible access to the JNF vessels.

B – Approx. 12' x 25' covered pavilion-style waiting area to be built in conjunction with the Town of Jamestown improvements for the ferry landing space (the currently unused concrete rock area). The Town would provide funding for the improvements to the concrete rock area including the foundation footings for the waiting shelter to be attached to. CMS/JNF and public contributions would provide funding for the building of the proposed pavilion.

C – Approx. 8' x 5' water closet to be installed near the existing town owned pumphouse area proposed to be built in the same shingle style as the current Town pumphouse.

D – Approx. 12'6" x 4' ferry ticket sales office/Ferry Site Manager Office to be built on a moveable "pallet style" foundation due to the weather conditions that occur in that area. It will be necessary to locate the ticket sales/Ferry Site Manager office as soon as possible on the currently unused concrete rock area until the Town improvements to this area are completed.

E – 1 – 6' x 40' floating dock with a 3' x 30' gangway and approx. 8' x 9' timber apron platform on the south side of the currently unused stone pier area. This dock would primarily be used for smaller ferries layover.

F – Ferry Area Management Plan – A ferry area management plan would be instituted to assure the area is managed accordingly.

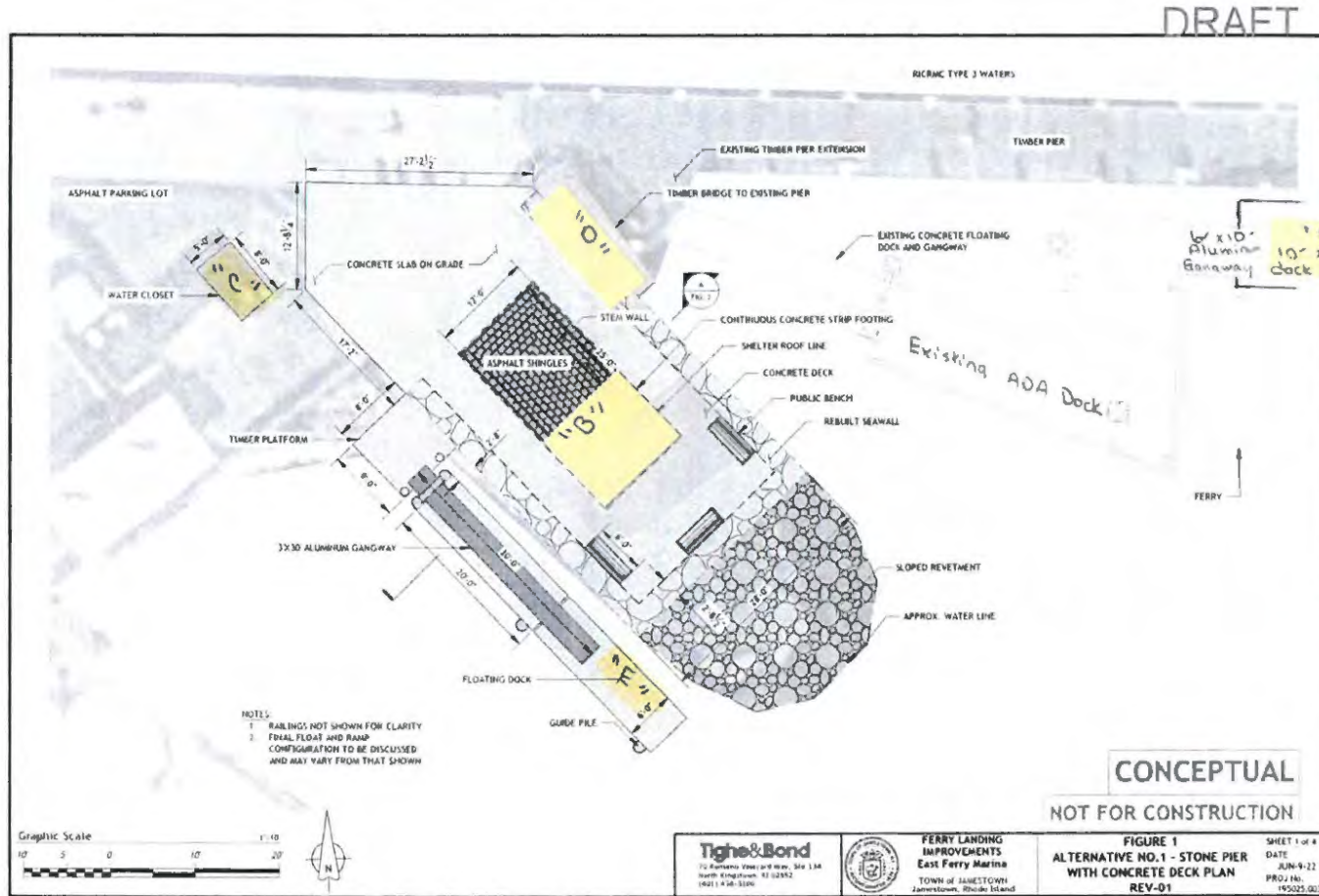
As a RI Public Utility License Holder, Conanicut Marine Services, Inc./Jamestown Newport Ferry, completes a lengthy bi-annual ferry operations survey, U.S. DOT National Census of Ferry Operators (NCFQ), and upon completion is eligible for DOT ferry grant monies. Funding is quite limited and any



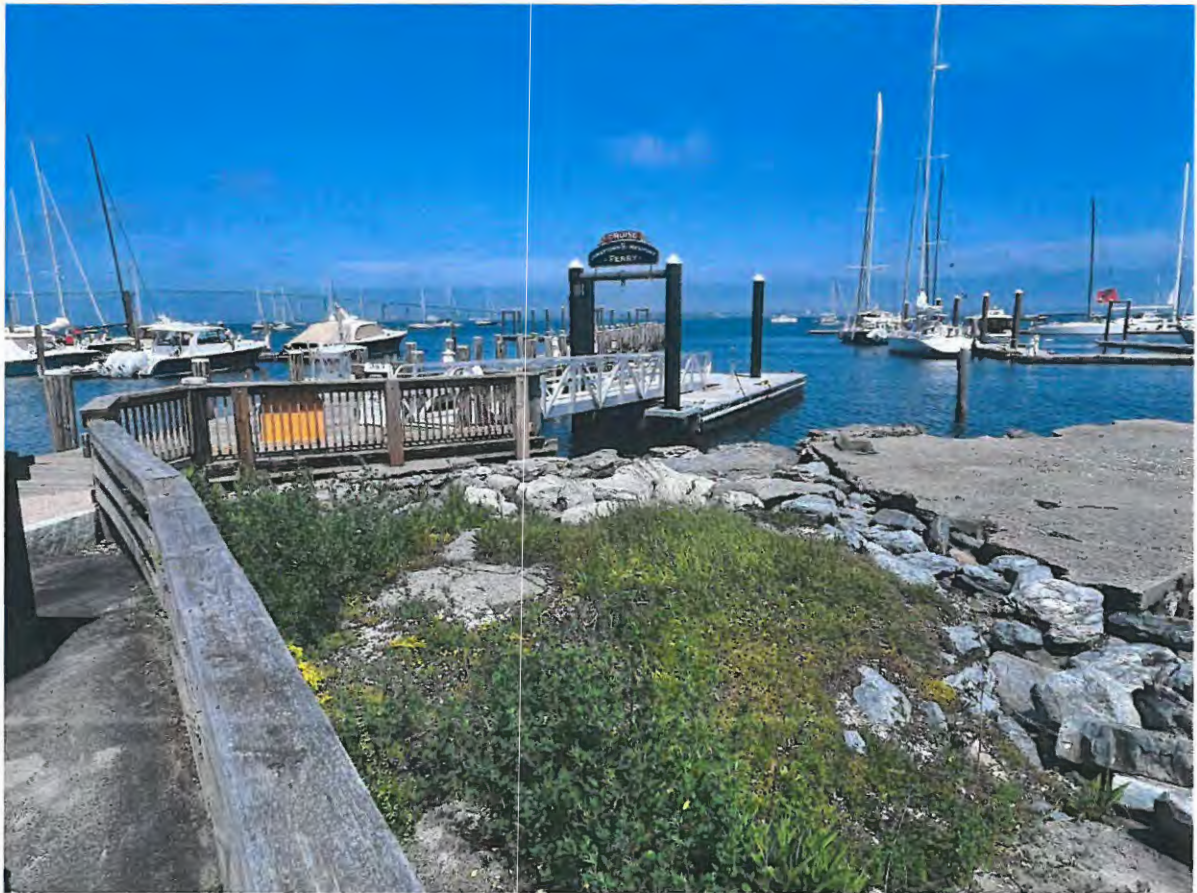
project decided on requires extensive matching funds from the applicant. At this time, with the limited DOT funding available of approximately \$10,000.00 per year, we would like to reserve the existing funding for a 2023 project that would consist of item "D " above - An approximate 12'6" x 4' Ferry Ticket Sales Office/Ferry Manager Office similar in size and design as on the attached photos.

As additional funding from the DOT BIG ferry Grant or other resources would become available we could look into completing additional projects on the vision. These grant monies can be spent on any of the 5 public landing sites that the JNF currently services.

PROPOSED FERRY LANDING MASTER PLAN



CURRENT FERRY LANDING IMPROVEMENT AREA



CURRENT FERRY LANDING IMPROVEMENT AREA



CURRENT FERRY LANDING IMPROVEMENT AREA



"B" – APPROX. 12' X 25' COVERED PAVILLION-STYLE WAITING AREA  
TO BE BUILT SIMILAR IN STYLE TO ANN STREET PIER, NEWPORT STRUCTURE



"C" – PROPOSED WATER CLOSET TO BE BUILT IN THE SAME SHINGLE STYLE AS THE CURRENT TOWN PUMPHOUSE



"D" - PROPOSED FERRY TICKET SALES/MANAGER OFFICE LOCATION – BACK SIDE CONCRETE SLAB AREA





“D” - PROPOSED FERRY TICKET SALES/FERRY SITE MANAGER OFFICE – FRONT VIEW

NOTE: SIMILAR IN STYLE AS TO BE CONSTRUCTED



“D” - PROPOSED FERRY TICKET SALES/FERRY SITE MANAGER OFFICE – SIDE VIEW

NOTE: SIMILAR IN STYLE AS TO BE CONSTRUCTED



"D" - PROPOSED FERRY TICKET SALES/FERRY SITE MANAGER OFFICE – SIDE VIEW

NOTE: SIMILAR IN STYLE AS TO BE CONSTRUCTED



## RI Cannabis Control Act 2022

21-28.11-15. Municipal authority.

(a) Other than a city or town that is a host community for an existing licensed medical cannabis treatment center, any city or town may, by resolution of the city or town council, cause to be printed on the ballot in an election held on or before November 8, 2022, the following question:

"Shall new cannabis related licenses for businesses involved in the cultivation, manufacture, laboratory testing and for the retail sale of adult recreational use cannabis be issued in the city (or town)?"

(b) Upon the adoption of a resolution by the city or town council pursuant to the provisions of subsection (a) of this section, the commission shall not issue any new cannabis related license pursuant to the provisions of this chapter unless and until the electors of the city or town vote to approve the issuance of new cannabis related licenses within the city or town. This provision shall not apply to the issuance of hybrid cannabis retailer licenses.

(c) If a majority of ballots cast on which the electors indicated their choice is against granting the licenses, then no new license pursuant to this chapter shall be issued by the commission relating to the sale of recreational cannabis within the city or town. Provided, however, any existing marijuana cultivator or cannabis testing laboratory licensed pursuant to chapter 28.6 of title 21 shall be permitted to continue operating within the municipality pursuant to the conditions of licensure (including license renewals) without regard to a referendum conducted pursuant to this section.

(d) Any city or town that by referendum declines to allow the issuance of new licenses relating to the sale of recreational marijuana will not be eligible to receive revenue pursuant to §34-21-28.11-13.1.

(e) A city or town that by referendum declines to allow the issuance of new cannabis related licenses pursuant to the provisions of this chapter may subsequently resubmit the question required by this section to the electors of the city or town, but only upon the passage of a joint resolution of approval by the general assembly.

(f) For the purpose of this section, "cannabis related licenses" includes

licenses for cultivation, manufacture, laboratory testing and/or retail sale.

21-28.11-16. Local control.

(a) A city or town may adopt ordinances and by-laws that impose reasonable safeguards on the operation of cannabis establishments, provided they are not unreasonable and impracticable and are not in conflict with this chapter or with regulations made pursuant to this chapter and that:

(1) Govern the time, place and manner of cannabis establishment operations and of any business dealing in cannabis accessories, except that zoning ordinances or by-laws shall not operate to:

(i) Prevent the conversion of a medical marijuana compassion center licensed or registered engaged in the manufacture or sale of cannabis or cannabis products to an adult use retail cannabis establishment engaged in the same type of activity under this chapter; or

(ii) Limit the number of cannabis establishments below the limits established pursuant to this chapter;

(2) Restrict the licensed cultivation, processing and manufacturing of cannabis that is a public nuisance;

(3) Establish reasonable restrictions on public signs related to cannabis establishments; provided, however, that if a city or town enacts an ordinance or by-law more restrictive than the commission's standard, then the local ordinance or by-law shall not impose a standard for signage more restrictive than those applicable to retail establishments that sell alcoholic beverages within that city or town; and

(4) Establish a civil penalty for violation of an ordinance or by-law enacted pursuant to this subsection, similar to a penalty imposed for violation of an ordinance or by-law relating to alcoholic beverages.

(b) A city or town may adopt ordinances that ban or impose restrictions on the smoking or vaporizing of cannabis in public places, including outdoor common areas, parks, beaches, athletic and recreational facilities and other public spaces.

(c) No city or town shall prohibit the transportation of cannabis or cannabis products or adopt an ordinance or by-law that makes the transportation of cannabis or cannabis products unreasonable and impracticable.

**MUNICIPAL GUIDE TO INITIAL IMPLEMENTATION OF  
THE RHODE ISLAND CANNABIS ACT**

**MUNICIPAL REFERENDUM**

1. Each municipality should evaluate whether it has “OPT-OUT” rights with respect to Adult-use, retail licensing.
  - A. If your municipality has an existing Compassion Center, then the town does not have OPT-OUT rights.
  - B. If your Municipality has Cultivator or testing licensees, your town has retained its OPT-OUT rights.
  - C. If your Municipality has no Cannabis-related license holders, then the Municipality has OPT-OUT rights.

2. If a Municipality wishes to grant licenses to Adult Use retail sellers of Cannabis within its borders, then the Municipality does not need place a question on a referendum. It will need to address zoning.
3. If a Municipality wishes to exercise OPT-OUT rights, then the Municipality shall place the following question on the ballot for the November 8, 2022 election:

**Shall new cannabis related licenses for businesses involved in the cultivation. Manufacture, laboratory testing and for the retail sale of adult recreation use cannabis be issued in the city (or town)?**

4. A Municipality which elects to OPT-OUT of the Cannabis –related licenses has also elected to forego the 3% tax on adult-use recreation sales.
5. A Municipality is not able to discriminately select a type of licensee to accept or reject. Municipalities cannot accept new laboratory testing licensees and reject adult use sales.
6. Certain municipalities host grandfathered licenses in the area of cultivation and testing laboratories. Those town retained their OPT-OUT rights. If those municipalities OPT-OUT of adult retail sales, they will not receive the 3% local tax receipts.

**MUNICIPAL ORDINANCES**

<b><u>Permitted Ordinances</u></b>	<b><u>Prohibited Ordinances</u></b>
Prohibition or restrictions on smoking or vaporizing in a public place	Preventing the conversion of a compassion center into an adult use retailer
Governing the time, place and manner of operations of cannabis license holders	Limit the number or type cannabis-related licensees. Towns may not select to only permit testing laboratories or
Restricting public nuisances associated with Cannabis	Prohibit or restrict the transportation of cannabis within the Municipality
Restrictions on public signs, no more restrictive than comparable requirements for liquor establishments	Cannot create Municipal taxes or fees on cannabis-related business beyond the existing, non-cannabis related municipal taxes. No local taxes or fees on Cannabis-related licensees
Civil penalties for violating ordinances, must be similar to penalties for liquor establishments	



5/31/2022

City of Lowell, MA Ecode360

City of Lowell, MA  
Tuesday, May 31, 2022

## Chapter 222. Peace and Good Order

### § 222-19. Consumption of marijuana in public prohibited.

[Added 5-29-2018]

#### A. Definitions.

- (1) For purposes of this section, the following terms have the following meanings:

##### **PUBLIC PLACE**

Any place to which the public or a substantial group of persons has access and/or view. A "public place" includes, but shall not be limited to: public ways, streets, sidewalks, walkways, alley or alleyways, highways, bridges, overpasses, parking lots, municipal buildings, municipal parking lot facilities, municipal parking lot ramps, vacant or undeveloped lots, transportation facilities, parks, pools, plazas, building facades, stairwells, alcoves, doorways, entranceways, pedestrian malls, playgrounds, places of amusement, hallways, lobbies, and other portions of apartment houses and hotels not constituting rooms or apartments designed for actual residence.

#### B. Enforcement.

- (1) Nothing in this section shall preclude the City of Lowell or any law enforcement officer of any jurisdiction from charging an offender for violation of any other applicable law or ordinance arising from the offender's prohibited conduct.

#### C. Penalties.

- (1) Any person who violates this section is liable for a fine of \$100 for the first offense, \$200 for the second offense, \$300 for the third offense, and \$300 for each subsequent offense. Each violation and/or each day in violation of this section shall constitute a separate offense.
- (2) Any person found in violation of this section shall receive a fine as established in the City's Schedule of Fees in accordance with MGL c. 40U, § 11, for each violation of this section.



## Governor's FY 2023 Budget Proposal & Municipal Impacts February 3, 2022

### **Summary**

Governor McKee's FY 2023 budget proposal provides \$233.6 million in appropriated aid to cities and towns – an increase of \$26.8 million over the FY 2022 enacted amount and \$42.7 million over FY 2021 levels.

- The budget includes \$166.6 million to fully reimburse cities and towns for the sixth and final year of the motor vehicle tax phase-out in FY 2023. It maintains the phase-out terms and schedule in current law, providing greater certainty to cities and towns in budget planning.
- It funds Payment in Lieu of Taxes (PILOT) at \$46.1 million, which is the equivalent of 25.7% of lost property tax revenues from qualifying tax-exempt property.
- The budget also funds the Distressed Communities Relief Fund at the same level as FY 2022 – \$12.4 million.

The budget anticipates total pass-through funding (public service corporation, hotel/lodging and meals/beverage taxes) of \$57.9 million in FY 2023, an increase of \$10.8 million over the FY 2022 enacted level of \$47.1 million. It also increases the estimated amount of pass-through funds for FY 2022 by \$8.6 million – to \$55.7 million. These changes reflect an increase in hotel bookings, offset by a decline in meals and beverages receipts from earlier estimates.

The budget funds the elementary and secondary education funding formula with an increase of \$40.1 million in distributed aid to local educational agencies. No local education agency will receive a reduction in aid compared to FY 2022. The FY 2023 budget makes no changes to non-distributed (“categorical”) aid.

Finally, the Governor's budget proposes legalization of marijuana for adult use. It envisions retail sales beginning in April 2023. Cities and towns would receive about 3.0% of total recreational marijuana tax receipts, though the amount per community will depend on the number of licensed establishments and sales volumes. Communities would need to hold an opt-out referendum to prohibit certain categories or retail establishments. Cities and towns would have some local control of licensing and zoning, as well as the authority to charge a temporary impact fee, but could not establish community host agreements, as in Massachusetts.

### **Additional Detail**

#### **Motor Vehicle Excise Tax**

The budget includes \$166.6 million to fully reimburse cities and towns for the sixth and final year of the motor vehicle tax phase-out in FY 2023. It also includes a reduction of \$9.9 million in funds for the FY 2022 phase-out, reflecting updated values.

Governor McKee's FY 2022 budget maintains the phase-out terms and schedule in current law, providing greater certainty to cities and towns in budget planning.

	FY 2022	FY 2023 (Gov. budget, current law)
<b>Taxable value (percentage of NADA clean retail value)</b>	75%	70%
<b>Minimum exemption</b>	\$5,000	\$6,000
<b>Maximum rate (per \$1,000 of taxable value)</b>	\$30.00	\$20.00

### State Aid – Formula Funding

The Governor's budget maintains other formula state aid at FY 2022 levels.

*Payment in Lieu of Taxes (PILOT)* – The FY 2023 budget funds Payment in Lieu of Taxes (PILOT) at \$46.1 million, which is the equivalent of 25.7% of lost property tax revenues from qualifying tax-exempt property.

*Distressed Communities* – The FY 2022 budget provides \$12.4 million for distressed communities – the same level as in FY 2022. Seven communities would receive funding under the program – Central Falls, Cranston, North Providence, Pawtucket, Providence, West Warwick and Woonsocket.

*State Library Aid* – The Governor proposes \$8.8 million in state library aid to cities and towns, consistent with FY 2022 levels.

### State Aid – Pass-Through

The budget anticipates total pass-through funding (public service corporation, hotel/lodging and meals/beverage taxes) of \$57.9 million in FY 2023, an increase of \$10.8 million over the FY 2022 enacted level of \$47.1 million. It also increases the estimated amount of pass-through funds for FY 2022 by \$8.6 million – to \$55.7 million.

*Public Service Corporation Tax* – The budget includes \$12.6 million in pass-through revenue from the Public Service Corporation Tax in FY 2023, equal to the amount in FY 2022.

*Meals & Beverage Tax* – The budget includes \$33.5 million in pass-through revenue from the meals and beverage tax in FY 2023. The budget also revises FY 2022 meals and beverage revenue to \$31.8 million, \$5.5 million more than the FY 2022 enacted amount of \$26.3 million.

*Hotel Tax* – The budget includes \$11.9 million in pass-through revenue from the hotel and lodging tax in FY 2023. The budget also revises FY 2022 hotel tax revenue upward to \$11.3 million, \$3.6 million more than the FY 2022 enacted amount of \$7.7 million.

### Education and School Funding

The Governor's budget includes \$1.58 billion in elementary and secondary education funding to local governments and charter schools in FY 2023. The Governor's budget funds the elementary and secondary education funding formula with an increase of \$40.1 million in distributed aid to local educational agencies. Based on the funding formula, there would have been an overall decrease in distributed aid due

to fluctuations in enrollment. The FY 2023 budget includes a \$49.7 million transition fund to FY 2022 funding levels if statutorily mandated FY 2023 funding levels represent a decrease.

The budget makes no changes to non-distributed (“categorical”) aid. programs are funded at the same level as in FY 2022:

- \$14.9 million for early childhood education
- \$5.0 million for multilanguage learners
- \$4.2 million for regional district transportation and \$3.5 million for non-public transportation
- \$4.5 million for high-cost special education
- \$4.5 million for career and technical education
- \$1.0 million for school choice density aid

The budget includes an additional \$6.9 million for the state’s 40% share of teacher pension costs, for a total state contribution of \$130.9 million. It also includes \$88.5 million for school housing aid/construction – an \$8.5 million increase from the FY 2022 enacted budget.

### **Marijuana Legalization**

*The marijuana legalization section of the budget (H7123m Article 11) is consistent with the FY 2022 budget proposal. While the summary below includes updates to the prior proposal, the General Assembly have been engaging in discussions regarding the structure of adult-use marijuana in Rhode Island. A main focus area is the oversight structure – either managed by a new Cannabis Control Commission or continued management through the Department of Business Regulation’s Office Of Cannabis Regulation.*

The Governor proposes legalization of marijuana use for adults age 21 or older and assumes recreational retail sales starting April 2023. The RI Office of Management and Budget estimates state revenues of \$16.9 million in FY 2024. The state’s efforts would be coordinated by a new Office of Cannabis Regulation (OCR) within the Department of Business Regulation (DBR). The proposal would also create the Governor’s Cannabis Reinvestment Task Force, including a municipal government representative, to present recommendations to OCR and RI OMB on the investment of marijuana-based state revenues.

The budget proposes a retail-based approach to sales, with DBR granting 25 licenses from July 1, 2022, to June 30, 2023; 25 more licenses from 2023 to 2024; and an additional 25 from 2024 to 2025. DBR may make additional licenses available after July 1, 2025, based on market conditions. In addition to the retail licenses, operating compassion centers may request hybrid marijuana retail licenses.

### *Local Control –*

Like Governor McKee’s FY 2022 proposal, the FY 2023 budget would require a city or town to hold a public referendum in order to opt out of marijuana establishments. The referendum would need to occur on November 8, 2022, with the option for future referenda, but only on the first Tuesday after the first Monday in November. Cities and towns could enact ordinances or zoning requirements prohibiting marijuana establishments until the referendum. However, if a voter referendum did not result in the prohibition of marijuana establishments in the community, the local government could not then prohibit their operation of such establishments by ordinance.

A referendum would need to apply independently to each class of marijuana establishment – namely marijuana retailers, cultivators, processors, testing facilities and other entities authorized by the Office of

Cannabis Regulation. The budget language prohibits a single referendum to ban all classes of marijuana establishments. The proposal would also prevent a municipality from banning retail sales at compassion centers.

- NOTE: The League opposes the opt out referendum requirement, arguing that cities and towns should be able to make such decisions at the council level

The “**Municipal authority**” section in the proposal (§21-28.12-12) describes what cities and towns may and may not do with regard to marijuana establishments:

- Municipalities may enact local zoning and use ordinances not in conflict with the law or OCR rules, creating local requirements for time/place/manner of establishment operations. Municipalities can establish civil and criminal penalties for violation of local ordinances.
  - Municipalities may not restrict transport or delivery of marijuana through or in their jurisdiction.
  - NOTE: After November 8, 2022, cities and towns may no longer prohibit marijuana establishment operations by ordinance or regulation, including those “which make any type of marijuana establishments’ operation impracticable.”
- Cities and towns may not require community host agreements, licenses or any additional fees other than reasonable zoning and permitting fees. However, cities and towns may establish a temporary “municipal impact fee” under the following conditions:
  - The fee must offset or reimburse actual costs and expenses incurred by the city or town during the first three months that the licensee is licensed and/or operational;
  - The municipal impact fee must offset or reimburse reasonable and appropriate expenses incurred by the municipality directly attributed to the operations of the establishment, including increased traffic or police details needed to address new traffic patterns, increased parking needs, or pedestrian foot traffic by consumers;
  - The municipality is responsible for estimating impact fees and must follow the same methodology for any marijuana establishment; and
  - Marijuana establishments may not offer competing impact fees or pay a fee that is more than the actual and reasonable costs and expenses incurred by the municipality.

Further, under the proposal (§21-28.12-8), an applicant would not be able to not apply to DBR for a retail license if the establishment:

- Is within 1,000 feet of a school;
- Is not in compliance with municipal zoning or special use permits; or
- Is in a community that was not allowed from a public referendum.

DBR would have authority to penalize retailers for violations, including license suspension for threats to public health, safety and welfare. The state enforcement provision would not “prohibit law enforcement, public safety, fire or building officials from investigating violations of, or enforcing state law.”

The proposal specifically prohibits marijuana use in a public place, subject to municipal penalty or fine. It also allows employers to establish policies prohibiting the use or possession of marijuana in the workplace and/or working under the influence. Employers may conduct disciplinary action or terminate an employee whose drug test shows he/she was under the influence or impaired at work. Employers may also request confirmation from the Department of Health that an employee holds a medical marijuana card.

*Revenues* – There are three components of recreational marijuana taxation, resulting in approximately a 20.0% effective tax rate:

1. A cultivator excise tax, which is based upon weight per ounce (estimated about 3.0% of value)
2. A 10.0% marijuana retail excise tax
3. The regular 7.0% sales tax

Tax revenues from marijuana establishment sales would be deposited in a new marijuana trust fund. Of revenues transferred to the trust fund, 25.0% would be distributed to five state departments, 60% would be transferred to the state general fund, and 15.0% would be distributed to cities and towns.

Ultimately, cities and towns would collectively receive about 3.0% of total marijuana tax revenue (i.e., 15.0% of revenues from an effective tax rate of 20.0%). The actual distribution of municipally designated trust fund revenues would occur quarterly as follows:

- 25.0% based on an equal distribution to each city or town in the state (not further defined)
- 25.0% based on the share of total licensed marijuana cultivators, licensed marijuana processors, and licensed marijuana retailers found in each city or town at the end of the quarter that corresponds to the distribution, with licensed marijuana retailers assigned a weight twice that of the other license types; and
- 50.0% based on the volume of sales of adult use marijuana products that occurred in each city or town in the quarter of the distribution.

In short, while every city or town would benefit whether or not licensed entities are located in their municipality, those cities and towns with licensed operations would receive greater shares.

### **Other Noteworthy Provisions**

**Tangible Tax** – Current statutory authority to offer an exemption from taxation varies from municipality to municipality. The Governor proposes reforming tangible tax to provide consistency across all 39 cities and towns by giving them all the discretion to adopt – or not adopt – a tangible tax exemption threshold of their choosing. The exemption is defined as having “its value calculated as the full value of the property minus the exemption amount.” (Article 8, Section 13) The FY 2023 budget proposal outlines two additional stipulations:

- Any city or town that wishes to provide a tangible tax exemption cannot increase the tangible tax rate to recoup any lost revenue.
- Any city or town with a property tax classification structure defined within §44-5 of the Rhode Island General Laws may seek an exemption to modify their class tax rates through the Division of Municipal Finance for a period of one year. The city or town would be required to seek a permanent change to their class tax rates through the legislature or adjust their class tax rates to comply for the next fiscal year. For example, if your tangible tax rate is tied to another tax rate, you can seek an exemption through the Division of Municipal Finance.

**Capital Budget** – In our legislative priorities booklet, we outlined two significant infrastructure priorities:

- An allocation of \$30 million across two years to the Municipal Infrastructure Grant program
- Expedited funding and project timelines for State Transportation Improvement Plan (STIP) projects in the 2026-2031 years of the plan.

While the Municipal Infrastructure Grant program was not funded in this budget proposal, the Governor did include over 100 expedited projects that spread across communities throughout the state with a \$100-million one-time transfer of surplus revenue to the transportation capital program in his FY 2023 budget. This allocation will allow the state to unlock all available federal infrastructure resources through FY 2024.

#### **Other Items of Interest**

*Municipal Learning Centers – The Governor proposed \$5.0 million in funding to expand the Municipal Learning Center program, established to partner with municipalities to expand educational programming with a focus on out of school time learning.*

*School Construction Bonds – The Governor’s FY 2023 budget proposal includes a \$200.0 million general obligation bond, subject to voter approval in November 2022, for pay-as-you-go projects and an additional \$50.0 million to the school building authority capital fund to create “facility equity.” (Article 10, Section 2)*

*Statewide Broadband Strategic Plan – Gives Commerce the oversight and coordination authority for broadband and digital equity initiatives, including a statewide broadband strategic plan, coordinating with state agencies, hiring personnel to oversee broadband efforts, convening a broadband advisory committee, creating grant funding opportunities and managing all statewide broadband programs. (Article 9, Section 1)*

*Eleanor Slater Hospital Capital Investments – Proposed investments of roughly \$231.0 million for the construction of a new Zambarano medical hospital and upgrades to the Pastore Campus.*

*Municipal Community Center Matches – The Governor wants to leverage the State’s federal funds with municipalities’ federal funds to maximize the impact from their investments. The recommendation is to make \$46.7 million available as a matching fund for cities and towns that renovate or build a community wellness center that meets Treasury’s workforce development, education, and health monitoring requirements.*

*E-permitting Expansion – In the 2021 session, the General Assembly adopted legislation that would require cities and towns to adopt and implement an e-permitting system before July 1, 2023. The Governor is recommending an allocation of \$1.2 million to support implementation a statewide e-permitting system, which includes funds to cover costs to municipalities to adopt the e-permitting system.*

## Roberta Fagan

---

**From:** MARY MEAGHER <tiptoparch@msn.com>  
**Sent:** Tuesday, June 14, 2022 2:54 PM  
**To:** Roberta Fagan; Jamie Hainsworth  
**Cc:** Jean McDonough  
**Subject:** for the agenda for the 21st

Roberta can you please put on the agenda

Agenda item: Request to restore and clean the graves at the cemetery at the four corners by Jean and Jerry McDonough

Dear fellow councilors, Jean and Jerry McDonough are long time Jamestowners who have become proficient in the restoration of gravestones. They have worked with Jonathan Appell from Atlas Preservation on at least 5 occasions. Mr Appell is understood to be the premier preservationist of gravestones (Atlas [preservation.com](https://www.atlaspreservation.com), Gravestone [conservation.com](https://www.gravestoneconservation.com))

Jean and Jerry have the knowledge and the supplies to clean, repair broken tablets and align and level monuments. They would like to begin here in town by cleaning some of the stones in the 4 corner cemetery and perhaps start to raise and repair some that have fallen.

Rosemary Enright and Gabe Highstein of the Historical Cemetery are on board as well as the Town Administrator

Jean plans on doing some research at the town hall in the next couple of weeks as to who may be interred there. This is a volunteer project that I believe is extraordinary and a great service to the town. I hope you all do also. Mary Meagher

Thanks for your time on this.

Jeannie

Atlas [preservation.com](https://www.atlaspreservation.com)

Gravestone [conservation.com](https://www.gravestoneconservation.com)

Millennial stone cleaner has lots of videos of Jonathan one in Hannibal shows Jerry and I

He is also on you tube and instagram







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

June 6, 2022

Planning Office - 423-7210  
Fax - 423-7226

Mr. William J. Mayer  
Palo Alto LLC  
2 Greenwich Office Park, Suite 160  
Greenwich, CT 06831

Dear Mr. Mayer,

At the June 1, 2022 Planning Commission meeting, the Commission voted to Grant Conditional Administrative Subdivision approval of the application of Palo Alto LLC, to move lot lines between Plat 1 Lots 234 and 302 based on the following findings and subject to the following conditions of approval.

Findings of Fact

1. This application is defined as an administrative subdivision which is authorized for approval by the Administrative Officer per state law and the Jamestown Subdivision Regulations. In Jamestown Town Planner is the Administrative Officer. This application is being sent to the Planning Commission by the Town Planner due to its complicated nature involving potential Subdivision Regulation waivers, cross easements, road maintenance of a public right-of-way, and other elements as noted in this motion;
2. The Applicant submitted the following in support of this application:
  - a. An application dated 10/15/21, revised and filed with Narrative on 4/25/22, requesting an administrative subdivision and a waiver from the Subdivision Regulations – Article XIII B(1) – Frontage on Improved Streets;
  - b. Administrative Subdivision Plan for Palo Alto, LLC located at 1261 North Main Road, AP 1 Lots 234 & 302, Jamestown RI by American Engineering dated 2-17-22, revised 5/5/22;
  - c. Access and Utility Easements
  - d. Maintenance Agreement;
3. The subdivision satisfactorily addresses the issues in the Comprehensive Plan where there may be inconsistencies:

Palo Alto Conditional Approval  
1261 North Main Road  
June 6, 2022  
Page 2 of 4

4. Both lots in the subdivision conform to the standards and provisions of the Jamestown Zoning Ordinance with the required conditions of approval. The property is zoned RR-80. Residential use is a permitted use in this district;
5. Lot 234 (Record Lot 1) is a 19.46 acre lot proposed to be reduced to 17.07 acres and Lot 302 is a .34 acre lot, currently non-conforming by lot size and frontage, proposed to be increased to 2.73 acres, becoming conforming;
6. Both existing structures utilize existing OWTS. The dwelling on Lot 1 (Plat 1 Lot 234) is currently serviced by an unpermitted OWTS and the dwelling on Lot 2 (Plat 1 Lot 302) is currently serviced by an RIDEM permitted OWTS RIDEM appl #6815-012. Lot 2 has an approved OWTS RIDEM # 2015-1782 and Lot 1 has received two test holes, witnessed by RIDEM that have been deemed favorable for approval by the Town's Environmental Scientist;
7. There will be no significant negative environmental impacts from the proposed development as shown on the plans. Further development is possible on Lot 1 (Plat 1 Lot 234) and if proposed in the future shall require Subdivision approval which will be considered a subdivision of 2 or greater lots. It has an undetermined amount of freshwater wetlands that will need to be verified by RIDEM if proposed for subdivision;
8. The subdivision as proposed will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and buildings standards would be impracticable as both lots are currently developed. There is an existing structure on each lot 234 and 302;
9. All subdivision lots have adequate and permanent physical access to a public street, namely, North Main Road and Wickford Avenue. Both lots have physical access and frontage on Wickford Avenue. Access to North Main Road is from Wickford Avenue. Town has created a public access point along and over Wickford Avenue to Narragansett Bay. Town does not maintain Wickford Avenue in a suitable condition for vehicular use and the Owners currently use Wickford Avenue as their frontage and access to their respective properties. The applicant has agreed, as part of a legal Maintenance Agreement to upgrade, improve and maintain Wickford Avenue to a condition suitable for vehicular use and to specifications reviewed and approved by the Jamestown Director of Public Works in accordance with the referenced plans;
10. This subdivision will not negatively impact circulation safety of pedestrians and vehicular traffic safety, surface water runoff, preservation of natural, historical, or cultural features that contribute to the attractiveness of the community with all conditions of approval. The applicant has provided a bond estimate, which has been reviewed and approved by the Public Works Director, which includes clearing the 12 foot road and 4 foot shoulder on each side and laying 12 inches of gravel as noted on the plan specifications;

Palo Alto Conditional Approval  
1261 North Main Road  
June 6, 2022  
Page 3 of 4

11. The design and location of building lots, drainage improvements, and other improvements in the subdivision minimize flooding and soil erosion to the greatest extent possible. Any future development of each lot will be subject to applicable town and state regulations;
12. All lots in the subdivision have access to sufficient potable water for the intended use. Both structures utilize private wells. Both property's are serviced by private wells. Both wells are located in the Wickford Avenue right-of-way as shown on the plan and will need to be relocated when redeveloped;
13. The Technical Review Committee reviewed this application on October 28, 2021 and on April 22, 2022, they unanimously recommended approval to the Planning Commission.
14. Patrick Freeman, PE, American Engineering was accepted as an expert witness and represented the applicant at the May 4 and June 1 meetings.

#### Conditions

1. This approval is for permission to move the lot lines between Assessors Plat 1 Lots 234 and 302;
2. Two existing wells shall be relocated from Wickford Avenue prior to issuance of any building permit for each lot;
3. The un-recorded OWTS on Lot 1 (Plat 1 Lot 234) shall be abandoned per the RIDEM regulations and the new OWTS installed as part of construction of any new, reconstructed or expanded dwelling;
4. Any further subdivision of Lot 1 (Plat 1 Lot 234) will require RIDEM verification of the wetlands on site, and will be considered a subdivision of 2 or more lots per the Jamestown Subdivision Regulations;
5. Any further subdivision utilizing Wickford Avenue for frontage and/or access shall be reviewed per the Jamestown Subdivision Regulations including the requirements for public road improvements along any new lot frontage;
6. Wickford Avenue shall be upgraded, per the specifications shown on the referenced plan including the emergency turn around. The existing gravel road to be improved is not centered in the ROW. Any widening required will be done to center the traveled way within the ROW;
7. The Road Improvement Guarantee, shall be posted in the amount of \$34,500 in the form of cash or a bond prior to final approval of this subdivision;
8. Future road improvement and maintenance cost sharing shall be required by any and all lots utilizing Wickford Avenue as frontage and/or access;

Palo Alto Conditional Approval  
1261 North Main Road  
June 6, 2022  
Page 4 of 4

9. The Access and Utility Easements and Maintenance Agreement have been reviewed and approved by the Town Solicitor and, subsequent to approval of the Town Council, shall be recorded in the land evidence records of the Town of Jamestown simultaneously with the recording of this approval and the final record plat.

Sincerely,



Michael Swistak, Chair  
Jamestown Planning Commission

- C: Christian Infantolino, Esq. Morneau & Murphy  
Jamestown Planning Commission  
William Moore, Building Official  
Michael Gray, Public Works Director  
*Town Council*

**MAINTENANCE AGREEMENT**

This Agreement is made this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between Palo Alto LLC, a Rhode Island Limited Liability Company and Palo Alto II, LLC, a Rhode Island Limited Liability Company, collectively be referred to as "Owners" and The Town of Jamestown, a municipal corporation organized under the laws of the State of Rhode Island (the "Town").

WHEREAS: Palo Alto II LLC is the record owner of Lot 2 on that certain subdivision plat recorded in the Land Evidence Records of the Town of Jamestown, Rhode Island, in Hanging File \_\_\_\_\_; and

WHEREAS: Palo Alto LLC is the recort owner of Lot 1 on that certain subdivision plat recorded in the Land Evidence Records of the Town of Jamestown, Rhode Island, in Hanging File \_\_\_\_\_; and

WHEREAS: Owners access their property from Wickford Avenue, an unimproved Town of Jamestown road;

WHEREAS: The Town has created a public access point off of Wickford Avenue;

WHEREAS: The Town will not maintain this unimproved road; and

WHEREAS: Palo Alto LLC has access rights granted under an additional Access and Utility Easement recorded in the Land Evidence Records of the Town of Jamestown at Book \_\_\_\_ Page \_\_\_\_; and

WHEREAS: Owners are desirous of clarifying their rights and obligations in connection with the maintenance of Wickford Avenue.

THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, Owners agree as follows:

1. All regular maintenance expenses incurred from the beginning of Wickford Avenue, off of North Main Road, up to the westerly edge of the driveway entrance for Lot 2, including but not limited to snow plowing and landscaping, shall be shared equally among the Owners of all lots abutting Wickford Avenue.
2. Upon the creation of a new driveway access to Lot 1 and the termination of the Access and Utility Easement Agreement recording in the Jamestown Land Evidence Records in Book \_\_\_\_ at Page \_\_\_\_, all lots abutting Wickford Avenue shall be proportionally responsible from the westerly edge of its driveway to North Road for all regular maintenance expenses, including but not limited to snow plowing and landscaping.

3. All lots using Wickford Avenue as access points to said lots shall be proportionally responsible from the westerly edge of their driveway to North Road for all major repair expenses.
4. This Agreement shall be binding upon the parties hereto, and their successors and assigns in perpetuity, shall run with the land of all Owners, and may be amended only in writing and as agreed to by all parties hereto or their successors and assigns, and to be recorded in the Jamestown Land Evidence Records.
5. The Town shall indemnify and hold harmless the Owners from any and all liability for any matter arising out of the use by us of Wickford Avenue by the general public. The Town shall be responsible for all costs, including reasonable attorney fees incurred in connection with the enforcement of this Indemnification.

[The remainder of this page intentionally left blank]

IN WITNESS WHEREOF the undersigned have hereunto set their hands and seals this \_\_\_\_ day of \_\_\_\_\_, 2022.

Palo Alto, LLC

Palo Alto 2, LLC

\_\_\_\_\_  
By: Its Duly Authorized Representative.

\_\_\_\_\_  
By: Its Duly Authorized Representative

The Town of Jamestown

\_\_\_\_\_  
By: Its duly Authorized Representative

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

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned notary public, personally appeared \_\_\_\_\_, in his fiduciary capacity as sole member of Palo Alto, LLC, personally known to the notary or proved to the notary through satisfactory evidence of identification which was \_\_\_\_\_, to be the parties whose names are signed on the preceding or attached document and they acknowledged to the notary that they signed it voluntarily for its stated purpose.

\_\_\_\_\_  
NOTARY PUBLIC  
nt name:  
My Commission Expires:



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

On this \_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned notary public, personally appeared \_\_\_\_\_, in his fiduciary capacity as sole member of Palo Alto 2, LLC, personally known to the notary or proved to the notary through satisfactory evidence of identification which was \_\_\_\_\_, to be the parties whose names are signed on the preceding or attached document and they acknowledged to the notary that they signed it voluntarily for its stated purpose.

\_\_\_\_\_  
NOTARY PUBLIC  
Print name:  
My Commission Expires:

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

On this \_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned notary public, personally appeared \_\_\_\_\_, in his fiduciary capacity as \_\_\_\_\_ of the Town of Jamestown, personally known to the notary or proved to the notary through satisfactory evidence of identification which was \_\_\_\_\_, to be the parties whose names are signed on the preceding or attached document and they acknowledged to the notary that they signed it voluntarily for its stated purpose.

\_\_\_\_\_  
NOTARY PUBLIC  
Print name:  
My Commission Expires:

**PUBLIC HEARING NOTICE  
TOWN OF JAMESTOWN**

Notice is hereby given that the Town Council of the Town of Jamestown will conduct a public hearing on the 5<sup>th</sup> day of July, 2022 at the Jamestown Town Hall, 93 Narragansett Avenue on the following proposed amendment to the Code of Ordinances regarding **Chapter 10 – ANIMALS**. Opportunity shall be given to all persons interested to be heard upon the matter at the public hearing. The following proposed ordinance amendment is under consideration and may be adopted and/or 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 alteration or amendment must be presented for comment in the course of the public hearing. The proposed amendment is available for review at the Town Clerk’s Office between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding Holidays and at [www.Jamestownri.gov](http://www.Jamestownri.gov).

**Section 1.** The Town Council of the Town of Jamestown does hereby resolve that the Jamestown Code Of Ordinances, **Chapter 10 – Animals**, as the same may have been heretofore amended, is hereby amended by changing the text of the Chapter, as follows:

NOTE: words set as ~~strike through~~ are to be deleted from the ordinance; words underlined are to be added to the ordinance.

See Exhibit A, attached hereto and incorporated herein by reference. NOTE: amendments to the terms and conditions set forth at Exhibit A may be made based on comments received during the public hearing.

**Section 2.** The Town Clerk is hereby authorized to cause said changes to be made to Chapter 70 of the Town of Jamestown’s Code of Ordinances.

**Section 3.** This Ordinance shall take effect upon its passage.

Ad Date(s): June 23, 2022  
Publication Source: Jamestown Press  
Hearing Date: July 5, 2022  
Action: \_\_\_\_\_  
Certified: \_\_\_\_\_

1 Exhibit A

2 Sec. 10-73. Leash provisions-where and when required

3  
4 (a) Leash Requirement- Whenever a dog moves about on the public streets, sidewalks, ways,  
5 parks, grounds, buildings, and other property within the town, the owner or keeper of the dog  
6 shall securely attach (or cause to be securely attached) a leash not exceeding seven feet in length  
7 to the identification collar affixed to the dog. The owner or keeper of the dog shall ensure that  
8 said leash is held and controlled by a person competent to handle the dog.

9  
10 (b) The only exceptions to the leash requirements of sec. 10-73 (a) are set forth in sec. 10-73 (c)  
11 and (d).

12  
13 (c) Exceptions to the Leash Requirement At those locations and within the dates delineated in  
14 sec. 10-73 (d), the owner or keeper of a dog may cause or allow the dog to move about without  
15 being attached to a leash, provided that the owner or keeper of said dog exercises and maintains  
16 direct command and control of the dog.

17  
18 (d) The locations and times at which off leash activity in accordance with sec. 10-73(c) is  
19 permitted include, and are limited to, the following:

20  
21 (1) At Fort Getty Park dogs are permitted to be off leash under the direct command and control  
22 of the owner or keeper in accordance with sec. 10-73 (c) from October 1<sup>st</sup> through May 15<sup>th</sup>  
23 daily from 7 a.m. until 11 a.m. and from 3 p.m. until 7p.m. Dogs are permitted at Fort Getty at  
24 any time the park is open from October 1<sup>st</sup> through May 15<sup>th</sup>, but must be leashed in accordance  
25 with sec. 10-73 (a) outside the hours of 7 a.m. to 11 a.m. and 3 p.m. to 7 p.m. From May 16<sup>th</sup>  
26 through September 30<sup>th</sup> dogs are permitted at Fort Getty but must be leashed in accordance with  
27 sec. 10-73 (a).

28  
29 (2) At Mackerel Cove Beach dogs are permitted to be off leash under the direct command and  
30 control of the owner or keeper in accordance with sec. 10-73 (c) from October 1st through May  
31 15<sup>th</sup>. From May 16<sup>th</sup> through September 30<sup>th</sup> dogs are not permitted on the beach at any time.

32  
33 (3) At Potters Cove Beach dogs are permitted to be off leash under the direct command and  
34 control of the owner or keeper in accordance with sec. 10-73 (c) from October 1st through May  
35 15<sup>th</sup>. From May 16<sup>th</sup> through September 30<sup>th</sup> dogs ~~are not permitted on the beach at any time~~ are  
36 permitted to be off leash in accordance with sec. 10-73(c) from 6 a.m. until 10 a.m. and from  
37 5:30 p.m. until sunset only. At all other hours of the day from May 16<sup>th</sup> through September 30<sup>th</sup>  
38 dogs are not permitted on the beach.

39  
40 (4) At Head's Beach dogs are permitted to be off leash under the direct command and control of  
41 the owner or keeper in accordance with sec. 10-73 (c) from October 1st through May 15<sup>th</sup>. From  
42 May 16<sup>th</sup> through September 30<sup>th</sup> dogs ~~are not permitted on the beach at any time.~~ are permitted  
43 to be off leash in accordance with sec. 10-73(c) from 6 a.m. until 10 a.m. and from 5:30 p.m.  
44 until sunset on that portion of the beach north of the middle rock jetty only. At all other hours of  
45 the day from May 16<sup>th</sup> through September 30<sup>th</sup> dogs are not permitted on the beach.

- 1  
2 (5) At Park Dock dogs are permitted to be off leash under the direct command and control of the  
3 owner or keeper in accordance with sec. 10-73(c) from October 1<sup>st</sup> through May 15<sup>th</sup>. From May  
4 16<sup>th</sup> through September 30<sup>th</sup> ~~dogs are not permitted to be on the beach at any time.~~ are permitted  
5 to be off leash in accordance with sec. 10-73(c) from 6 a.m. until 10 a.m. and from 5:30 p.m.  
6 until sunset only. At all other hours of the day from May 16<sup>th</sup> through September 30<sup>th</sup> dogs are  
7 not permitted on the beach.
- 8 (6) At Battery Park dogs are permitted to be off leash under the direct command and control of  
9 the owner or keeper in accordance with sec. 10-73 (c) from January 1<sup>st</sup> through December 31<sup>st</sup>.  
10
- 11 (7) At Eldred Avenue Recreation Complex dogs are permitted to be off leash under the direct  
12 command and control of the owner or keeper in accordance with sec. 10-73(c) from November  
13 15<sup>th</sup> through March 31<sup>st</sup>. From April 1<sup>st</sup> through November 14<sup>th</sup>, dogs are permitted at the  
14 complex but must be leashed in accordance with sec. 10-73 (a).  
15
- 16 (8) At Taylor Point dogs are permitted but must be leashed in accordance with sec. 10-73(a).  
17  
18 ....  
19



**PUBLIC HEARING NOTICE  
TOWN OF JAMESTOWN**

1  
2  
3  
4 Notice is hereby given that the Town Council of the Town of Jamestown will conduct a public  
5 hearing on August 22, 2022 at 6:30 p.m. at the Town of Jamestown’s Town Hall, 93 Narragansett  
6 Avenue, Jamestown, R.I. on the following proposed amendment to the Code of Ordinances  
7 regarding Chapter 82 – Zoning Ordinance. Opportunity shall be given to all persons interested to  
8 be heard upon the matter at the public hearing. The following proposed ordinance amendment is  
9 under consideration and may be adopted and/or altered or amended prior to the close of the public  
10 hearing without further advertising, as a result of further study or because of the views expressed  
11 at the public hearing. Any alteration or amendment must be presented for comment in the course  
12 of the public hearing. The proposed amendment is available for review and/or purchase at the  
13 Town Clerk’s Office between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday,  
14 excluding Holidays and on the Town’s web site at [www.jamestownri.net](http://www.jamestownri.net).

15  
16 **Section 1.** Be it hereby ordained by the Town Council of the Town of Jamestown that the  
17 Jamestown Code Of Ordinances, Chapter 82, Zoning Ordinance, as the same may have been  
18 heretofore amended, is hereby amended by changing the text of the Chapter, as follows:

19  
20 NOTE: words set as ~~striketrough~~ are to be deleted from the ordinance; words  
21 underlined are to be added to the ordinance.

22  
23 See Exhibit A, attached hereto and incorporated herein by reference for the  
24 proposed amendments.

25  
26 **Section 2.** The Town Clerk is hereby authorized to cause said changes to be made to Chapter  
27 82 of the Town of Jamestown’s Code of Ordinances.

28  
29 **Section 3.** This Ordinance shall take effect upon its passage.

30  
31 Ad Date(s): \_\_\_\_\_  
32 Publication Source: Jamestown Press  
33 Hearing Date: \_\_\_\_\_  
34 Action: \_\_\_\_\_  
35 Certified: \_\_\_\_\_  
36  
37

38  
39

**Exhibit A**

Sec. 82-103. Definitions.

The following words [terms] shall have the following meanings [in this chapter]:

...

(178) Pet Grooming. An establishment where domestic pets, (dogs and cats), are groomed and washed and may include the ancillary sale of products related to the service, but does not include any associated kennel, overnight accommodations, obedience training, pet walking, or pet food sales.

Sec. 82-301. – Uses and districts.

VII. Commercial services

B. Personal services

8. Pet Grooming

Table 3-1

Use	District												
	P	OS-I**	OS-II**	RR-200	RR-80	R-40	R-20	R-8	CL	CD	CWe	CWw	DC
...													
<u>8.</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>S</u>	<u>S</u>		<u>N</u>	<u>N</u>
...													

## Roberta Fagan

---

**From:** Lisa Bryer  
**Sent:** Wednesday, June 8, 2022 4:27 PM  
**To:** Richard Boren (richard@delucaandassociates.com); Peter D Ruggiero (peter@rubroc.com); William Moore; Mike Swistak (mswistak@cox.net); Mike Swistak - Work  
**Cc:** Jamie Hainsworth; Roberta Fagan  
**Subject:** Pet Grooming Definition

Dear all,

Below is the definition that we discussed this afternoon for the amendment sponsored by Counselor Brine. As we discussed, this is suggested as a special use permit but will go to Planning Commission for a recommendation first before the TC hearing. The discussed schedule for the amendment is below

Pet Grooming:

An establishment where domestic pets, (dogs and cats), are groomed and washed and may include the ancillary sale of products related to the service, but does not include any associated kennel, overnight accommodations, obedience training, pet walking, or pet food sales.

June 21 - Draft Amendment presented to Town Council sponsored by Counselor Brine, ordered advertised for public hearing on August 22

July 6 – Planning Commission review and recommendation to Town Council

August 22 – Town Council Hearing

At this point the applicant can apply to the Zoning Board in August (22<sup>nd</sup>) for September 27<sup>th</sup> Special Use Permit.

Sincerely,

Lisa

Lisa Bryer, AICP, Town Planner

Town of Jamestown

93 Narragansett Avenue

Jamestown RI 02835

[lbryer@jamestownri.net](mailto:lbryer@jamestownri.net)

401-423-7209



## Roberta Fagan

**From:** Laura Carlson <laura.tailstoteach@gmail.com>  
**Sent:** Monday, May 23, 2022 4:02 PM  
**To:** jtownelc@aol.com; meagherjamestowntc@gmail.com; Erik Brine; mgblanco@cox.net; Major510@cox.net  
**Cc:** Roberta Fagan; Karen Montoya; Lisa Bryer; Don Carlson; mark@llegal.com; Megan Carnaroli  
**Subject:** Request change to Jamestown Table of Uses

Dear Members of The Jamestown Town Council.

On April 20, 2022 I submitted an Application for Development Plan Review in order to open a grooming salon at 5 Clarke St., in the old laundry next to McQuades Market. On May 16, 2022, a Zoning Determination was made by Zoning Enforcement Officer William Moore that grooming was not a "like business" to those listed in Jamestown's Table of Uses and denied my proposal. Jamestown does expressly permit beauticians (a person whose job is to do hair styling, manicures and other beauty treatments) in the CD Zone Article 3 Section 82-301, VII Commercial Services B.6 along with barbers, shoe repair and laundrys. [https://library.municode.com/ri/jamestown/codes/code\\_of\\_ordinances?nodeld=PTIICOOR\\_CH82ZO\\_ART3APDIRE\\_S82-301USD1](https://library.municode.com/ri/jamestown/codes/code_of_ordinances?nodeld=PTIICOOR_CH82ZO_ART3APDIRE_S82-301USD1).

Every municipality in RI, *with the exception of Jamestown*, considers grooming a "service" that needs no special permits or variances to operate. No licensing is required by the State of RI or RI Department of Health. Grooming salons are allowed in 38 out of 39 RI Cities and Towns, with Jamestown being the sole exception. Grooming salons are currently operating in 36 out of 39 RI cities and towns. Grooming was designated by The State of RI as an essential service.

As an example, Newport's City Ordinances, Title 17, ZONING Chapter 17.08 DEFINITIONS 17.08.010 states: "Service" means a use that provides a personal service that is nonmedical as a primary use and may include accessory retail sales of products related to the service. These may include, but are not limited to hair salons, dry cleaning facilities, tailors, **groomers**, laundromats and travel agencies.

At present, Newport has two grooming salons, The Groom Room on Broadway and Wag Nation in the very exclusive Bellevue Gardens Shopping Plaza on Bellevue Avenue.

In East Greenwich ZONING Sec. 6-5. DEFINITIONS states: Animal Grooming facilities are not permitted in the CGBR zone, but are permitted in the LBR, LB, CGB, GB and GBO zones. These facilities are not considered kennels, but may require licensing from the state or local Health Dept. (4/14/2010)

East Greenwich has three grooming salons, with BFF Grooming and Perfect Pooch located on Main St. in the heart of the downtown area.

I am planning to offer dog grooming services in a location whose historic use for decades was a laundromat. **Good Grace Grooming shop will operate in exactly the same way as a hair salon does.** Dog arrivals and pickups are staggered throughout the day. Dogs are booked for a specific "tub time", followed by hand-drying, one-on-one grooming and are then picked up by their owners as soon as they are finished. There is no cage-drying and **no boarding of animals.** **All grooming activities will be conducted indoors, with no runs or cages outside.**

I specialize in caring for special-needs, anxious and/or fearful dogs and for that reason, the shop must be clean, quiet and efficient.

The prohibition on grooming salons in Jamestown unfairly penalizes those residents who do not drive or who are on a limited income, as they are forced to travel off-island or use a mobile groomer, which is significantly more costly than grooming services provided in a brick and mortar location. Local support for a grooming salon on the Island is tremendous.

Multiple factors have contributed to the huge increase in animal related services and products in the last two decades. I have to believe that when the Ordinances were written, dog grooming as a business may not have been on anyone's radar. It seems that the Ordinances were written to protect the residents of Jamestown from unsavory or unsightly businesses or activities or ones that would disturb the peace or threaten the environment. I can assure you, a grooming shop is no different than a hairdresser, except that our clients are dogs.

I have resigned myself to going through the formal Appeal process with Zoning and have already submitted my Appeal. *Until just this minute*, Lisa Bryer had planned for me to meet with the Technical Review Committee on Wednesday the 25th. This has now been canceled by the Town Solicitor as they cannot proceed before the ZBR. Unfortunately, the denial of my proposal and now the cancellation of the TRC mtg. has caused a significant delay in opening the business. I've now had to incur legal fees and still have to go through the Appeal process, The TRC, Planning and then Water and Sewer. **All to simply care for the need of humankind's best friend.**

Though I'm fairly sure the process to amend the Table of Uses would take a very long time, and I *may* be finished running the gauntlet of Zoning, Planning and Water and Sewer by then, I would respectfully ask that the Town Council consider updating the somewhat antiquated Table of Uses to include grooming as an approved use.

I look forward to your reply,

Laura J. Carlson

Laura J. Carlson  
Founding Director, Tails To Teach  
a RI 501c3 non-profit  
401.487.5100  
[laura.tailstoteach@gmail.com](mailto:laura.tailstoteach@gmail.com)  
[www.tailstoteach.org](http://www.tailstoteach.org)





**Approved as written**  
**Affordable Housing Committee Minutes**  
**April 12, 2022**  
**8:30am**  
**93 Narragansett Avenue**  
**Jamestown, RI 02835**

I. Call to Order

The meeting was called to order at 8:31 am and the following members were present:  
Joe Cannon, Fred Pease, Job Toll, Quaker Case, Mike Liebhauser, Nick Radesca, Bob Plain,  
Mary Meagher, Lisa Bryer  
Also present: Carrie Kolb

II. Approval of Minutes

A motion to approve the minutes from the March 15, 2002 meeting as written was moved by Liebhauser and seconded by Cannon. So unanimously voted, with Pease recusing himself as he did not attend that meeting.

III. 91 Carr Lane – 3 lot Subdivision, Comprehensive permit for Affordable Housing, Master Plan – review, discussion, and/or action and/or vote

A. Letter of Support – review, discussion, and/or action and/or vote

Background of 91 Carr Lane

Plain stated that he and Case attended March 16, 2022 Planning Commission meeting where the pre-application of 91 Carr Lane was submitted. Plain spoke during public comment and read into the record an article he had written and published in Jamestown Press on 3/19/21.

Plain asked what the next steps are for 91 Carr Lane? Kolb explained the CCHC is the applicant and they have submitted a Master Plan application that will be discussed at the 7:00pm, April 20, 2022 Planning Commission meeting, which is a public hearing and it was published in the Jamestown Press on April 7, 2022. The abutters within 300 feet have all been notified. We have solicited written comment from the agencies. The Planning Commission will be sitting as the Local Review Board for this application.

Kolb told Liebhauser that she printed his written correspondence and gave to the Planning Commission at the March 16<sup>th</sup> meeting. Members are encouraged to write a personal email or letter supporting the project and emailing it to Kolb by Thursday morning of this week at the latest. Plain encouraged committee members attend this meeting if they want to provide comments for or against. Kolb stated she will email a reminder.

Discussion about draft letter to Planning Commission was discussed and finalized.

Liebhauser moved and Case seconded based on the discussion of today that Plain will compile the edits of draft letter and send to Planning Commission. All in favor

IV. Jamestown Community Housing Land Trust update - review, discussion, and/or action and/or vote

Meagher stated that Town Council has authorized \$25,000 to affordable housing budget to start the program for creating an affordable housing land trust. The Town Solicitor is looking at this. Questions were raised: who is the entity that is monitoring? Will the CCHC, the Town or Town Land Trust? The answer is not clear at this time.

Case asked if it includes the capacity to build auxiliary housing? Meagher stated that that needs to be a test case. Mary stated that she imagines that there would be advertisement in the paper for people to apply but criteria has to be created first. She thinks that they will get applications. Meagher stated she envisions CCHC, Affordable Housing and Town will all work together in some form.

Discussion ensued about forming a Land Trust. A land trust is a legal entity that will own at least one piece of land. Coventry and East Greenwich have municipal land trust committees and they do the business of the land trust. Land Trust could be a non-government organization. We should come up with some pros and cons of the different models and give a recommendation to the Town Council. CCHC also has a land trust.

Liebhauser would like discussing the Land Trust to be an agenda item. The committee can look at the different ways that this can be run and what the eligibility criteria for applicants are?

Radesca says that the purpose of a Land Trust is to promote affordable housing. We should be involved.

Liebhauser stated that the funding is a step forward.

V. Real estate conveyance tax/dedicated funding source for affordable housing projects -- review, discussion, and/or action and/or vote

Plain stated that the Affordable Housing budget did not increase to \$225,000 as requested. But we did get level funded. The Town Councilors agree with the ask (it was just a tough year for the budget). Radesca stated that we will have another year of real estate conveyance tax data to bring to the Town next year.

VI. Tools and Techniques for Creating Affordable Housing in Jamestown – review, discussion, and/or action and/or vote

- A. Accessory apartment ordinance – review, discussion and/or action and/or vote
- B. Cottage clusters

Plain stated that this is the part of the meeting where the committee can talk about ideas for affordable housing.

Plain stated that this is the part of the agenda where both big or little picture items can be discussed. The items for discussion do have to be listed on the agenda.

Cannon would like to have a session where we talk about the people who need to be served, how to be served and what programs can be put together to help serve the people. We need to look affordable housing to meet with the state requirements. Cannon gives an example of more older women are selling homes and leaving the island, that means that one more house is being sold. How do we come up with programs to get people to stay and create more affordable housing? Cannon will bring a partial list of ideas to the next meeting.

Cannon brings up that there are a number of people live in 3-4 bedroom homes alone. How do you get affordable housing credit by renting a room in your house? Plain stated that the rules are that a person must qualify based on income and there needs to be a public subsidy. Bryer stated that there also needs to be a 30 –year deed restriction. Plain gives an example of how a tax break is given to veterans. Bryer stated that she has been a shift across the county in the mindset of affordable housing. There are things that can be done to increase the affordability and it’s the difference between the big “A” and little “a”. Renting rooms could be a tool or technique that is advocated for creating more affordable housing, but it doesn’t count towards 10% for the State. Radesca stated that the problem we are here to address is at its core a market problem. Trying to fix the problem with just government intervention and public housing works is an ineffective solution. The housing market needs to be made fairer, more open and capable to meet the demands. On the next agenda, talk about the State of Rhode Island Bill 2022 – H 7942.

VII. Future meetings and agenda items for Affordable Housing Committee

The next meeting is May 17<sup>th</sup> at 12 noon.

VIII. Adjournment

A motion to adjourn at 10:00am was moved by Radesca and seconded by Pease. All in favor.

Attest

Lisa Bryer      and      Carrie Kolb  
Town Planner              Planning Assistant

**Approved as amended**  
**PLANNING COMMISSION MINUTES**  
**April 20, 2022**  
**7:00 PM**  
**Jamestown Town Hall**  
**93 Narragansett Ave.**

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

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

Mike Swistak – Chair	Duncan Pendlebury – Vice Chair
Mick Cochran	Rosemary Enright – Secretary
Diane Harrison	Bernie Pfeiffer
Dana Prestigiacomo	

Lisa Bryer, AICP – Town Planner  
Wyatt Brochu, Esq. – Town Solicitor  
Carrie Kolb – Planning Assistant  
Ashley Sweet – Consulting Planner for owner  
Christian Belden, CCHC, Applicant  
Michael Darveau, PLS - Darveau Land Surveying  
Michael Resnick, Esq. - Attorney at Kelly, Souza and Parmenter, PC  
Nancy Letendre, Esq. AICP, Consulting Planner for applicant

Chair Swistak is recused himself from old business. Vice Chair Pendlebury sat as Chair for the application. A motion to sit as the Local Review Board was moved by Commissioner Enright and seconded by Commissioner Pfeiffer. All in Favor.

**II. Old Business**

1. Master Plan Application 91 Carr Lane. AP 4 Lot 52; review, discussion, and/or action, and/or vote;

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

**NOTICE OF PUBLIC INFORMATION MEETING**  
**JAMESTOWN PLANNING COMMISSION**

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TO HOLD A SUBDIVISION MASTER PLAN PUBLIC INFORMATIONAL  
 MEETING FOR THE PROPOSED (MAJOR) 3 LOT SUBDIVISION WITH  
 WAIVERS/VARIANCES FOR PROPERTY LOCATED AT PLAT 4 LOT 52, 91  
 CARR LANE, JAMESTOWN, RI OWNER, TOWN OF JAMESTOWN, AND  
 APPLICANT CHURCH COMMUNITY HOUSING CORPORATION

The Local Review Board will review and act on the proposed Major Land Development Project as well as the requested variances through the Comprehensive Permit Process. The Local Review Board shall have the authority to issue the comprehensive permit for subdivision per Jamestown-Zoning Ordinance Article 17 and RIGL Title 45 Ch. 53 as amended, including the necessary relief from the Jamestown Zoning Ordinance as stated below.

Said lot proposed for subdivision begins less than 2/10<sup>th</sup> of a mile (approximately 770 feet) east of North Main Road on Carr Lane and less than 2/10<sup>th</sup> (approximately 1380 feet) of a mile west of East Shore Road on Carr Lane.

This project consists of the development of 2 "affordable" single family units and 1 market-rate single family unit. The Applicant requests variances to the Zoning Ordinance as follows including any and all other necessary relief as determined:

**Parcel A:**

**1. Minimum Lot Size:**

Required: 200,000 square feet  
 Proposed: 13,585 square feet  
 Relief needed: 186,415 square feet

**2. Minimum Lot Width:**

Required: 300-feet  
 Proposed: 78.96-feet  
 Relief needed: 221.04-feet

**3. Minimum Side Yard Building Setback:**

Required: 40-feet  
 Proposed: 12-feet from west side & 19.2-feet from east side lines  
 Relief needed: 28-feet from west side & 20.8-feet from east side lines

**4. Lot Coverage Allowed: 5%**

Lot Coverage Proposed: 8.95%  
 Relief Needed: 3.95%

**Parcel B:**

**1. Minimum Lot Size:**

Required: 200,000 square feet  
 Proposed: 13,836 square feet



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Relief needed: 186,164 square feet

**2. Minimum Lot Width:**

Required: 300-feet

Proposed: 82-feet

Relief needed: 218-feet

**3. Minimum Side Yard Building Setback:**

Required: 40-feet

Proposed: 12-feet from west side & 18-feet from east side lines

Relief needed: 28-feet from west side & 22-feet from east side lines

**4. Lot Coverage Allowed: 5%**

Lot Coverage Proposed: 8.79%

Relief Needed: 3.79%

**Parcel C:**

**1. Minimum Lot Size:**

Required: 200,000 square feet

Proposed: 31,698 square feet

Relief needed: 168,302 square feet

**2. Minimum Lot Width:**

Required: 300-feet

Proposed: 175-feet

Relief needed: 125-feet

**3. Lot Coverage Allowed: 5%**

Lot Coverage Proposed: 11.88%

Relief Needed: 6.88%

**4. Minimum Side Yard Building Setback:**

Required: 40-feet

Note: Existing dwelling is located 11.3-feet from the east side line

Relief needed: 28.7-feet from the east side line

**5. Existing garage is located within the front yard setback:**

Required: 50-feet

Note: Existing garage is located 31.8-feet from Carr Lane

Relief needed: 18.2-feet from Carr Lane

**6. Per Section 82-311:**

The maximum size of an accessory structure on the lot is 900 square feet

Note: Existing garage is 1,312 square feet

Relief needed: 412 square feet

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**Additional Relief requested:**

1. The entire area is subject to Zoning Ordinance Article 8. Section 82-800 thru 82-803 - Regulations for RR-200 Zoning Districts.
2. Waiver from Subdivision Regulation Article III. A(2)

Chair Michael Swistak and Town Planner have both recused from this application. Commissioner Pendlebury is sitting as Vice Chair for this application. He explained that this meeting is for Master Plan review of the application for 91 Carr Lane. The Town of Jamestown owns the property and Lisa Bryer sits as the owner of the property. Ashley Sweet is the consulting planner for this application and is sitting as a planning advisor to the Planning. Commissioner Pendlebury stated that the applicant, Church Community Housing Corporation (CCHC) will present their application, then the Planning Commission members will ask questions and then open up for public to make comments. Members of the public were asked to speak at the podium, sign into the sign in sheet, and state their name and address for the record.

Resnick, attorney representing the applicant, presented the application and stated they appreciated the input received at the pre-application information meeting. Resnick shared with the commission that they spoke at the Jamestown Conservation Commission (JCC) special meeting last night. The JCC stated they need further information from the applicant, that will be available at the preliminary application phase, specifically that will be hydrogeological and environmental. CCHC agrees to and welcomes the opportunity to appear before JCC at that time.

This is a Master Plan Comprehensive Permit application, arising under State law for low- and moderate-income housing act. Sitting as the Local Review Board the Commission has the ability to provide zoning relief as well, and Mr. Darveau will explain the waivers requested. CCHC received a Certificate of Completeness for the Master Plan application.

This is a 3-lot subdivision with one existing house and there will be two low- and moderate-income homes on the other two proposed lots. Under State law, a Comprehensive Plan Application must consist of 25% affordable housing. In this case it's 2/3 (66+ percent) of the property and the highest percentage that Resnick has been involved with as an attorney. The property will be protected for 99 years in CCHC's land trust model. This project is at 80% AMI. The parcel of land is located in RR 200 zone and it is 1.357 acres. Presently, the Town is at 4.5% for LMI units and State law requires 10%. It's these types of projects with incremental change that make gains in LMI. CCHC has reviewed the report and draft motion from Ms. Sweet and have no objections to the information it contained. The genesis of the project is that 5.5 acres (of the original lot) are in conservation easement and it is 1.35 acres that are part of the development. The background is that the Town went before the zoning board in order to subdivide the lot to preserve the open space, as required by RIDEM and sought variances to create two lots. The findings of the Zoning Board were:

1. 5.5 acres for a conservation area are aligned with the Town's goals of preserving watershed and open space protection and is consistent with the Comprehensive Plan.

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2. Selling parcel A (1.35 acres) to Church Community Housing Corporation, an affordable housing developer, is aligned with the Town goals of developing more affordable housing, is consistent with the Comprehensive Plan.

This project is in accord with Comprehensive Plan with regards to watershed conservation and affordable housing. The conservation has been effectuated and CCHC is before you now to effectuate the second part.

CCHC is here tonight for a Master Plan information meeting. The Master Plan application describes the general plan and gives outlines, not details, which come in the Preliminary application. Resnick stated that this project will only be constructed if the project does not have negative effect on environment, watershed and aquifer. A hydrogeological report will come down the line at Preliminary application and the applicant is not obligated to have it ready at the Master Plan application. CCHC has done more work and due diligence than required at the Master Plan stage since they were before you last year.

Christian Belden, Executive Director of Church Community Housing Corporation, 6 Newport Avenue, Newport, RI. CCHC has been working on the development for quite some time. They have made revisions to the project to ease concerns voiced with the previous application. The genesis of the project started with the previous owners the Rafferty's. When the Rafferty's decided to sell their homestead on Carr Lane they wanted to do something good with it and reached out to CCHC and the Town. The Town bought the property. The Town had two goals for the property of open space conservation for the watershed and affordable housing. Belden stated that in retrospect, it's frustrating because with the subdivision they intentionally left as little as possible for the affordable housing so as to have as much land preserved as open space as possible. The open space has been conserved and the Conanicut Island Land Trust is saying ignore the conserved land and the 1.35 acres for affordable housing has too much density. Belden stated if he could go back, CCHC would buy the whole 6.8 acres, not subdivide first, build the affordable housing and all this nonsense would not be happening. Of the 6.89 acre lot, 80% of original parcel is preserved as open space. The affordable houses will be net zero housing. CCHC has the funding to build the houses. The updated income limits median is \$97,000 and 80% is \$77,000. CCHC runs a home-buyer course and they have buyers lined up already. They will be utilizing a land trust model for the affordable homes. The owner buys the home and CCHC provides a 99-year ground lease for \$25 per month. Upon resale of the house, the next buyer has to get a ground lease from CCHC and this is how it stays as affordable. This program builds equity because over time the home owner pays down the cost of the home, incomes rise over a period of time and it builds equity for first time home buyers. CCHC has 105 units in their portfolio.

Commissioner Pendlebury asked a question if there are any land trust homes in Jamestown? Belden replied yes, and the most recent were 3 on Swinburne Street. Commissioner Pendlebury would like to prioritize Jamestown residents and asked if this is part of the program. Belden said that in a sense that they do because applicants identify where they would like to live. CCHC gets the question often about "others" coming into the community and they have found that people want to live where they have family, support and a connection. In a few instances it is been a

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senior moving into a community where their kids now live. CCHC has not found this issue to be a problem.

Belden stated that this project has been portrayed to have excessive density. There is already a home with a garage there and existing house has a poor septic. The existing house is not doing any favors to the watershed. There is a chain link fence on the property and the previous owners let the neighbors cattle graze on the property and that situation no longer exists. Five and a half acres have been conserved. CCHC will sell the existing house but with the permits for a new advanced de-nitrification septic system. The existing septic system will be abandoned. The new houses are models for sustainability and are intended to be zero energy homes.

Belden spoke to the density on Carr Lane. He has an enlarged street map with sticky notes locating where the existing houses are (Darveau Exhibit – page 3). Belden speaks to the development in the watershed district (Darveau Exhibit – page 5) and stated that 91 Carr Lane is not the only development in the watershed. There have been 9 homes built in the watershed before this since the CILT incorporated and this affordable housing project is the only one that the Land Trust has objected to. The Environmental Protection Agency (EPA) has stated that 91 Carr Lane project will not impact the sole source aquifer as long as certain requirements are met and those requirements will be incorporated into the site plans. The RI Historical Preservation and Heritage Commission wrote a letter stating the project will not affect historic resources.

Michael Darveau, PE has been before the Commission as an expert witness. Resnick asked Darveau when he was designing and working on Master Plan application if he reviewed all relevant ordinances for Jamestown, RI DEM and Federal statues? Darveau answered yes to each question.

Darveau reviewed sheet 2 of 3 which is the property line plan. He reviewed the list of waivers utilizing the plan. The applicant is being conservative and covering all the bases with the waivers requested.

Darveau reviewed sheet 1 of 3 which is an existing conditions plan. Topography, wetlands, soil conditions, and water tables were reviewed. Wetlands were reviewed and verified by RI DEM. The soils and the water tables were very favorable. He did not think it would be that good. The septic for the existing house will be moved closer to Carr Lane and away from the wetlands.

Darveau reviewed Sheet 3 of 3, which is the proposed site plan. Parcel A & B each 1/3 acre and parcel C is 2/3 acre. Dimensions for the new houses were planned to not be shot-gun style and roofs were planned for solar maximization. Three-bedroom septic systems were approved by DEM and no waivers were requested for the new houses. Types of septic systems were discussed. The combination of septi-tank and geo-mat is the best system for the site. The existing house has been approved for a four-bedroom septic. The existing house was built in 50s or 60s and in the early 70s septic was installed. The existing septic system runs into seasonal water table. Septic systems do not have to be upgraded as long as they pass the requirements. Commissioner Pendlebury asked if the geo-mat system is invisible. Darveau replied that it is not a raised system but is not 100% invisible because there are inspection ports. Commissioner

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Pendlebury asked about not parking or driving over the system. Darveau stated that you don't want to drive over any septic.

Darveau explained that the driveways have turn arounds to not back out into Carr Lane, and the houses will be at same level as the road. Slabs, wells, storm water controls and run-off were described.

Resnick asked Darveau about the EPA correspondence to CCHC, if he was aware of the letter, if the referenced regulations and guidelines were built into the design and the answer to all the questions was "yes". Darveau believes that the OWTs are in compliance with ordinances in Jamestown and that there are no significant negative environmental impacts. Darveau is of the opinion, to a reasonable degree of certainty in his profession, that there will be no significant impacts on the health and safety of current or future residents in areas including but not limited to: safe circulation of pedestrian and vehicular traffic, provision of emergency services, safe sewage disposal, availability of potable water, adequate surface run-off, the preservation of historical features that contribute to the attractiveness of the community at this Master Plan stage. Darveau is of the opinion, to a reasonable degree of certainty in his profession, that the proposed land developments and subdivisions have adequate access to the public street pursuant to Rhode Island general laws. Darveau is of the opinion, to a reasonable degree of certainty in his profession, that the proposed development will not result in the creation of individual lots with physical constraints to development.

Nancy Letendre presents her credentials with education and work experience. She was municipal land use attorney, working with boards and commissions. She is a certified planner with AICP and a full-time planner in town of Westerly. Her degree from URI is in Art History and her first job was in historic preservation. A motion to accept Nancy Letendre as expert witness was moved by Commissioner Enright and seconded by Commissioner Pfeiffer. All in favor.

Resnick asked Letendre if she reviewed the Town of Jamestown's Comprehensive Plan, pertinent local ordinances, pertinent State Law including the Comprehensive Permit Act? She answered "yes" to all the questions. Letendre further explained that she has a great deal of experience with the LMI Housing Act, she was worked with non-profits for the production of LMI housing, and she is a housing advocate. She has conducted analysis and submitted a report which is distributed to the commissioners.

Letendre explains that she did research with Jamestown ordinances and Comprehensive Plan. The Comprehensive Plan was established in such a way that conservation and housing were balanced out so well. An opportunity for a development, like 91 Carr Lane, wasn't a happenstance, it was planned for in the Comprehensive Plan. In looking at the history of 91 Carr Lane, the application is part of a cooperative strategy with the Town of Jamestown and CCHC and the result is 5.5 acres is conserved and 2 more units of workforce housing will be added. Zoning board approved a dimensional variance and sought to balance the watershed and affordable housing. CCHC has a long-proven track record, maintaining property, managing it and making sure it stays as affordable housing for a very long period of time.

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The zoning allows a system of analysis that ensures that watershed protection, aquifer protection and wellhead protection can be achieved even with development. The zoning relief requests made are typical and minimal. This development is the equivalent to other properties in the community. RR200 doesn't prevent development, it says proceed with caution. The local concern does not outweigh the need for LMI. LMI is part of state law and the need is great in Jamestown. The capacity of the land demonstrates what can be built on it. There is a plan in place to meet all the standards. Town of Jamestown balances the need for LMI and open space preservation. The plan for Carr Lane and the Comprehensive Plan is working together. Resnick asked the members of the Planning Commission to look at the required findings on pages 7-8 of Letendre's report and the conclusion on page 8. Resnick asked Letendre if the testimony she gave this evening, including the findings of fact that were rendered, were based on her opinion to a reasonable degree of planning and land use expertise? Letendre answered "absolutely".

Commissioner Pendlebury reserved the next few minutes to entertain questions for the Planning Commissioners:

Commissioner Cochran asked Bryer if there is a plan for the town to fence off 5.5 acres? Bryer stated that the land is conserved and there are no plans for fencing but the town would entertain it if it is determined necessary. Resnick stated that they would agree to fencing to demarcate the subdivision as a condition of approval. Commissioner Enright pointed out that there is a stonewall between the properties. She would like to have the stonewall taken into consideration if they are discussing demarcation. Resnick agreed that it could be a condition. He did state the applicant received correspondence from the Historical Preservation and Heritage Commission and it was a non-issue, but certainly would agree to work with the town ensuring that the stonewall was not disturbed.

Commissioner Harrison asked for further clarification about the Conservation Commission. Resnick replied that the applicant will go before conservation commission again because conservation commission wants more information. Resnick stated that the hope is for a positive recommendation.

Commissioner Pendlebury stated that there are partial stone walls along Carr Lane. He asked if it is the intention to repair partial stone walls and bring them up to reasonable condition? Resnick is unaware of the stone walls. Commissioner Pendlebury asked about the existing retaining walls labeled on the plans? Darveau stated that there is an existing retaining wall and he doesn't believe that its historic. They are not proposing any changes to the retaining wall, and just keeping it there. Darveau stated that there are remnants of a stone wall along Carr Lane that are not significant, in his opinion. They do need access for driveways and Darveau does not know if the stonewall falls in that area and he can do more investigating if it is a major concern. Commissioner Pendlebury stated that there are parts of the stonewall on Carr Lane that are in disrepair, and if they are improving part of Carr Lane that they should try to improve the stonewalls.

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Commissioner Pendlebury asked if there is intent to take down part of the garage, the non-garage part of the building to make it smaller? And at the same time make the driveway to garage pervious?

Belden showed on one of the photo exhibits that the stonewalls are within the 5.5 acres of preservation and there is a small section that runs north/south. They have no intention of touching that at all. The remnants of stonewall on Carr Lane, they will look into. The existing garage and house will not have improvements and will be sold as is. It is not in the budget to reduce anything. Resnick stated that the garage is a pre-existing non-conforming existing structure and they are requesting waivers out an abundance of caution.

Resnick noted that they have not received any information that the stonewalls have historical value. He commended Belden for agreeing to look into restoring the stonewall. However, it can be very expensive to build a stonewall. He does not want to create a situation to jeopardize the financial viability of the project. It is appropriate for the applicant to look into costs for due diligence. He stated that a condition of approval to restore a stone wall without an understanding of the wall and the numbers to repair it, is pre-mature. Commissioner Pendlebury stated stonewalls along Carr Lane are a front piece to the proposed dwellings and one or two stone-high walls would be a great improvement. Belden stated that he can't commit to it at this process. Resnick stated that they will look into costs for due diligence. Commissioner Pendlebury asked the applicant at this stage to look into it and report back to the Planning Commission at the next stage. Resnick agreed to the condition to do due diligence and report back to the Commission at the Preliminary Application with an understanding of what the costs will be.

Commissioner Pendlebury asked if the garage will be separated into a separate lot? Belden replied "no".

Commissioner Enright asked about the cattle on the farthest west part and the chain-link fence? Darveau replied that they noted remnants of barbed wire and it was unbeknownst to him that the two previous land owners had a verbal agreement between them but it is no longer being used for cattle.

Commissioner Pendlebury opened up the meeting for discussion of comments and questions. He stated that this is one of the stages and it is at the Master Plan. This process goes through several stages and this is not the last stage. He asked not to go through comments based on previous application, just comments on this application. If you have written comments – please give to Carrie.

Kelly Fracassa, Naccarato & Fracassa, 85 Beach Street, Westerly, RI. He represents Jamestown Land Trust (sic) which objects to the proposal. The objections are based on Comprehensive Plan. Under the required findings, you must find the proposed development is in compliance with standards and provision with local Zoning and Subdivision Regulations and that the relief granted doesn't outweigh the need for low and moderate income housing.

The local concerns are that Jamestown has an issue with water because water is scarce and valuable. Jamestown is sole source aquifer and watersheds in the town. Comprehensive Plan

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reasons are evident. If you have a property that is RR 200, it's important to protect the groundwater aquifers. The Comprehensive Plan states the Town is encouraged to buy as much of the properties within the watershed and 5.5 acres has been protected for the watershed. For any development plan, the applicant has to submit a plan that won't likely have any negative impacts on surface and subsurface waters with regards to construction, sewage and paving methods. Fracassa doesn't doubt that the applicant will do this at a further date. He mentions this because it's the goals of the town that are stated within the Comprehensive Plan. Comprehensive Plan also talks about affordable housing. The goals of affordable housing and watershed protection can clash. This proposal clashes with the protection of water supply and affordable housing policies. Fracassa introduces a copy of certain pages of the Comprehensive Plan as an exhibit and tells Resnick that he will get a copy. Resnick asked, for the record, if Fracassa is representing the Land Trust this evening? Fracassa replied "yes." Fracassa reads from the Comprehensive Plan, Affordable Housing section, policy 2A.

The variances requested are other issues that the Land Trust has with the project. The variances granted by Zoning in July 2018 subdivided the property, which the applicant now wants to be further subdivided into three. Fracassa discussed the findings of fact by the Zoning Board. He has copies of the Zoning Board transcripts that he will introduce to the record. Fracassa speaks about the Town not fixing the bad septic system and he doesn't know if the house is being used now. He reads sections of zoning transcripts and concludes that the foundations on which the Zoning Board made their findings of fact are no longer true.

Fracassa discussed the work done by Darveau Land Surveying, Inc with the seven test holes. He introduces the bill paid as an exhibit for the record. He questioned whether the Town knew if the proposal was going to have more than one house or if they didn't know the proposal at the time?

Fracassa also introduced to the record: the soil logs for the seven test holes; memorandum from TRC from August 2019; and Zoning Board ruling from July 24, 2018.

Commissioner Pendlebury asked if any Commissioners have questions for Mr. Fracassa. There are none.

Resnick responded to the public comments from Fracassa. He stated that Fracassa isn't giving testimony, and he isn't speaking as a lay-person but as an attorney. He stated that the comments were a closing argument and are an attack on the Town, the Town Planner and an expert witness. What he (Resnick) presented was testimony by experts and Fracassa is simply stating argument not testimony by professionals.

Commissioner Pendlebury stated the Planning Commission will look at the timeline, documents provided and form their own opinions.

Fracassa stated that the facts are within the documents that he presented into the record.

Commissioner Pendlebury stated that the Commission will look at the merits and completeness of all records because anything can be taken out of context.



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Letendre asked the Planning Commission to look at Ms. Sweet's report. She stated that there are at least eight affordable housing strategies in the Comprehensive Plan. One strategy that works in the Village, zoned R8, doesn't mean that it can't work in RR 200. Based on her testimony and research, this proposal is very consistent with the Comprehensive Plan. She stated that the Zoning Board ruling in 2018 is a moment in time. The point in time is when the Zoning Board was creating the back lot. The zoning still allows the applicant to ask for additional relief. It was made clear that this was going to be used for affordable housing. This is a new moment in time.

Pam Carr of 6 Antham Street, represented Carr Homestead at 90 Carr Lane. She remembers stonewall on both sides of the road when she was a little girl and it fell apart over the years. There have been water shortages and water hans over the last 8-10 years. At the Carr Homestead, water has run low. Where will the water come from when there is a water shortage? There is only so much water in the ground. Think about the water.

Resnick stated that a hydrogeological report will come out at preliminary application and will address concerns just raised.

Ken Froberg of 735 North Main Road. He owns 4 acres of land. Froberg spoke to when the town did oil refining in the 1950s and they didn't know what they were doing. He lost his water in the 1950s when the crusher was drained. He worked URI in Civil and Environmental Engineering as the office manager. He worked with a professor who was asked by the Town of Jamestown a question: can we drill wells at the reservoir? The professor replied be very careful because you will hit salt water. The Town Council didn't listen to the professor and hit salt water. He is not against housing, what he is against condensing it all into a small lot. He loves the nature and has lots of blueberry bushes on his property that he leaves alone for nature. Once the water is gone you can't get it back.

Julie Wright of 46 Carr Lane and her brother Adam Wright. She had a question about the proposed three new septic systems that are expensive. It is her understanding that they cost money to be serviced between \$200-\$500 every few years. What happens when folks that need affordable housing aren't able to pay for this? And what would happen if the systems were to malfunction? The property is right next to aquifer. She stated that visual display from Darveau and Belden shouldn't have big stickie notes showing the houses but small yellow dots, that it's a misrepresenting. She isn't against affordable housing because she would qualify for it. She works really hard and her family members have had to buy a house off-island due to high prices.

Belden answered that advanced di-nitrification system has to have an Operations and Maintenance agreement, it's a legally binding agreement that requires the system to be serviced. All the yellow labels (on the visual display) just show where the houses are because when the image was printed at a larger scale the resolution was low. There are only 2 advanced systems on the street. A family of four making \$77,000 can afford to pay \$250 service agreement per year. Commissioner Pendlebury stated that from his own personal experience with a property that he used to own that you have to enter a maintenance agreement and its filed with the deed with the Town. Each time maintenance is done it is filed with the Town. The system has bells

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and whistles that go off in the middle of the night when the system isn't working. It isn't failsafe but it's pretty close to failsafe.

Pam Carr of 6 Antham Street. Talked about the size of Carr Lane. Even though it has been repaved, you can't get two cars down Carr Lane safely. You can't make it bigger.

Reid Losee of 64 Frigate Street. She questioned the visual display from Darveau and Belden. It doesn't have 91 Carr Lane on it. Resnick said it's demonstrative, not drawn to scale and only to show where the houses are. Belden puts a yellow sticky note on the visual display to show 91 Carr Lane. Losee questioned if the septic was below standard that the new owner had to replace it? Commissioner Enright answered that it depends how far below (standard) it is. If there is a cesspool that you have to replace it. There was a condition of approval listed about the OWTS. Darveau stated if there is a cesspool on a property it has to be replaced within a year of buying a property. In our case, there is a septic system that was installed in the 1970s. If you compare it to a car, its 200,000 miles on a car. There is mechanism or law that states that it has to be replaced when the house is sold. Commissioner Pfeiffer stated that the Town has a requirement for septic tanks to be pumped every three years, at a minimum, and the person who does that report on the status of the system if its functional. The existing home has not been lived in since the town bought it.

Bonnie Hogan of 56 Carr Lane. She gave a handout for the record. She has a concern with the density of the proposed project which is on 1.3 acres in the watershed. For the past 40 years preserving the watershed has been a top priority. Town bought 9 acres adjacent to the lot that goes all the way to Carr Lane. According to the Comprehensive Plan, 70% of watershed area is protected. Hogan goes over tables and figures within the handout. She refutes the zoning variances requested for each parcel. There are no 1.4 acre lots on Carr Lane that have 10 bedrooms and four bathrooms. In the summer of 1993, the Town was unable to meet the public water needs and water was imported with water tank trucks. She goes over the maps listed within the handout. She gave an example of 725 North Main Road where owner requested a variance to subdivide land into three 2-acre lots, one for herself and two for her daughters to enable the owner to be able to stay on the island. The owner was denied and had to sell land and move. Granting this will set precedent for the future and where does it end? She asked the Planning Commission not to grant the variances.

A motion to extend the meeting past 10:00pm for 30 minutes moved by Commissioner Enright and seconded by Commissioner Cochran. All in favor.

Solicitor Brochu clarifies that comments should be made on this application only.

Julie Wright read letter for Marcia and Dan Wilcox 461 East Shore Road. Letter submitted for the record. They are tax paying residents who are concerned about three houses on 1.3 acres of land. It is their understanding that the zoning is for one house on 5 acres of land. Granting the variances will put the watershed at risk and go against the town goals. Also, it wouldn't be fair to grant one request and not allow others to have the same advantage.

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Quentin Anthony of 105 Bayview Avenue. He has lived through water crises. He thinks the proposal to create three significantly substandard lots is an assault that goes against 40 years of water policies, planning, zoning laws and zoning decisions. Few know or remember the repeated water crises that have been experienced by the Town. The crises are attributable to two factors: geology and small reservoir, small watershed and their dependence on rain water only. We can't make more watershed. Anthony submits Appendix B – Rules and Regulations of the Board of Water and Sewer Commissioners into the record and goes over the exhibit. The development of the shores and the fear that there would be contamination of wells is behind some of the reasons of the zoning ordinances. It is the duty of those with power to protect water for future generations and it's a big responsibility. He discussed a DEM study from 2011. 2018 Jamestown Water Management Plan prepared by Pare Engineering was cited. The February 2021 from the Office of Water Resources at DEM was cited for Jamestown preserving land in watershed. He gave an example of Providence Water Board buying watershed land for Scituate Reservoir. There is the Rhode Island Penny for Hundred which was enacted in 1989 to give grants to protect watersheds. The Zoning is RR200 is to protect the watershed. Anthony entered a second hand out into the record which is Sec. 82-709 of the Zoning Ordinance. He discussed the merger of substandard lots. It hardly moves the needle of 10% for affordable housing, and it sets precedent for any owner of a large lot can partner with a non-profit to build within the watershed. Other things will become available for the Town where they can put Affordable Housing. The Town owns many properties like Fort Getty and Fort Wetherill. Commissioner Pendlebury interrupts due to time constraints. Anthony thanks the Commission for the time.

Nick Robertson of 109 Carr Lane. He stated that earlier they talked about the stone walls on Carr Lane. He encouraged the stone walls to be rebuilt. He stated that he has used the Narragansett Indians to rebuild stone walls. He used to have a car wash and it closed due to the water issues. They used to have to get water from North Kingstown and the National Guard. There is a water issue in Jamestown. Affordable Housing is an important issue and it should be in small areas. The questions are: Is water more important? Or is housing more important? You have to make a choice. He doesn't envy the position of the Planning Commission.

Commissioner Pendlebury stated that the Planning Commission will look at all the information that has been presented.

Due to the time, Bob Plain stated would like to speak at another time.

Resnick stated that a water study will be introduced in a later phase.

Commissioner Pendlebury stated that Planning Commission needs to sort out Master Plan approval.

A motion was moved Commissioner Enright and seconded by Commissioner Pfeiffer to continue 91 Carr Lane until May 18, 2022. All in favor.

A motion was moved by Commissioner Enright and seconded by Commissioner Cochran to close local review board. All in favor.

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**II. Old Business**

2. Zoning Board of Review Ruling, July 25, 2018  
Not discussed at this meeting

**III. Citizen's Non-Agenda Item**

Not discussed at this meeting

**IV. Correspondence**

Not discussed at this meeting.

1. Approval of Development Plan for 12 Holmes Court to construct a new house, Plat 8 Lot 362
2. Final Approval of Jamestown Properties, LLC, Chris Pike, AP 9 Lot 795, 30 Walcott Avenue – 2 Lot Minor Subdivision
3. Memo to Zoning Board of Review for Zoning Ordinance Section 82-314 – High Groundwater Table and Impervious Overlay District Sub-district A
  - a. John Welch: AP 1, Lot 221: 11 Bay View Drive North
  - b. Lino Corredora 86 Stern Street: AP 14, Lot 80
4. Letter from Jamestown Affordable Housing Committee dated April 12, 2022 re: 91 Carr Lane

**V. Reports**

Discussed as part of the listed application

1. Planner's Report – 91 Carr Lane from Ashley Sweet, Consulting Planner

**VI. Approval of Minutes – April 6, 2022; review, discussion and/or action and/or vote**

Minutes not voted on at this meeting.

**VII. Adjournment**

A motion to adjourn at 10:30pm was moved by Commissioner Pendlebury and seconded by Commissioner Cochran. All in favor.

Attest:



Carrie Kolb

Approved as written  
**PLANNING COMMISSION MINUTES**  
**May 4, 2022**  
**7:00 PM**  
**Jamestown Town Hall**  
**93 Narragansett Ave.**

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

The meeting was called to order at 7:05 p.m. and the following members were present:

Mike Swistak – Chair	Duncan Pendlebury – Vice Chair
Mick Cochran	Rosemary Enright – Secretary
Diane Harrison	Bernie Pfeiffer
Dana Prestigiacomo	

Lisa Bryer, AICP – Town Planner

Wyatt Brochu, Esq. – Town Solicitor

Carrie Kolb – Planning Assistant

Robert Braisted, applicant 68 Narragansett Ave.

Mary Jo Roberts-Braisted, applicant 68 Narragansett Ave.

Michelle Mendes, applicant 905 North Main Rd.

Antonia Lee Mendes, applicant 905 North Main Rd.

Christian Infantolino, Esq. Attorney at Morneau & Murphy

Patrick Freeman, PE, American Engineering

Michael Russell, PE, LDEC Engineering & Consulting

Daniel Herchenroether, AIA, Herk Works Architecture

**II. Citizen’s Non-Agenda Item – none**

**III. New Business**

1. Mendes, 905 North Main Road, AP 16 Lot 336 - 2 Lot Subdivision

- a. Reinstatement of Preliminary Plan Approval (originally approved February 20, 2020)
- b. Extension of Minor Subdivision approval for one year

Chair Swistak recused himself. Vice Chair Pendlebury sat as Chair for this application.

Commissioner Pendlebury explained that this is a 2-lot subdivision that was approved on

February 20, 2020. The applicant failed to extend. This is a reinstatement approval with no

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changes. The reinstatement will begin on May 4, 2022 with a one-year extension. Final approval will be administrative.

A motion moved by Commissioner Pendlebury and seconded by Commissioner Enright as follows:

To Reinstatement the Preliminary Plan Approval (originally approved February 19, 2020 and expired on February 19, 2021) of the (revised) application for Antonia L. Mendes, Trustee, AP 16 Lot 336, 905 North Main Road - 2 Lot Minor Subdivision. They also voted to extend the Minor Subdivision approval to May 4, 2023.

So voted:

Commissioner Cochran – aye	Commissioner Enright – aye
Commissioner Harrison – aye	Commissioner Pfeiffer – aye
Commissioner Prestigiacomio - aye	Commissioner Pendlebury - aye

Commissioner Swistak took the Chair.

2. Robert and Mary Jo Roberts Braisted, 68 Narragansett Avenue, Plat 8, Lot 122 (aka Cozy Sheep) – Development Plan Review under Article 11 for a new structure within the Jamestown Village Special Development District. Review, discussion and/or action and/or vote.

Christian Infantolino, lawyer for applicant, gave an overview of what the application includes: the application; the Planning Set of 12 sheets of plans; a stormwater management plan and the TRC minutes. The project is for 68 Narragansett Ave, AP 8. Lot 122, which is located in a CD district. It will be mixed use with retail on the first floor and two residential units on the second floor. This project does not need a variance. The applicant worked diligently with the Town. Here today are: the applicants, Robert Braisted and Mary Jo Roberts-Braisted; architect Dan Herchenroether with Herk Works; and engineer Mike Russell with LDEC Engineering and Consulting.

Michael Russell is a principal with LDEC Engineering & Consulting located 207 High Point Ave. in Portsmouth, RI. Russell presented his credentials as a licensed engineer in the State of Rhode Island.

A motion to accept Michael Russell as an expert witness was moved by Commissioner Swistak and seconded by Commissioner Pfeiffer. All in favor.

Russell explained that the project does not need any zoning relief. The lot is small lot as most lots are in downtown. The building is the center core of the property and will occupy 30% of the lot. The gradient is from left to right when standing on the street. One of the civil engineering tasks is storm water. Soil testing was performed. The property will be serviced by municipal sewer and water. The curb cut will be relocated to the southwest corner of the property.

Narragansett Ave. is a state road and getting permit from RI DOT to move the curb cut. Bill Moore, Building Official with Town of Jamestown, wants this permit process started before building permit is given.

The site plan was discussed. A stone driveway will help with storm water management. The roof area will be comprised of downspouts and header systems that will be directed subsurface

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chambers to handle a majority of the roof area. The remainder of the roof will be handled through pervious hardscape on the east side and shallow infiltration trenches on the back of the garage. The design mitigates the storm required for Jamestown.

A landscape plan introduced with the packet.

Braisted explained that there is a retaining wall and a small patio in the back. There is not much room for landscaping except along eastern edge of driveway. There will be fencing, 6-foot white PVC, on the perimeter of the property. There is an existing hedge between the two properties. Commissioner Swistak asked for further explanation of the capture of the water because it is different than what the Planning Commission is used to seeing. Russell explained that the capture is low profile chambers that do not have to go deep into the ground. The detail is described on page 5 of 5 of LDEC plans.

Commissioner Pfeiffer asked if there are underground chambers are located in the driveway? Russell explained that they are located in the driveway. The chambers are H20 rated and you can drive over them.

Commissioner Pendlebury asked Braisted if he had discussed tree protection with the church (next door)? Braisted stated that the tree line is on the church side. They have talked with the church before. They are not anticipating any impact when they start building. Braisted stated that he will bring plans over to show the church, as they have a good relationship now and will keep it way.

Commissioner Enright questioned if Braisted will discuss the type of fencing with the church? You will see the fencing from the shrine. It's a visual relationship with the church and it's important to have them understand. Braisted responded that there is an abutter who has the same fencing. They will certainly discuss the fencing with the church and get feedback.

Commissioner Pendlebury asked about the grade slopes and sheet flow? Braisted replied that the grade slopes somewhat north to southeast. Russell stated that the underground trench will handle the run off of that section of the property.

Daniel Herchenroether of Herk Works Architecture located at 36 Aquidneck Ave. in Middletown, RI. Herchenroether presented his credentials. A motion to accept Daniel Herchenroether as an expert witness was moved by Commissioner Swistak and seconded by Commissioner Enright. All in favor.

Herchenroether described the view points of the building as detailed on sheet A010. The glass front first floor is retail and Braisted wanted to be clear with the Commission that the first floor will have retail. The second floor will be residential. The site plan as detailed on sheet A011 was discussed. There are seven parking spaces. The parking in the driveway and garage will have 3-point turn radius as detailed on the plan. The trash cans will be hidden from street view. There is an outdoor shower, generator and propane.

Commissioner Pfeiffer asked about the distance between the propane and the generator? He thinks there are restrictions and wants them to check into it. Herchenroether stated that he isn't sure that it was based on the generator being 10-feet away from an operational window. The applicant agreed to look into it.

The lighting plan as detailed on sheet A012 were discussed. There are no pole lights or bollard lights due to small lot. There are small can lights pointing down under the roof. The gooseneck lights are down facing as well. There is no light pollution going into the sky.

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The first-floor plans (A111), second floor plans (A121) and third floor plans (A131) are not reviewed in detail. Commissioner Swistak asked Herchenroether and/or Infantolino to share the opinion of the Building and Zoning Official shared at the TRC meeting regarding use of the third floor. Infantolino explained that in the ordinance it stated that there should only be 2 stories and there is provision for use of attic space. The Building and Zoning Official stated that no variance is required and it's recorded in the TRC minutes. The "third floor" is within the roof frame. Commissioner Swistak asked about the third floor? Herchenroether stated the third floor is about 500 square feet. It's a vaulted space that is within the roof line.

Commissioner Harrison asked if apartment will be rented or for a family member? Roberts-Braisted stated that her mom has been living with them for 10 years.

Commissioner Enright asked if the plans are all walk up? Braisted stated that it is all walk up and there is a potential for an elevator if they can fit it in.

Commissioner Pendlebury asked about the 50.35-foot benchmark on the outside of sidewalk? Braisted stated that the benchmark is on the telephone pole. The sidewalk pitches towards the street. Russell's plan shows all the contours. Discussion ensued regarding that the data on the plans is correct.

Commissioner Pendlebury asked what kind of retail tenant are you thinking about? Braisted stated that Mary Jo is an artist and retail shop for her.

Commissioner Swistak asked about mature tree in the front of the driveway?

Braisted has already discussed with tree warden. The tree in question is on the list of trees that to be replaced with a smaller tree. Commissioner Swistak asked if the tree can get through the construction? Braisted stated "yes". Commissioner Swistak asked if you can see out of the driveway? Braisted answered yes and it doesn't pose any existing problems with the driveway. He is happy to work with the tree warden and the Town.

Commissioner Swistak asked about the sprinkler system? Braisted stated that they weren't going to have a sprinkler system. They want this building to be a zero net build.

Commissioner Swistak asked about the infiltration system for run off and is there maintenance required? Is it in the report? Is it listed on the plan? Braisted stated that the maintenance is listed in the stormwater management in the report. Infantolino stated that they will pull the maintenance information from the report and filed with the plans when recorded.

Commissioner Enright told the applicant that the former name of the house was "Grove Cottage".

A motion moved by Commissioner Swistak and seconded by Commissioner Cochran; amended by Commissioner Pendlebury as follows:

At the May 4, 2022 Planning Commission meeting, the Commission voted to Grant Development Plan approval of the application of Robert Braisted and Mary Jo Roberts- Braisted, 68 Narragansett Avenue, Plat 8, Lot 122, Jamestown, RI, to build a 3-unit mixed use structure with 2 residential units and one commercial unit, based on the following findings and subject to the following conditions of approval.

### Findings of Fact

1. The Town Planner met with the applicant several times over the last year to discuss the progress of the project and to provide comments;



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2. The Applicant submitted the following in support of this application:
  - a. An application dated 4-12-22 and updated on 4-25-22
  - b. Plans by Herk Works Architecture dated 4-25-22:
    - i. AO Cover
    - ii. AO10 Views
    - iii. AO101 Basement Plan
    - iv. A111 1<sup>st</sup> Floor Plan
    - v. AO12 Site Lighting Plan
    - vi. A121 2<sup>nd</sup> Floor Plan
    - vii. A131 3<sup>rd</sup> Floor Plan
    - viii. A211 Front Elevation
    - ix. A221 Side Elevation
    - x. A231 Rear Elevation
    - xi. A241 Side Elevation
    - xii. Parking Plan A011
  - c. Landscape Plan and Planting Notes by MDG dated 4-12-22
  - d. Engineering Plans and Stormwater Management Report by LDEC Land Development Engineering and Consulting Sheets 1-5 dated April, 2022 and 4-11-22 respectively;
3. The proposed mixed-use structure is permitted in the CD Zoning District
4. The Lot proposed for development is 5,750 square feet where 5,000 square feet are required for a mixed-use structure where both uses are permitted uses:
5. The Village Special Development District permits 2 stories maximum, where the net floor area of the third floor (attic) of a structure should not exceed 75 percent of the area of the ground floor. This proposal meets that standard. The Building Official has determined that the living space above the second floor is within the roof frame and therefore not a 3<sup>rd</sup> floor;
6. The building height in the CD district and throughout the island is 35 feet and the plans show the proposed structure as 34.5 feet;
7. Christian Infantolino, Esq represented the applicant;
8. Michael Russell, PE and Daniel Herchenroether, AIA represented the applicant as expert witnesses before the Planning Commission on 5-4-22;
9. The property is serviced by municipal water and sewer;
10. The Landscape plan is adequate when addressing the public realm;
11. Refuse from the 3 units will be handled individually in the rear of the building;
12. The applicants indicated this will be their primary residence, a studio/commercial space for Ms. Roberts-Braisted and an apartment;
13. Narragansett Avenue is a State Highway and the new curb cut/drainage to the State drain system will need to be permitted by RIDOT;

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14. Parking is adequate:

Conditions

1. This approval is for a mixed-use structure containing 2 residential units and 1 ground floor commercial unit;
2. The applicant shall receive approval from the Board of Water and Sewer Commissioners for the new commercial use;
3. The applicant shall apply for a PAP (physical alteration permit) from the RIDOT prior to building permit issuance for the curb cut. This will include review and approval of the drainage;
4. The applicant shall be responsible for any damage or wear caused by construction or the new curb cut to the existing sidewalk in front of and adjacent to the property. The town is responsible for maintaining the sidewalks. A bond may be required if not completed prior to a CO being requested;
5. The Operation and Maintenance Plan for the drainage system and the pervious pavers should be provided on the record plan which shall be recorded with the final approval;
6. On site storage of refuse shall not be visible from Narragansett Avenue;
7. The applicant's Architect, Dan Herchenroether, testified that the structure will comply with the 35-foot height limit;
8. Applicant will confirm that the generator's proximity to the propane tank is permissible by code;
9. The applicant shall coordinate with the Tree Warden/Public Works Director regarding the town tree that may need care or replacement due to the driveway location;
10. Applicant will coordinate with abutting Catholic Church regarding protection of trees on church property during construction;
11. Final Development Plan approval shall be granted Administratively;

So voted:

Commissioner Pendlebury - aye	Commissioner Cochran – aye
Commissioner Enright – aye	Commissioner Harrison – aye
Commissioner Pfeiffer – aye	Commissioner Prestigiacomo - aye
Commissioner Swistak - aye	

3. Palo Alto LLC, Plat 1 Lots 234 and 302, North Main Road and Wickford - Administrative Subdivision, 2 lot subdivision with no new lots being created, Review, discussion and/or action and/or vote

Patrick Freeman, PE of American Engineering located at 400 S. County Trail #201 Exeter, RI. Freeman has spoken before the Planning Commission before and they are comfortable with him

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as an expert witness. A motion to accept Patrick Freeman, as an expert witness was moved by Commissioner Swistak and seconded by Commissioner Pendlebury. All in favor.

The application proposes to make Lot 302, an existing non-conforming lot, a conforming lot with our zoning ordinance by removing the westerly property line and making the new westerly property boundary the mean high tide mark of Narragansett Bay and increasing its size to 2.7 acres. There are proposed access and utility easements. The access and utility easements shall terminate one year after the sale of either Lot 302 or Lot 324. This is an administrative subdivision. The applicant would like the conditions to happen when there is a change in the property ownership. There is a maintenance agreement for Wickford Avenue and it will be approved by Town Solicitor and Town Administrator.

The existing wells are located in Wickford Avenue. When residential building permits are pulled for the lots, they will be relocated then.

Discussion ensued on the abandonment of non-conforming OWTS on Lot 234. There is no evidence of a conformed OWTS in DEMs system. There are maintenance records, the unit has been located and it is not a cesspool. They are confident that there is not a cesspool on the property and confident that they do not have a DEM approved OWTS. Bryer points out that the plans still state there is a cesspool. Freeman stated that the plans do say cesspool, but they recently had it confirmed that the owner had a tank installed, they have located the tank, but they do not know where it discharges to. The plans will be updated. Lot 302 has an existing building that will be razed, the current OWTS will be abandoned, and there is an approval for a new OWTS.

Commissioner Swistak asked Bryer to review accepted public road vs. non-accepted gravel roads

Bryer stated that there was a petition to keep Wickford Ave a public road. The previous owners blocked it off. The public was going on the private property to access the water when using the public right of way. The Town became a party in a quiet title action. A small portion of the road went to David Martin, Sterns Farms, by the water and the rest went to the Town. It is a publicly accepted public town road that is a non-maintained road.

Solicitor Brochu explained that as part of a subdivision plan, the applicant will bring the road up to a standard and be responsible to maintain that road in order to access the property. The Town will basically give them a license to maintain the road. It's important because emergency vehicles have to be able to access the road.

Commissioner Pendlebury asked about the street specifications as stated on the plans?

Bryer stated that she verified with police and fire that it is acceptable.

Discussion ensued regarding Stearns Farm, the public right of way to the water and the possibility of stairs to access the water in the future.

Discussion ensued regarding the road technically being substandard and it was argued that the road has been in its current condition for 20+ years.

Commissioner Swistak stated that part of the conditions of approval is to improve the road prior to subdivision. Infantolino stated in this application the road will be improved after the sale of the lot, once there is a change in ownership. Bryer stated that in order to approve a subdivision, the road must be safe and have adequate emergency access. She does not feel that the road is currently safe for emergency.

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Solicitor Brochu stated that they need to improve it or there needs to be a bond. Infantolino agreed to a bond. Brochu stated that the bond will ensure that the work gets done by either the current owner or any future owner. The bond needs to be issued prior to subdivision approval. The applicant and DPW set up the value of the bond with professional estimates. Bryer read the regulations. Discussion ensued regarding the transfer of the bond if/when the property is sold because the bond will be for both lots.

Discussion ensued of the having the road centered in the right of way and marked on the plans. Freeman stated that the road does meander and it's slightly offset to include parking. The improved road will be centered in the right of way. Freeman also stated that the radius is for turning of emergency vehicles.

Discussion of road maintenance agreement ensued. Solicitor Brochu stated that there have not been any conversations between his office and the Town. His office and the Town will look into things so they can be comfortable with easements expiring with the sale of a property. He asked that the Planning Commission not grant approval this evening so the bond can get put in place and the applicant can come back to the Planning Commission without any conditions.

Infantolino stated that the applicant would like to put the property on the market and would like approval tonight to move forward.

Discussion ensued regarding the unusual nature of the application. It has been a complicated subdivision even though it's moving lot lines it also involves road improvements, utilities and the easements that go away with a sale of a property.

A motion moved by Commissioner Swistak and seconded by Pendlebury and amended by Commissioner Enright to continue until: a bond amount is agreed to between Town and applicant; a maintenance agreement is settled between the Solicitor, applicant and Town; and drawing corrected to reflect removal of cesspool.

So voted:

Commissioner Pendlebury - aye	Commissioner Cochran – aye
Commissioner Enright – aye	Commissioner Harrison – aye
Commissioner Pfeiffer – aye	Commissioner Prestigiacomo - aye
Commissioner Swistak - aye	

#### IV. Correspondence (Continued from 4-20-2022)

Correspondence was acknowledged that it was in the meeting information packets.

1. Approval of Development Plan for 12 Holmes Court to construct a new house, Plat 8 Lot 362
2. Final Approval of Jamestown Properties, LLC, Chris Pike, AP 9 Lot 795, 30 Walcott Avenue – 2 Lot Minor Subdivision
3. Memo to Zoning Board of Review for Zoning Ordinance Section 82-314 – High Groundwater Table and Impervious Overlay District Sub-district A
  - a. John Welch: AP 1, Lot 221; 11 Bay View Drive North
  - b. Lino Corredora 86 Stern Street: AP 14. Lot 80
4. Letter from Jamestown Affordable Housing Committee dated April 12, 2022 re: 91 Carr Lane

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**V. Reports**

1. Planner's Report –
  - Future meetings – topics and applications – no information to discuss.
  - Start the next meeting on May 18<sup>th</sup> at 6:30 if Palo Alto is on the agenda.

**VI. Approval of Minutes – review, discussion and/or action and/or vote**

1. April 6, 2022 (Continued from 4-20-2022)  
A motion was moved by Commissioner Enright and seconded by Commissioner Pendlebury to approve the minutes as written. So unanimously voted. Commissioner Swistak recused himself for vote on Jamestown Properties.
2. April 20<sup>th</sup> minutes were continued.

**VII. Adjournment**

A motion to adjourn at 9:14pm was moved by Commissioner Enright and seconded by Commissioner Swistak. So unanimously voted.

Attest:



Carrie Kolb

**Approved as Amended**  
**PLANNING COMMISSION MINUTES**  
**May 18, 2022**  
**7:00 PM**  
**Jamestown Town Hall**  
**93 Narragansett Ave.**

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

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

Mike Swistak – Chair	Duncan Pendlebury – Vice Chair
Mick Cochran	Rosemary Enright – Secretary
Diane Harrison	Bernie Pfeiffer
Dana Prestigiacommo	

Lisa Bryer, AICP – Town Planner  
Wyatt Brochu, Esq. – Town Solicitor  
Ashley Sweet – Consulting Planner for owner  
Christian Belden, CCHC, Applicant  
Michael Darveau, PLS - Darveau Land Surveying  
Michael Resnick, Esq. - Attorney at Kelly, Souza and Parmenter, PC  
Nancy Letendre, Esq. AICP, Consulting Planner for applicant  
Kelly Fracassa, Attorney for the Conanicut Island Land Trust  
Quentin Anthony – President – Conanicut Island Land Trust  
Cinthia Reppe – clerk for the meeting  
Quaker Case – Resident, Affordable Housing Committee member  
Richard and Nancy Ventrone  
Dale Jerald  
Bonnie Hogan  
Julie Wright Shelden  
Robert Fadden

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

**III. Correspondence – All Received**

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1. Approval of Development Plan Review for Robert Braisted and Mary Jo Roberts-Braisted, 68 Narragansett Avenue, Plat 8, Lot 122 for a new structure within the Jamestown Village Special Development District. Received
2. Reinstatement of Preliminary Plan Approval and Extension of Minor Subdivision approval for Astrid Mendes, Trustee, 905 North Main Road, AP 16 Lot 336 - 2 Lot Subdivision. Received

Chair Swistak recused himself from old business. Vice Chair Pendlebury sat as Chair for the application. A motion to sit as the Local Review Board was moved by Commissioner Enright and seconded by Commissioner Cochran. All in favor.

#### **IV. Old Business**

1. Master Plan Application 91 Carr Lane, AP 4 Lot 52; review, discussion, and/or action, and/or vote;

#### **A. The Jamestown Planning Commission sitting as the Local Review Board pursuant to RIGL 45-53 Low-and Moderate-Income Housing Act**

### **NOTICE OF PUBLIC INFORMATION MEETING – Continued from 4-20-22 JAMESTOWN PLANNING COMMISSION**

**TO HOLD A SUBDIVISION MASTER PLAN PUBLIC INFORMATIONAL MEETING FOR THE PROPOSED (MAJOR) 3 LOT SUBDIVISION WITH WAIVERS/VARIANCES FOR PROPERTY LOCATED AT PLAT 4 LOT 52, 91 CARR LANE, JAMESTOWN, RI OWNER, TOWN OF JAMESTOWN, AND APPLICANT CHURCH COMMUNITY HOUSING CORPORATION**

**The Local Review Board will review and act on the proposed Major Land Development Project as well as the requested variances through the Comprehensive Permit Process. The Local Review Board shall have the authority to issue the comprehensive permit for subdivision per Jamestown-Zoning Ordinance Article 17 and RIGL Title 45 Ch. 53 as amended, including the necessary relief from the Jamestown Zoning Ordinance as stated below.**

**Said lot proposed for subdivision begins less than 2/10<sup>th</sup> of a mile (approximately 770 feet) east of North Main Road on Carr Lane and less than 2/10<sup>th</sup> (approximately 1380 feet) of a mile west of East Shore Road on Carr Lane.**

**This project consists of the development of 2 “affordable” single family units and 1 market-rate single family unit. The Applicant requests variances to the Zoning Ordinance as follows including any and all other necessary relief as determined:**

#### **Parcel A:**

##### **1. Minimum Lot Size:**

Required: 200,000 square feet

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Proposed: 13,585 square feet  
Relief needed: 186,415 square feet

**2. Minimum Lot Width:**

Required: 300-feet  
Proposed: 78.96-feet  
Relief needed: 221.04-feet

**3. Minimum Side Yard Building Setback:**

Required: 40-feet  
Proposed: 12-feet from west side & 19.2-feet from east side lines  
Relief needed: 28-feet from west side & 20.8-feet from east side lines

**4. Lot Coverage Allowed: 5%**

Lot Coverage Proposed: 8.95%  
Relief Needed: 3.95%

**Parcel B:**

**1. Minimum Lot Size:**

Required: 200,000 square feet  
Proposed: 13,836 square feet  
Relief needed: 186,164 square feet

**2. Minimum Lot Width:**

Required: 300-feet  
Proposed: 82-feet  
Relief needed: 218-feet

**3. Minimum Side Yard Building Setback:**

Required: 40-feet  
Proposed: 12-feet from west side & 18-feet from east side lines  
Relief needed: 28-feet from west side & 22-feet from east side lines

**4. Lot Coverage Allowed: 5%**

Lot Coverage Proposed: 8.79%  
Relief Needed: 3.79%

**Parcel C:**

**1. Minimum Lot Size:**

Required: 200,000 square feet  
Proposed: 31,698 square feet  
Relief needed: 168,302 square feet

**2. Minimum Lot Width:**

Required: 300-feet



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Proposed: 175-feet  
Relief needed: 125-feet

**3. Lot Coverage Allowed: 5%**  
Lot Coverage Proposed: 11.88%  
Relief Needed: 6.88%

**4. Minimum Side Yard Building Setback:**  
Required: 40-feet  
Note: Existing dwelling is located 11.3-feet from the east side line  
Relief needed: 28.7-feet from the east side line

**5. Existing garage is located within the front yard setback:**  
Required: 50-feet  
Note: Existing garage is located 31.8-feet from Carr Lane  
Relief needed: 18.2-feet from Carr Lane

**6. Per Section 82-311:**  
The maximum size of an accessory structure on the lot is 900 square feet  
Note: Existing garage is 1,312 square feet  
Relief needed: 412 square feet

**Additional Relief requested:**

1. The entire area is subject to Zoning Ordinance Article 8, Section 82-800 thru 82-803 - Regulations for RR-200 Zoning Districts.
2. Waiver from Subdivision Regulation Article III, A(2)

**B. “Consistency of Carr Lane Site With Planning And Zoning” submitted by Quentin Anthony**

**C. “Conanicut Island Land Trust’s Memorandum of Law Opposing Master Plan Application” submitted by Kelly M. Fracassa, Esq.**

Commissioner Pendlebury continued the hearing and stated since the last hearing had many that wanted to speak and we ran out of time he would like to give everyone the opportunity to speak.

Quaker Case- 379 East Shore Rd speaking for herself as well as the Affordable Housing Committee. She thanks the Rafferty family offering this property to the town to use the lot for the Water Shed also thanking the planning department for encouraging the town to purchase the property and providing a 5.5 acre lot for Conservation. Thank you to Christian Belden for the plan that is attractive and thoughtful for the neighborhood for adding 2 affordable rate homes and 1 market rate. This is a thoughtful moderate plan and she hopes that Jamestown can move forward with the plan that preserves the beauty of this island and supports the workers that keep us safe and nourished.

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Commissioner Pendlebury said we have information received from both attorneys in terms of rebuttals.

Michael Resnick on behalf of the applicant relying on the testimony at the previous hearing he is advising there will be a brief rebuttal statement from Nancy Letendre. He reviewed the conditions provided by the Interim planner and has no comments or edits at this time; it is acceptable. They will not provide any further testimony tonight aside from Nancy's rebuttal; they have finished with their presentation.

Commissioner Pendlebury asked if the rebuttal was provided in the packet, no it was not. Ms. Letendre can handle this by way of testimony.

They had opportunity to review the correspondence from Attorney Anthony and Attorney Fracassa. There is no Comprehensive Permit Act engagement in Attorney Anthony's correspondence. Attorney Resnick stated that the correspondence makes references to zoning but there are no specific examples for this application. Attorney Resnick stated that Fracassa's correspondence is cherry picking of the Comprehensive Plan to convey a narrow interpretation to the Local Review Board. Fracassa's concept of looking at other jurisdictions within the USA like Vermont and Oregon is both not appropriate or applicable in this circumstance. Resnick stated that idea the original zoning relief provided was based on misrepresentations or that there were conditions that had an impact on future development or future applications are not true.

They are not planners or experts in planning as far as meeting the state law. This is why we are allowing this rebuttal to be read into testimony.

Rebuttal by Nancy Letendre:

**Rebuttal**

1. The June 22, 2018 planning commission approval and the July 25, 2018 zoning decision that approved the split of the original 6.8 acre parcel at 91 Carr Lane include NO conditions or limitations on the further subdivision of the parcel or on the number of units that could be built.
2. Church Community is applying to the Jamestown Planning Commission for a comprehensive permit. A comprehensive permit application is the process through which an applicant constructing LMI qualified housing is allowed to request relief from the provisions of the zoning ordinance.
3. The requirements of the Rural Residential District (RR-200) are not barriers to development. They are the means by which a board approves development based on land carry capacity. The intent of this district is to protect the Town water supply reservoir while permitting residential dwellings at low density. Housing is not prohibited in this zone. In the case of 91 Carr Lane, this intent has been reached with the dedication of 5.5 acres for conservation. This intent will be

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further implemented through the Planning Commission's multi-staged review process and careful consideration of the requirements of Article 8, "REGULATIONS FOR RR-200 ZONING DISTRICTS" at Preliminary Plan review.

4. Meeting the purposes and intent of the Comprehensive Plan means developing affordable housing while ensuring that development in the watershed is consistent with the Town's water-quality protection goals. It does not mean no development.
5. Comprehensive Plan Consistency as it relates to this application is best described by this action item on page 213.

**"Actively pursue partnerships with land conservation associations in order to further the preservation of open space and the development of affordable housing. The Town must pursue partnerships between organizations such as CCHC and The Nature Conservancy in order to simultaneously achieve the goal of open space preservation and the goal of affordable housing development."** Emphasis on "must."

6. The goals and polices relative to water supply protection are NOT in conflict with the affordable housing goals. This application illustrates precisely how the goal of open space preservation, and the goal of affordable housing development can be "simultaneously achieved."

Commissioner Pfeiffer said it talks about the preservation of the watershed he would like to know where the Carr Lane residents get their water. Resnick said this will be part of the report and as stated before in testimony this is more appropriate at preliminary Commissioner Pfeiffer said most of the properties use a well that draws from the same aquifer. Resnick said they will provide this at preliminary and he met with the conservation commission and told them he would be happy to present this information to them as well at that time.

Commissioner Cochran said there is a map on the town website that shows the water basin halfway east along Carr Lane. All this info is on our website.

Commissioner Harrison asked the applicant that they clarify the position of the conservation commission. When Resnick appeared before them, they voted to not supply a statement either for or against until after the Preliminary Plan submission. They have now provided a memo that says they are not supporting this application. Resnick feels it is premature and contrary to their previous statement. Pendlebury asked if this letter received tonight is certified in the record and there are a few additional documents that should be made a part of the official record; letters from Anthony, Fracassa and the Conservation Commission.

Attorney Wyatt Brochu said you can receive it now and it can be entered in to the record now and Resnick has no objections to it being entered; he just feels it is premature. Entering the letter from AHC and conservation committee and comment from Nancy Letendre, Anthony and Fracassa there is also.

Commissioner Pendlebury said he will open it up for the audience now.

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Joyce Antonello - 35 Columbia Ave.- She is a member of the Conservation Commission. They had a regular meeting and they invited CCHC so they could discuss the comments. They had a special meeting this past Monday to discuss; they did review additional information and they felt they had enough information at that meeting.

Dale Jerald - 63 Carr Lane – she is 3 properties to the east. She said the rural character of the island needs to be preserved. Amended subdivision in 2021 showed 3 homes 3 OWTS systems in RR200 this is a huge disparity to protect the watershed and it puts their wells in jeopardy. If the need for Affordable housing is so great, why not do what Mary said in her article. Protect our history in Jamestown, our land and water.

Richard Ventrone -12 Nautilus Stated its déjà vu all over again. They battled this 12 years ago looking for a place to put affordable housing, back then to put it on Carr Lane. This would not have happened when he was on the planning commission. We don't know how much water we have in Jamestown. We have increased the number of people. Please do not approve this.

Attorney Fracassa for the Conanicut Island Land Trust –Yes, affordable housing and water protection are both important and on certain occasions they will clash. He wants to explain why he put a lot of information from out of state in his report. Interpreting a comp plan is a question of law which typically judges do. This is a legal decision that this board will make. Interpretation of the Comp Plan, he said a planner cannot do, it is law. As far as the water supply goes, try to keep affordable development in the area that will not affect the water supply. Zoning is a barrier to development. It is so dispersed and that is why you want to limit density as much as possible in the RR200. Look in the plan it does not support the RR200, he is talking about reviewing it as a whole and that is why he went to the out of state cases. How to interpret, Why has the State of RI has not done this? This is why he went out of state. Vermont he thinks has the right approach. Mandatory language is a must. The comp plan here says put affordable housing in the areas where it does the least damage. RR200 was created to protect putting this density in this area, it violates the comp plan. The legislature he thinks will not allow it.

Commissioner Prestigiacomo: Are you commenting on the density or where the affordable housing should be built? He said they are not interchangeable. Are you suggesting that Affordable Housing should be in more dense areas of the island. She is saying that be cautious that you are not steering affordable housing into a certain part of town. Affordable housing steering is an illegal practice in real estate.

Nancy Ventrone – she would like to not see our wetlands destroyed she thinks it is an oxymoron to supply affordable housing. HUD is on our back right now. Have you taken into account the people that are living in houses or in converted garages already? Ms Ventrone asked what will happen if the town does not meet the 10%, what is the fine?

Interim Planner Ashley Sweet said the state is not going to penalize you monetarily. You are subject to comp permit applications and once you reach your 10 percent then you can be more picky about what gets developed in your town. Until then you are subject to the application at any property at any density in the town.

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Lisa Bryer 55 Clinton Ave. - speaking tonight she wants to clarify some of the inaccurate statements made at the last meeting. She read the following:

I would like to correct and clarify some statements from the May 4 Planning Commission meeting that were inaccurate. I was accused of being untruthful to the Zoning Board when the Town originally subdivided this lot. This is more than troublesome to me, and it is simply untrue.

I am going to state what was said by Attorney Fracassa and then explain why it is inaccurate and untrue. Mr. Fracassa provided you with a copy of the Zoning Board Transcript of 24 July 2018 which is referred to below.

Attorney Fracassa was discussing the application of the Town when the Planning Commission approved the original 2-lot subdivision for the purpose of the protection of the open space lot. He then went on to say he *"admitted that there is always a danger in me telling you what you decided way back when but when he read the decision the assumption seemed to be that there was only going to be one septic system on this property"*; and then he admitted that he *"could be wrong"* in that assumption. I object to these types of inaccurate, misleading assumptions and would like the opportunity to make them fact based and accurate, based on the transcript of the Zoning Board Meeting and the subdivision record.

Attorney Fracassa then stated that the original subdivision was approved by the Planning Commission and the Zoning Board under foundational findings that are no longer correct and the Town let the Zoning Board make the decision under the *"incorrect" premise of one lot, one house, one septic system, one well, no change in density and no change in water usage*". First, that was accurate at the time when I testified at the Zoning Board Hearing for the two lot subdivision that they were approving at that time. Second, I stated more than one time at the Zoning Board meeting that the Town was selling the house parcel to an affordable housing developer - Church Community Housing Corporation (CCHC) - and *"when CCHC purchased it, any additional density that they may request will come back to the town for approval"*. The application at that time was the Town's application for the purpose of protecting the open space and not CCHC's application for affordable housing. The affordable housing application is what the Planning Commission is reviewing now.

There was no attempt to deceive the town boards when these decisions were made. As stated at both the Planning Commission and the Zoning Board, the Town had every intention of preserving the open space and then selling the house lot to CCHC for affordable housing development. That was made clear in the Zoning Board meeting and is reflected in the transcript. As in any real estate transaction, the decision of the Town to sell the property to a non-profit affordable housing developer came with due diligence requirements. In order to preserve the most open space possible, the Town made the decision to separate the house from the septic system. The Town did this because they decided early on to preserve as much land as possible and also that to make sure that that septic system was replaced with a newer

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denitrification system, regardless of what happened with the property. It was the responsible thing to do and so the Town intentionally planned for it.

Also, the fact that the Town engaged Mr. Darveau to dig 7 test holes was simply part of the due diligence of selling this lot and ensuring that a viable septic system to support the house and any future plans on this lot could occur, whatever that would end up being. Phase 1, as required by RIDEM, was to subdivide the property so that the Town could take advantage of the open space grant and Phase 2, was to sell the house lot to CCHC for affordable housing. The Town was the applicant when the lot was subdivided in two, not CCHC. It was not the Town's affordable housing project to present at that point or even now, which is why CCHC is the applicant. They are still in the process of due diligence before they buy this parcel from the Town. There was no dishonesty in any statements, testimony or deeds by the Town in this process. It is simply a deliberate process that is running its course.

Thank you for the opportunity to factually correct and clarify the record.

Julie Wright Shelden - speaking for Dan Wilcox at 461 East Shore Rd-- she is incensed by the misleading map that was presented at the last meeting, she is opposed to the permit application. She said the map with the list of buildings on each property does not indicate how many bedrooms are in each building and besides this dates back when zoning laws were much different. This proposed master plan isn't in a location within walking distance to schools, libraries, groceries, pharmacies. The residents and their children will need to rely on cars. Can they afford cars. Jamestown's Affordable housing plan recommends development in the village currently served by public water and sewer. She said the applicants plan has fragile septic systems in the front yards that cars could park on and break the septic contaminating our water supply. There are not enough parking spaces in the driveways and potentially they would park on this narrow street. She believes this poses a significant risk to our water supply.

Bonnie Hogan – 56 Carr Lane – Grave concerns on watershed property, including sole source aquifer if this is contaminated. It needs to be protected now. She stated single most important piece is the management of drinking water. Land use regulation and acquisition has been a town priority the last 40 years. This is why 91 Carr Lane was RR200 because it is supposed to be low density. 3 houses on 1.3 acres is not low density. She referred to different things in her letter. This is unreasonable and does not adhere to present zoning. How can this house be sold to the public. It is against our zoning ordinance. There is not 1.3 acre lot with 10 bedrooms in the area.

Bonnie Hogan noted that Nick Robertson – 105 Carr Lane previously stated our water supply is irreplaceable. Houses can be put in other areas. Protecting our water resources is most important. You as our representatives need to protect us.

Commissioner Pendlebury has a few questions for the applicant. Discussing the master plan portion of your application. Portions of the (future) preliminary application has to deal with the efficacy of this plan and the safety of the water. There are a lot of concerns as to what this will say. The RR-200 district was created at a time when the technology was different. They have come a long way and our codes and zoning do not recognize that. Are the proposed septic's

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technically different now than when zoning and water shed and studies were done? There are many things that need to be considered in order to validate this concern. We are in a position that is difficult for the planning commission to make a decision. He asked Wyatt Brochu if we can request some of the more detailed preliminary information now to make the Master Plan decision? If they say the master plan is great do they have the right at preliminary to say we made a mistake. Would it be unusual for the planning commission to review the information presented tonight.

Commissioner Prestigiacomo asked do we have the ability to have this information presented before we make a decision? Wyatt Brochu noted that there is always the ability to ask the applicant for additional information but until they know they are vested, they are expending funds for planning that may not be worth it and it is not required at this stage. They need this assurance for 3 lots to go forward with and gather more details to go down the road and continue with the application and the required testing that is needed.

Attorney Resnick, he does not think it is appropriate to ask for more information at this point. A couple of comments relevant to the watershed they will have to present. The town has never done a study but the applicant has retained a hydrologist to provide the information. The board can make it a condition to the approval. Wyatt Brochu stated that if you make a positive determination they will be obtaining a vested right to this the 3 lots however they cannot build it if the hydrology report is such that it can't be constructed. You can refuse it at the next stage. There is no guarantee this project can be built; they have to prove through their engineering that it can be built.

Wyatt Brochu stated that from the commissions perspective you heard much about the comp plan which you need to consider at this stage in order to get to preliminary. If there is concern at this point on consistency with the Comp Plan, it needs to be considered now.

Attorney Resnick agrees with Solicitor Brochu. The concept of density. Only appropriate at this stage. If we look at the record and the experts presented, they have more than met the regulations. 3 denitrification systems that are category 1 in terms of treatment; they have already provided this, beyond what is required at Master Plan. They had a pre-application meeting and 4 hour master plan hearing and he thinks they have rebutted everything submitted by the opposing side.

Attorney Brochu commented on Ventrone's comments; the public is thinking of groundwater protection and they will be bringing an expert for this lot only. This will not be an island wide study. It will be for this lot. Your concern is whether this is proper in the RR200 zone? Their obligation is to say it will not have an impact on all areas of Carr Lane, these are expensive studies. 40-60K expenditures. Also, they agree to present to the conservation commission.

Ashley Sweet said you are going to hear from their experts and you can also have them peer reviewed by a neutral person during the preliminary phase. There is a vesting, that happens at master plan if the Finding of Facts shows no negative environmental impacts. If this changes during the next phase, then you can reassess.

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Resnick stated they would be agreeable to peer review by an engineer of the towns selection. Quentin Anthony – Bayview Dr. - he finds this discussion has become unnecessarily confusing. Words of clarity from Solicitor Brochu, if it is the consistency of this plan with the Comprehensive Community Plan, that is the only issue before you right now.

Commissioner Cochran said there are some things being said tonight and he does not see them being accurate. The wetland has not been destroyed by building in the town; there is no wetland being impacted by this plan. We have not had a water crisis since 1997. The town has done a lot of thing to help the situation. They are getting advicc about the aquifer etc. The sand filter septic systems, they say are drinkable, not that anyone would do that. He has seen 2 affordable housing subdivisions within the village fail. How are we going to help meet our 10% goal of affordable housing.

Quentin Anthony - The concern is about the introduction of pollutions that we as human beings bring to the table.

Richard Ventrone – it is interesting people on this island do not talk much about their wells going dry. He reflects back on some issues he made sitting on the planning commission. Get help of experts.

Robert Fadden 66 Carr Lane – density and part of the reason for zoning is to keep the people and contaminants out of the area to protect the water shed. Larger lot size is to have this and now all this will contaminate it.

Commissioner Enright said she is concerned about the concept of creating a market rate house. She understands the financial issue and it seems to be in conflict with the idea of the comp plan and the sizes of lots in the area but she does not think it is overly dense and as a town we have to do something to support our workers.

Christian Belden- Executive Director of CCHC – the state law that created this ability to have Comp permits only requires 25% they are proposing 66% affordable units and it is in line with both market rate and affordable to self-subsidize. He believes it is consistent.

Commissioner Pendlebury said the applicant has a proposed motion of approval they have made a couple of corrections to and added a few conditions of approval. Attorney Resnick said he is ok with that they have included such as the reference of the new exhibits missed since the previous packets. There are 3 things that will be submitted as testimony.

Additional conditions 3 lots 1 market 2 LMI, no on-street parking allowed. they will support the town hiring its own hydrological peer review expert.

Christian Belden asked it to be clarified which elements would be peer reviewed. This is important for their budget.



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A motion was made by Commissioner Pendlebury that was seconded by Commissioner Cochran as follows:

At the May 18, 2022, Jamestown Planning Commission meeting, the Commission, sitting as the Local Review Board per RIGL Title 45, Chapter 53 voted 5 in favor (Pendlebury, Enright, Pfeiffer, Prestagiacom, and Cochran) , 1 against, (Harrison) and Swistak abstaining:  
 To approve Master Plan/Comprehensive Permit approval for the project titled "91 Carr Lane" in accordance with the Town of Jamestown Zoning Ordinance including Article 17 – *Low and Moderate Income Housing* and Subdivision Regulations, RIGL 45-23-37 and the plans by Darveau Land Surveying, Inc., P.O. Box 7918, Cumberland, RI 02864, (401-475-5700 all dated March 17, 2022, for Church Community Housing Corp. Plat 4, Lot 52 – 91 Carr Lane – Jamestown, Rhode Island entitled:

- 1) Master Plan, Existing Conditions Plan;
- 2) Master Plan, Proposed Subdivision Property Line Plan; and,
- 3) Proposed Subdivision Site Plan.

This approval is granted based on the following Procedural History, Project Description, Findings of Fact and subject to the following Conditions of approval:

**A. PROCEDURAL HISTORY**

1. An application for Comprehensive Permit Preapplication was received on February 22, 2022, and reviewed by The Planning Commission on March 16, 2022;
2. Master Plan was received on March 21, 2022, and was certified as complete on April 5, 2022. The application is for three single-family dwelling units, including one market-rate existing dwelling unit/garage and two "Low Moderate Income Dwelling Units (LMI). The project is entitled 91 Carr Lane.
3. The applicant, Church Community Housing Corporation (CCHC) is a not-for-profit affordable housing developer serving Newport County and CCHC has been the Town of Jamestown's affordable housing services partner since 1987. The applicant controls the site by virtue of an extended purchase and sales agreement dated March 22, 2022. CCHC is eligible to pursue a Comprehensive Permit pursuant to R.I. Gen. Laws § 45-53 and a letter dated May 24, 2021, from James Comer, Deputy Executive Director, Rhode Island Housing which states that Church Community Housing Corporation is "eligible to pursue a Comprehensive Permit application in the Town of Jamestown to develop Plat 4 Lot 52. Modifications to this proposed development resulting from the local review process do not require a revised letter of eligibility."
4. Other materials entered into the record through application to the Planning Commission include:
  - Application for Comprehensive Permit Pursuant to Section 82-1701 of the Jamestown Zoning Ordinance and RIGL Title 45, Chapter 53 as amended dated 3/21/2022;
  - Subdivision and Land Development Application for a Major, Master Plan dated 3/21/2022;
  - Jamestown Subdivision and Land Development Regulations, Major Land Development and major Subdivision Master Plan Checklist #5;
  - Letter from Michael D. Resnick, Esq, KSP Law dated February 4, 2022, detailing the waivers and relief requested for the project;

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- Planning Report from Nancy E. Letendre, Esq. AICP dated March 18, 2022 (8 pages) including resume;
- 2 Photographs of 91 Carr Lane;
- Letter from Christian Belden, Executive Director, Church Community Housing Corporation to Michael Swistak, Chair, and Jamestown Planning Commission dated February 22, 2022;
- Project timeline;
- List of approved Monitoring Agents (RI Housing);
- Zero Energy Building Demonstration Project – Exhibit B - Project Budget
- Proposed House Plans dated Jan. 24, 2022:
  - Front Elevation
  - Loft Side Elevation
  - Right Side Elevation
  - Rear Elevation
  - Main Floor Plan
  - Foundation Plan
  - Lower-Level Plan
  - Typical Cross Section
  - Shear Wall Details
  - Building Design Criteria
- List of Abutters;
- Project Narrative;
- 91 Carr Lane, Estimated Number of Occupants;
- Locus Map;
- Letter from Jamestown Affordable Housing Committee dated April 12, 2022, in support of the 91 Carr Lane Project;
- Aerial Photograph;
- Soils Map
- Memorandum/Planners Report from Ashley Sweet, Consulting Planner for the Town of Jamestown dated April 12, 2022
- The following materials were entered into the record at the public meeting on April 20, 2022 and the May 18, 2022 as exhibits:
- Michael Darveau – one exhibit (9 pages)
- Kelly Fracassa – exhibit 1 – Darveau Land Surveying Bill (1 page)
- Kelly Fracassa – exhibit 2 – Zoning Board of Review decision dated July 25, 2018 (2 pages)
- Kelly Fracassa – exhibit 3 – soil evaluation form for Jim Rafferty (9 pages)
- Kelly Fracassa – exhibit 4 – TRC meeting minutes August 19, 2019 (4 pages)
- Kelly Fracassa – exhibit 5 – Transcription of Zoning Board meeting on July 24, 2018 (29 pages)
- Kelly Fracassa – exhibit 6 – selected pages from the Jamestown 2015 Comprehensive Community Plan (17 pages)
- Quentin Anthony – Exhibit A - Section 82-709 (1 page)
- Quentin Anthony – Exhibit B – Code of Ordinances – Appendix B – Rules and Regulations of the Board of Water and Sewer Commissioners – Preamble (1 page)

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- Marcia Wilcox's letter read by Julie Wright – one exhibit (1 Page)
  - Bonnie Hogan – one exhibit (7 pages)
  - Article read by Bob Plain at 3-16-22 Planning Commission meeting
  - Email by Michael Leibhauser distributed at the 3-16-22 Planning Commission Meeting
  - Letter of April 12, 2022, from the Jamestown Affordable Housing Commission
  - Memorandum from Lisa Bryer dated May 18, 2022
  - Map and written testimony submitted by Julie Wright Sheldon
  - CILT Memorandum of Law opposing Master Plan Application submitted by Kelly Fracassa - dated May 12, 2022
  - Consistency of Carr Lane Site with Planning and Zoning submitted by Quentin Anthony – not dated
5. The application Narrative states that two dwellings will be low and moderate-income units that will remain affordable through CCHC's land lease for ninety-nine (99) years. The homes will provide ownership opportunities to households whose incomes do not exceed 80% area median income.
  6. This application was heard by the Planning Commission for Master Plan on April 20, 2022, and May 18, 2022. A Public Hearing was held beginning on April 20, 2022, and opened in a timely manner: The hearing was closed on May 18, 2022, by motion and vote of the Planning Commission. Notice of the public hearing was sent to the abutters with the required notice area, published in the April 7, 2022, Jamestown Press, posted at the Town Hall (4/14/22), the Police Station (4/14/22), and the Jamestown Philomenian Library (emailed on 4/14/22) and also posted on the Town of Jamestown web site (4/14/22) and the RI Secretary of State's public meeting web site (4/14/22).
  7. Michael D. Resnick, Esq. KSP Law appeared as legal counsel on behalf of the Applicant. The Applicant's Registered Land Surveyor and subdivision designer is Michael Darveau of Darveau Land Surveying, Inc.
  8. The Town is represented by consulting Planner Ashley Sweet, Weston & Sampson since the Conanicut Island Land Trust objected to employee Lisa Bryer, AICP, Town Planner sitting and advising the Planning Commission for this application;
  9. Neighbors (abutters) were present at the public hearing and submitted additional information to the Board for their consideration. The concerns of the abutters were discussed by the Commission and considered during the review process and included:
    - a. Maintaining the existing stone wall along Carr Lane
    - b. Fencing along the rear property line to delineate the open space parcel and prevent trespass
    - c. Increased traffic
    - d. Increased density
    - e. Drinking water supply
  10. The project has received comments that would support the project (some with conditions) from the following local agencies, state agencies, and federal agencies:
    - a. Planning Department (by consultant Ashley Sweet)
    - b. Jamestown Public Works Director and Building Official through Technical Review Committee Meetings
    - c. Jamestown Police Department

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- d. Jamestown Fire Department
  - e. RI Department of Environmental Management
  - f. RI Historic Preservation and Heritage Commission
  - g. Federal Environment Protection Agency
11. The project received comments from the Jamestown Conservation Commission on 5-18-22 from a meeting on May 16, 2022

**B. PROJECT DESCRIPTION and FINDINGS OF FACT**

1. The Town of Jamestown purchased 91 Carr Lane, Assessors Plat 4 Lot 52 on August 17, 2018, for the purpose of future affordable housing and open space protection;
2. The property was subsequently subdivided into an open space lot and a residential lot by the action of the Jamestown Planning Commission and the Jamestown Zoning Board of Review due to the RIDEM requirement that the open space lot be single and separate in order to receive the open space grant (which was received by the Town in the amount of \$153,000). Through that action, the Town of Jamestown protected 5.5 acres of open space/watershed property;
3. As intended, the Town subsequently signed a purchase and sales agreement with Church Community Housing Corporation of Newport in October 2018 to purchase the remaining developable 1.35-acre residential parcel along Carr Lane for the purpose of developing the lot into affordable housing. The proposed project is described on the plans by Darveau Land Surveying Inc. as indicated above, marked as Exhibit 1, and made a part of the record.
4. The property on which the project is proposed is located at 91 Carr Lane and shown on Assessor's Map 4 Lot 52. The property contains approximately 1.357 acres and is presently developed with one single-family dwelling.
5. The property is generally wooded except for the existing house and garage and is gently sloping to the south. It is located directly across the street from the Carr homestead and north of Jamestown North Pond Reservoir;
6. The surrounding area is zoned RR-200 with RR-80 to the west and east and is generally single-family with 4 lots on Carr Lane containing multiple dwelling units per lot;
7. Zoning permits a residential density of .55 dwelling units per acre. The residential density of lots on Carr Lane, according to the applicant's density study ranges from .2 to 2 dwelling units per acre. The project site is proposing 2.2 dwelling units per acre if considering the subdivided residential parcel at 91 Carr Lane and .43 units per acre if the open space lot is included for density as originally intended by the Town according to town records;
8. The proposed development is consistent with local needs as identified in the Jamestown Comprehensive Plan – Affordable Housing Element which states the following:

**Goal:** Create a diversity of housing types (such as homeownership, rental, employee preference, etc.) to meet the needs of Jamestown's low-moderate income residents, employees, and special populations while maintaining Jamestown's unique mixture of village and rural character.

**Strategy:** Strengthen partnerships and build community support for Affordable Housing.

Planning Commission Meeting  
 May 18, 2022  
 Page 16 of 20

**Action Item 1.2:** Work with CCHC and other non-profit developers to develop affordable housing in Jamestown.

Comprehensive Plan consistency is outlined in the memo (on pages 4 through 8) from the Consulting Planner to the Planning Commission, dated April 12, 2022, and is hereby incorporated by reference into this decision to establish comprehensive plan consistency.

9. The Planning Commission approves granting the necessary Zoning Ordinance relief at the Master Plan stage of review based on the Planning Commissions findings, and the Memorandum dated April 12, 2022, by the Consulting Town Planner, Ashley Sweet, including consistency with the Jamestown Comprehensive Plan and attached as Exhibit 2. The Commission finds that the relief is granted at the Master Plan stage of review because the local concerns as of the date of this decision, do not outweigh the State and Local need for affordable housing.

The applicant has requested the following Zoning Relief:

**Parcel A:**

1. Minimum Lot Size:

Required: 200,000 square feet

Proposed: 13,585 square feet

Relief needed: 186,415 square feet

2. Minimum Lot Width:

Required: 300-feet

Proposed: 78.96-feet

Relief needed: 221.04-feet

3. Minimum Side Yard Building Setback:

Required: 40-feet

Proposed: 12-feet from the west side & 19.2-feet from the east sidelines

Relief needed: 28-feet from the west side & 20.8-feet from the east sidelines

4. Lot Coverage Allowed: 5%

Lot Coverage Proposed: 8.95%

Relief Needed: 3.95%

**Parcel B:**

1. Minimum Lot Size:

Required: 200,000 square feet

Proposed: 13,836 square feet

Relief needed: 186,164 square feet

2. Minimum Lot Width:

Required: 300-feet

Proposed: 82-feet

Relief needed: 218-feet

3. Minimum Side Yard Building Setback:

Required: 40-feet

Proposed: 12-feet from the west side & 18-feet from the east sidelines

Relief needed: 28-feet from the west side & 22-feet from the east sidelines

4. Lot Coverage Allowed: 5%

Lot Coverage Proposed: 8.79%

Planning Commission Meeting  
 May 18, 2022  
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Relief Needed: 3.79%

**Parcel C:**

1. Minimum Lot Size:

Required: 200,000 square feet

Proposed: 31,698 square feet

Relief needed: 168,302 square feet

2. Minimum Lot Width:

Required: 300-feet

Proposed: 175-feet

Relief needed: 125-feet

3. Lot Coverage Allowed: 5%

Lot Coverage Proposed: 11.88%

Relief Needed: 6.88%

4. Minimum Side Yard Building Setback:

Required: 40-feet

Note: Existing dwelling is located 11.3-feet from the east sideline

Relief needed: 28.7-feet from the east sideline

5. Existing garage is located within the front yard setback:

Required: 50-feet

Note: Existing garage is located 31.8-feet from Carr Lane

Relief needed: 18.2-feet from Carr Lane

6. Per Section 82-311:

The maximum size of an accessory structure on the lot is 900 square feet

Note: Existing garage is 1,312 square feet

Relief needed: 412 square feet

10. The application, as described in the plans, is for three single-family dwelling units on three separate lots. Two lots will be offered for purchase as "affordable" LMI units with the land to remain in CCHC land trust. The existing home shall be sold as a market-rate unit to subsidize the LMI units. The two new dwelling units are proposed to be 1.5-story units with a footprint of 1,216 square feet. The two new units will consist of 3 bedrooms, 1.5 baths. The units are compatible in scale and architectural style with the surrounding units in the neighborhood. The two affordable units are proposed as Net Zero energy units.

11. Several participants at the public meeting have raised concerns related to a potential threat this development would pose to the watershed. As of the date of this decision, the Planning Commission has been presented with no facts evidencing significant negative environmental impacts from the proposed development as shown on the plans, with all required conditions of approval. The Technical Review Committee reviewed the plans at a meeting on February 22, 2022. They had no outstanding issues or objections with the application as proposed.

12. There will not be significant negative impacts on the health and safety of current or future residents of the community with what is proposed in the Master Plan application. The applicant has coordinated with the consulting Professional Land Surveyor and Engineer to ensure that the new development will not impact the watershed, abutting residences with respect to stormwater runoff. Each lot will have a graded swale at the southern (downhill) property boundary to direct runoff to the swale prior to being discharged and added to the watershed. Detailed drainage plans will be presented at the Preliminary stage of review;

Planning Commission Meeting  
 May 18, 2022  
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13. All lots in the subdivision will have adequate and permanent physical access to a public street in accordance with the requirements of § 45-23-60(5). Carr Lane is the public road to which the project will have access. Carr Lane is a local road in Jamestown and is in adequate condition to service the project. The proposed lots/dwelling units will have access to said public road via driveway access including the ability to turn around in the driveways.

14. The proposed development will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

15. All subdivision lots have adequate water for the intended use and adequate provision for wastewater disposal. The Applicant proposes new private wells and new denitrification OWTS units for all dwelling units. These units have been permitted by the RIDEM;

**C. SUBSIDY**

The subsidies for this affordable housing development include:

Office of Energy Resources: REF	\$8,671
CDBG	\$ 113,500
ZEOS	\$62,500
1 Market Rate Sale: Self Subsidizing	\$391,251
Sales Proceeds: 2 Affordable Homeownership	\$340,000

**D. CONDITIONS OF APPROVAL**

1. The approval is for a total of 3 lots, 2 LMI and 1 market rate;
2. That payment of a fee in-lieu-of land dedication shall not be required for this subdivision as required by Article IIID of the Jamestown Subdivision Regulations;
3. The applicant will explore the possibility of preserving the stone wall along Carr Lane and provide the Planning Commission with an update on the feasibility of such at the preliminary plan stage of review;
4. The applicant will explore the possibility of installing fencing along the rear property line to delineate the open space and prevent trespass. The applicant will provide an update to the Planning Commission on the feasibility of such at the preliminary plan stage of review;
5. The developer, property owner, and monitoring agent for this affordable housing development will be Church Community Housing Corporation, Inc.;
6. Each lot shall provide two (2) off-street parking spaces as required by the Jamestown Zoning Ordinance and shall be shown on subsequent plans;
7. This approval shall be recorded by the applicant with the Office of the Town Clerk and the Planning Office shall post the approval outside the Planning Office within 30 days of the date of approval; and,
8. This approval shall expire two years from the date of approval by the Planning Commission unless preliminary approval is granted within that time, or the applicant requests, and is granted, an extension by the Planning Commission.
9. The proposed OWTS to be installed for all three lots shall be denitrification units as proposed on the master plan site plans and associated documentation and permitting from RIDEM.

Planning Commission Meeting

May 18, 2022

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10. Suitable survey markers other than concrete shall be placed at all corner points at the new property lines.



Planning Commission Meeting  
 May 18, 2022  
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11. No on-street parking would be allowed
12. Peer review of hydrological study and other issues identified may take place at the Preliminary stage by experts hired by the Town at the discretion of the Planning Commission.

So voted:

Duncan Pendlebury – Aye	Rosemary Enright – Aye
Mick Cochran – Aye	Diane Harrison – Nay
Bernie Pfeiffer – Aye	Dana Prestigiacomo – Aye

Motion carries 5-1

A motion to close the local review board was made by Commissioner Enright and seconded by Commissioner Cochran. All in favor

#### V. Approval of Minutes – review, discussion and/or action and/or vote

##### 1. April 20, 2022

A motion was moved by Commissioner Enright and seconded by Cochran approve the minutes as amended.

Page 5, 2<sup>nd</sup> paragraph, 2<sup>nd</sup> sentence:

It's important that this doesn't get confused with a combined Master Plan ~~Preliminary~~ **Information** Application for **informational review**.

Page 9, 2<sup>nd</sup> to last paragraph, last sentence

~~The proposed developments zoning ordinance and subdivision regulations don't outweigh the need to low and moderate income housing.~~ Enright said this is not what he said. Replace with:

Under the required findings, you must find that the proposed development is in compliance with standards and provisions with local Zoning and Subdivision Regs and that the relief granted doesn't outweigh the need for low and moderate income housing.

So unanimously voted. Swistak Abstains.

##### 2. May 4, 2022

A motion was moved by Commissioner Enright and seconded by Commissioner Cochran to approve the minutes as written. So unanimously voted.

#### VI. Adjournment

A motion to adjourn at 9:15pm was moved by Commissioner Enright and seconded by Commissioner Cochran. So unanimously voted.

Attest:

Cinthia Reppe

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the April 26, 2022 Meeting

A regular meeting of the Jamestown Zoning Board of Review was held at the Jamestown Town Hall, 93 Narragansett Avenue. The Chairman called the meeting to order at 7:08 p.m. The clerk called the roll and noted the following members present:

Richard Boren, Chair  
James King, Member  
Jane Bentley, Member  
Judith Bell, 1<sup>st</sup> Alternate  
John Shekarchi, 2<sup>nd</sup> Alternate  
Alex Finkelman, 3<sup>rd</sup> Alternate

Also present: William L. Moore, Zoning Officer  
Wyatt Brochu, Counsel  
Brenda Hanna, Stenographer  
Pat Westall, Zoning Clerk

MINUTES

Minutes of March 22, 2022

A motion was made by James King and seconded by Jane Bentley to accept the minutes of the March 22, 2022 meeting as presented.

The motion carried by a vote of 5 -0.

Richard Boren, James King, Jane Bentley, Judith Bell, and John Shekarchi voted in favor of the motion.

Alex Finkelman was not seated.

Dean Wagner and Terence Livingston were absent.

CORRESPONDENCE

All correspondence was in reference to items on the agenda.

OLD BUSINESS

We Dig

John Mancini, Esq. representing We Dig Investments, LLC requested a continuance as an expert witness is not available to testify.

A motion was made by James King and seconded by Jane Bentley to continue the application of We Dig Investments, LLC to the June 28, 2022 meeting.

The motion carried by a vote of 5 -0.

Richard Boren, James King, Jane Bentley, Judith Bell, and John Shekarchi voted in favor of the motion.

Alex Finkelman was not seated.

Dean Wagner and Terence Livingston were absent.

NEW BUSINESS

5A Builders (Mowab)

A motion was made by James King and seconded by Jane Bentley to grant the request of 5A Builders, LLC (Emily Bowab, Owner), whose property is located at 0 Seaside Dr., and further identified as Assessor's Plat 3, Lot 139 for a special use permit from Article 3, Section 82-314C Development within Subdistrict A, and Article 6, Sections 82-601, 602, 603, and 604 to construct a single-family dwelling.

This Board has determined that this application does satisfy the requirements of Article 6, Sections 600 and 602.

This Special Use Permit is granted with the following condition(s):

This project must be constructed in strict accordance with the site and building plans duly approved by this Board.

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 14,280 sq. ft.

2. Said property is located in Overlay Subdistrict A.
3. Said property received a unanimous decision from the Planning Board.
4. All OWTS criteria has been met and approved by RI DEM.
5. All stormwater run-off requirements have been met as testified by Josh Rosen expert engineer witness.
6. The property well is over 100' from the nearest OWTS system.
7. There were no objectors to the project.

The motion carried by a vote of 5 -0.

Richard Boren, James King, Jane Bentley, Judith Bell, and John Shekarchi voted in favor of the motion.

Alex Finkelman was not seated.

Dean Wagner and Terence Livingston were absent.

#### Urban/Secret Garden

A motion was made by Richard Boren and seconded by James King to Grant the request of David Urban et al, The Secret Garden, whose property is located at 12 Southwest Ave., and further identified as Assessor's Plat 9, Lot 592 for a variance from Article 12, Section 82-1203, Minimum Parking Regulations, and Sec. 82-1204, Parking Standards, and 82-1206, Off-street loading requirements, and Art. 6, Sec. 82-605, 606, & 607 to expand the current footprint and construct new mixed use residential, provide 8 total parking spaces (6 commercial & 2 residential) where 12 are required (10 commercial & 2 residential) and to have 2 of the commercial spaces be compact size (8 by 16 feet) where only 20% of total spaces are allowed to be compact.

This Board has determined that this application does satisfy the requirements of Article 6, Section 600, Section 606, and Section 607, Paragraph 2.

This Variance is granted with the following restriction/condition(s):

This project must be constructed in strict accordance with the site and building plans duly approved by this Board.

This motion is based on the following findings of fact:

1. Said property is located in a CL zone and contains 8692 sq. ft.
2. The applicants have owned this property for approximately 14 years.
3. There is both a main building and a garage on the property.
4. The garage, which may encroach on the adjoining property, will be removed.
5. The proposed addition on the first level will provide additional work space for the florist shop.
6. The proposed 2-bedroom apartment is permitted by the Zoning Ordinance.
7. The addition will be less than 31 feet in height.
8. The property line on the south side of the property according to a Class 1 survey sets forth that the property line is approximately 6 feet to the south.
9. The majority of the business is weddings, funerals, and events, even though there is walk in retail business.
10. There are presently 6 parking spaces, which a few encroach onto Southwest Avenue. The proposal provides for 8 spaces, 6 of which shall be abutting Southwest Avenue, but will be less intrusive.
11. The present office and arrangement area is very cramped which the proposal will alleviate.
12. The proposed building coverage will be a total of 2783 sq. ft., including decks, which will be 32%, where 35% is allowed.
13. The dumpster will be relocated onto the property.
14. By removing the garage and adding spaces, the non-pervious area will be reduced by 110 sq. ft.
15. The rain gardens will help alleviate any drainage issues and there will be improved drainage.
16. The Planning Commission by memorandum dated 3/10/22 granted development plan approval. The memorandum including 11 conditions of approval are incorporated into this decision.
17. One resident who was not a neighbor, raised concerns over parking and an apartment.
18. Federal Properties of RI, Inc., by letter dated 4/12/22 raised certain concerns but did not appear.
19. Doug Young, a neighbor to the south, raised certain concerns regarding an existing fence and water run-off, but did not appear.

The motion carried by a vote of 5 -0.

Richard Boren, James King, Jane Bentley, Judith Bell, and John Shekarchi voted in favor of the motion.

Alex Finkelman was not seated.

Dean Wagner and Terence Livingston were absent.

ADJOURNMENT

A motion was made and seconded to adjourn at 8:40 p.m.  
The motion carried unanimously.





**Town of Jamestown  
Tax Assessor**

**93 Narragansett Avenue  
Jamestown, RI 02835**

**Phone: 401-423-9802  
Email: [cbrochu@jamestownri.net](mailto:cbrochu@jamestownri.net)**

To: COUNCIL PRESIDENT BEYE, JAMESTOWN TOWN COUNCIL

From: CHRISTINE BROCHU, JAMESTOWN TAX ASSESSOR

Subject: ABATEMENT OF TAXES FOR THE JUNE 13, 2022 MEETING

Please see the attached.

RESPECTFULLY SUBMITTED,

*Christine Brochu*

CHRISTINE BROCHU  
TAX ASSESSOR





**Town of Jamestown  
Tax Assessor**

**93 Narragansett Avenue  
Jamestown, RI 02835**

**Phone: 401-423-9802  
Email: [cbrochu@jamestownri.net](mailto:cbrochu@jamestownri.net)**

To: COUNCIL PRESIDENT BEYE, JAMESTOWN TOWN COUNCIL

From: CHRISTINE BROCHU, JAMESTOWN TAX ASSESSOR

Subject: ABATEMENT OF TAXES FOR THE **JUNE 21, 2022** MEETING

Please see the attached.

RESPECTFULLY SUBMITTED,

*Christine Brochu*

CHRISTINE BROCHU  
TAX ASSESSOR

Conditions:

District:

Reported Type: All

DATE: 6/14/2022

YEAR	NAME/ADDRESS	COC INFO	ACCOUNT #	GROSS OLD	EXEMPT OLD	NET OLD	TAX OLD	SEWER OLD
			UNIQUE ID	GROSS CHANGE	EXEMPT CHANGE	NET CHANGE	TAX CHANGE	SEWER CHANGE
			LIST NUMBER	GROSS NEW	EXEMPT NEW	NET NEW	TAX NEW	SEWER NEW
2021		18649M	19-1623-01M	18,250	5,000	13,250	191.07	0.00
Accept		05/31/2022	19-1623-01M	-5,266	-1,443	-3,823	-55.13	0.00
		CAR TOTALED OR STOLEN	56514	12,984	3,557	9,427	135.94	0.00
Totals For -2021 M						-3,823	-55.13	
						Total Inc's:	0.00	
						Total Dec's:	-55.13	
TOTAL	# Of Accts 1					-3,823	-55.13	
						Grand Total Inc's:	0.00	
						Grand Total Dec's:	-55.13	

BAA/COC Listing Report

TYPE: All

JAMESTOWN

YEAR: 2011 TO 2021

Conditions:

District:

Reported Type: All

DATE: 5/31/2022

YEAR	NAME/ADDRESS	COC INFO	ACCOUNT #	GROSS OLD	EXEMPT OLD	NET OLD	TAX OLD	SEWER OLD
			UNIQUE ID	GROSS CHANGE	EXEMPT CHANGE	NET CHANGE	TAX CHANGE	SEWER CHANGE
			LIST NUMBER	GROSS NEW	EXEMPT NEW	NET NEW	TAX NEW	SEWER NEW
2021		18648M	01-0005-44M	7,075	902	6,173	89.01	0.00
Accept		05/31/2022	01-0005-44M	0	6,173	-6,173	-89.01	0.00
		SOLDIER & SAILOR	58097	7,075	7,075	0	0.00	0.00
		EXEMPT						
Totals For -2021 M						-6,173	-89.01	
						Total Inc's:	0.00	
						Total Dec's:	-89.01	
TOTAL	# Of Accts 1					-6,173	-89.01	
						Grand Total Inc's:	0.00	
						Grand Total Dec's:	-89.01	

TOWN OF JAMESTOWN as an abutter.

Town property: Plat 9, Lot 34

TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE JAMESTOWN ZONING BOARD OF REVIEW WILL HOLD A PUBLIC HEARING JUNE 28, 2022, AT THE JAMESTOWN TOWN HALL 93 NARRAGANSETT AVENUE, JAMESTOWN, RHODE ISLAND AT 7:00 P.M. UPON THE FOLLOWING:

Application of Laura Carlson (Michael McQuade, owner), whose property is located at 5 Clarke St., and further identified as Assessor's Plat 9, Lot 105 for an appeal of Zoning Officer Determination Article 3, Section 82-301 use table 3-1, Section VII B.6 does not apply to dog grooming, and Article 5, Section 82-503(A) Appeal of Zoning Enforcement Officer. Said property is in a CD zone and contains 39,455 sq. ft.

BY ORDER OF THE ZONING BOARD OF REVIEW  
RICHARD BOREN, CHAIRMAN  
WILLIAM MOORE, ZONING OFFICER

THIS MEETING WILL BE CONDUCTED IN PERSON ONLY.

The public is invited to observe and participate in the deliberations of this meeting, in person @ Town Hall.

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

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

**PLEASE NOTE: All Correspondence you wish the Board to consider on any of the above matters must be received by the Zoning Office no later than June 15, 2022. Email to [pwestall@jamestownri.net](mailto:pwestall@jamestownri.net) or via drop box located on the West Street side entrance of Town Hall, or by regular mail 93 Narragansett Avenue, Jamestown, RI 02835.**

This meeting location is accessible to the physically challenged. Hearing or speech impaired individuals requiring the services of an interpreter should call 1-800-745-5555 not less than 3 business days prior to the meeting.



## Town of Jamestown

# Resolution of the Town Council

No. 2022-07

**RESOLUTION OF THE TOWN COUNCIL  
AUTHORIZING ISSUANCE OF UP TO \$400,000 IN BONDS AND/OR NOTES FOR  
THE PURCHASE OF DEVELOPMENT RIGHTS TO CERTAIN FARMLAND AND  
OTHER REAL ESTATE AND RELATED COSTS**

**RESOLVED THAT:**

Section 1. Pursuant to Resolution Number 5 passed by the voters of the Town at the Financial Town Meeting held on June 6, 2022 and Chapter 45-12 of the General Laws of the State of Rhode Island, the Finance Director and the President of the Town Council are authorized to borrow and issue bonds in the name of the Town up to the amount of Four Hundred Thousand dollars (\$400,000.00) to finance (1) the purchase of the purchase by the Town of development rights to certain farmland and other real estate at corner of Eldred Avenue and East Shore Road (all or any part of Plat 4 Lots 2, 133, 134, 135, 136, 141, and 142 as presently constituted) for watershed protection, (2) expenditures for any engineers, appraisers and other professionals to design and/or conduct studies, and any other expenditures, regarding such purchase of development rights and (3) other costs related thereto including payment of costs of issuance and repayment of any advances made from the general fund made after said vote for such purposes.

Section 2. Pending the issuance of bonds under Section 1 hereof, the said officers may issue interest bearing or discounted notes in anticipation of the issuance of bonds for the purposes specified in Section 1. The bonds and any notes shall be signed by the manual or facsimile signatures of the Finance Director and the President of the Town Council. The manner of sale, denominations, maturities, interest rates and other terms, conditions and details of the bonds or any notes issued hereunder may be fixed by the Finance Director. Any bonds or notes issued under this Resolution and any other authorized issue of bonds or notes of the town may be consolidated and issued at the same time as a single bond or note issue.

Section 3. The designation of a securities depository and paying agent, not fixed by provisions of law, may be fixed by the Finance Director.

Section 4. The Finance Director is hereby authorized to execute and deliver on behalf of the Town such additional agreements as are necessary to effect the issuance of bonds and/or notes hereunder, the due authorization thereof being conclusively demonstrated by her execution and delivery of such agreements. The Finance Director is hereby authorized to deliver such bonds and notes to the purchasers thereof and said officer is authorized and instructed to take all actions, on behalf of the Town, necessary to ensure that the interest on the bonds and notes will be excludable from gross income for federal income tax purposes, and to refrain from all actions which would cause interest on the bonds to be subject to federal income taxes on such part of such bonds and notes, if any, that may qualify as such. The Finance Director is authorized to deem the bonds and notes, and to the extent not deemed to be, to designate the bonds and notes as "qualified tax-exempt obligations" for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986 as amended on such part of such bonds and notes, if any, that may qualify as such. The Finance Director is hereby authorized to take such action as to comply with Rule 15 c 2 - 12 (b) (5) of the Securities and Exchange Commission and is authorized to execute and deliver a Continuing Disclosure Certificate.

Section 5. Pending the issuance of bonds under Section 1 hereof, the Finance Director may expend funds from the general treasury of the Town for the purposes specified in Section 1 under contracts awarded by this Council. Any advances made under this Section 5 shall be repaid without interest from the proceeds of bonds or notes issued hereunder or from the proceeds of applicable federal or state assistance or from other available funds.

Section 6. The Town hereby declares that it reasonably expects to reimburse the expenditures described in Section 1 with proceeds of debt to be issued by the Town. This Resolution is a declaration of official intent under Treasury Regulation 1.150(2).

Section 7. This Resolution shall take effect upon its passage.

By Order of the Jamestown Town Council

\_\_\_\_\_  
Nancy A. Beye, President

\_\_\_\_\_  
Mary Meagher, Vice President

\_\_\_\_\_  
Randall White

\_\_\_\_\_  
Michael G. White

\_\_\_\_\_  
Erik G. Brine

IN WITNESS WHEREOF, I hereby attach my hand and the official seal  
of the Town of Jamestown this 21<sup>st</sup> day of June 2022.

\_\_\_\_\_  
Roberta J. Fagan, Town Clerk



## Town of Jamestown

# Resolution of the Town Council

No. 2022-08

### RESOLUTION APPROPRIATING AND AUTHORIZING \$75,000 EMERGENCY GRANT TO THE JAMESTOWN HOUSING AUTHORITY

WHEREAS, the Town of Jamestown Housing Authority (“JAA”) has requested the Town to provide \$75,000 of funds for the local portion of funds for emergency repairs and replacements for heating and electrical systems in association with its application for a federal grant in the amount of approximately \$750,000 for such repairs;

WHEREAS, the funds are available for this Grant in Incidentals and Emergencies line item of the Budget for Fiscal years ending June 30, 2022 and June 30, 2023;

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JAMESTOWN AS FOLLOWS:**

Section 1. The Town hereby grants \$75,000 to the Jamestown Housing Authority (“JHA”) as the local share of an anticipated \$750,000 state or federal grant to finance heating and electrical repairs, renovations and replacements (the “Project”) at Pemberton Avenue to be disbursed upon such terms and conditions as the Town Administrator determines appropriate.

Section 2. Said \$75,000 is hereby appropriated from the unexpended balance of the Incidentals and Emergencies line item of the Budget for Fiscal year ending June 30, 2022 in the amount of approximately \$49,000, which amount is hereby encumbered, and the balance from the Incidentals and Emergencies line item of the Budget for Fiscal years ending June 30, 2023.

Section 3. The proper officers of the Town, including the Town Administrator, Finance Director, Building Inspector, Town Planner and Town Clerk be, and each of them hereby is, authorized and directed to execute and deliver any and all necessary or desirable applications, instruments, certificates, affidavits and other documents, and they and the Town Solicitor are authorized to do or cause to be done any and all other acts and things necessary or proper for carrying out this Resolution.

Section 4. This Resolution shall take effect upon its passage.

By Order of the Jamestown Town Council

\_\_\_\_\_  
Nancy A. Beye, President

IN WITNESS WHEREOF, I hereby attach my hand and the official seal  
of the Town of Jamestown this 21<sup>st</sup> day of June 2022.

\_\_\_\_\_  
Roberta J. Fagan, Town Clerk

**Town of Jamestown**

Finance Department

Town Hall

93 Narragansett Avenue

Jamestown, Rhode Island 02835-1199

401-423-9809 Fax 401-423-7229

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



**Christina D. Collins**  
Finance Director

**MEMORANDUM**

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

**FROM: Christina D. Collins, Finance Director**

**DATE: June 15, 2022**

**SUBJECT: Budget to Actual- General Fund**

Attached is Budget to Actual report for the Fiscal Year 2022. The report contains the expenses that have been paid through May 31, 2022.

Please do not hesitate to contact me with any questions or concerns.



**Budget vs Actual - Expenditures**  
**TOWN OF JAMESTOWN, RI**  
**For 5/31/2022**

Run: 6/15/2022 at 2:51 PM

	Annual Budget	P-T-D Actual	Y-T-D Actual	Remaining \$	% of Budget
1100 7001 70101 00 Salaries	13,800.00	0.00	10,350.00	3,450.00	75.00
1100 7001 70302 00 Fees And Supplies	1,000.00	0.00	198.77	801.23	19.88
1100 7001 70305 00 Advertising	750.00	0.00	511.50	238.50	68.20
<b>Town Council Expenses</b>	<b>15,550.00</b>	<b>0.00</b>	<b>11,060.27</b>	<b>4,489.73</b>	<b>71.13</b>
1100 7002 70101 00 Salary, Town Administrator	123,000.00	9,461.54	113,538.48	9,461.52	92.31
1100 7002 70102 00 Salary, Clerical	65,000.00	4,806.00	57,951.40	7,048.60	89.16
1100 7002 70302 00 Fees And Supplies	2,500.00	82.50	3,754.25	(1,254.25)	150.17
1100 7002 70303 00 Travel Expenses	5,000.00	350.00	3,850.00	1,150.00	77.00
<b>Town Administrator Expenses</b>	<b>195,500.00</b>	<b>14,700.04</b>	<b>179,094.13</b>	<b>16,405.87</b>	<b>91.61</b>
1100 7003 70101 00 Salaries	5,635.00	433.48	5,201.76	433.24	92.31
1100 7003 70302 00 Fees And Supplies	1,200.00	(313.00)	(397.35)	1,597.35	(33.11)
<b>Probate Court Expenses</b>	<b>6,835.00</b>	<b>120.48</b>	<b>4,804.41</b>	<b>2,030.59</b>	<b>70.29</b>
1100 7004 70101 00 Salaries	5,234.00	0.00	4,740.54	493.46	90.57
1100 7004 70102 00 Salary, Clerical	540.00	0.00	0.00	540.00	0.00
1100 7004 70103 00 Salaries, Moderator & Sergeant	300.00	0.00	0.00	300.00	0.00
1100 7004 70104 00 Election Supervisors	1,050.00	0.00	0.00	1,050.00	0.00
1100 7004 70302 00 Fees And Supplies	1,550.00	60.65	2,049.53	(499.53)	132.23
1100 7004 70305 00 Advertising And Printing	600.00	0.00	165.00	435.00	27.50
<b>Election and Town Meeting Expenses</b>	<b>9,274.00</b>	<b>60.65</b>	<b>6,955.07</b>	<b>2,318.93</b>	<b>75.00</b>
1100 7005 70201 00 Professional Services - Legal	115,000.00	10,840.00	82,018.30	32,981.70	71.32
<b>Legal Expenses</b>	<b>115,000.00</b>	<b>10,840.00</b>	<b>82,018.30</b>	<b>32,981.70</b>	<b>71.32</b>
1100 7006 70101 00 Salaries	73,544.00	5,507.68	64,225.74	9,318.26	87.33
1100 7006 70102 00 Salary, Clerical	105,877.00	7,609.51	98,951.84	6,925.16	93.46
1100 7006 70104 00 Clerk - OT	0.00	128.61	128.61	(128.61)	0.00
1100 7006 70302 00 Fees, Supplies & Dues	28,500.00	539.76	21,919.03	6,580.97	76.91
1100 7006 70305 00 Advertising	2,600.00	(41.85)	2,417.61	182.39	92.99
<b>Clerks And Records Expenses</b>	<b>210,521.00</b>	<b>13,743.71</b>	<b>187,642.83</b>	<b>22,878.17</b>	<b>89.13</b>
1100 7007 70101 00 Salaries	90,454.00	6,419.00	84,034.73	6,419.27	92.90
1100 7007 70102 00 Salary, Clerical	43,066.00	1,520.00	40,263.83	2,802.17	93.49
1100 7007 70201 00 Planning Commission	7,000.00	7,000.00	7,000.00	0.00	100.00
1100 7007 70302 00 Fees, Supplies & Dues	4,000.00	651.80	4,403.30	(403.30)	110.08
<b>Planning Expenses</b>	<b>144,520.00</b>	<b>15,590.80</b>	<b>135,701.86</b>	<b>8,818.14</b>	<b>93.90</b>
1100 7008 70201 00 Salaries, Zoning Board	8,000.00	3,770.94	6,695.94	1,304.06	83.70
1100 7008 70302 00 Fees, Supplies & Dues	2,500.00	(1,182.11)	3,679.24	(1,179.24)	147.17
<b>Zoning Expenses</b>	<b>10,500.00</b>	<b>2,588.83</b>	<b>10,375.18</b>	<b>124.82</b>	<b>98.81</b>
1100 7009 70900 00 Social Security Tax	336,225.00	0.00	314,962.83	21,262.17	93.68
1100 7009 70901 00 Blue Cross/Delta Dental	638,810.00	43,435.37	453,549.03	185,260.97	71.00
1100 7009 70902 00 Worker's Compensation	75,000.00	0.00	75,171.00	(171.00)	100.23
1100 7009 70903 00 Retirement System	325,000.00	21,507.89	246,007.02	78,992.98	75.69
1100 7009 70906 00 Life Insurance	12,320.00	1,083.80	11,501.05	818.95	93.35
1100 7009 70907 00 General Liability Insurance	110,000.00	0.00	105,000.00	5,000.00	95.45
1100 7009 70910 00 Salary Adjustment	15,000.00	0.00	0.00	15,000.00	0.00
1100 7009 70912 00 OPEB	25,000.00	0.00	0.00	25,000.00	0.00
1100 7009 70920 00 Police Retiree Health	73,989.00	7,757.62	85,752.14	(11,763.14)	115.90
<b>Personnel Expenses</b>	<b>1,611,344.00</b>	<b>73,784.68</b>	<b>1,291,943.07</b>	<b>319,400.93</b>	<b>80.18</b>
1100 7010 70100 00 Salary, Finance Director	106,722.00	7,543.88	102,121.39	4,600.61	95.69
1100 7010 70101 00 Salaries- Dep. Tax Collector	77,827.00	5,478.00	65,847.09	11,979.91	84.61
1100 7010 70201 00 Professional Services	21,000.00	1,156.09	14,066.54	6,933.46	66.98
1100 7010 70302 00 Fees, Supplies & Dues	21,000.00	0.00	15,428.76	5,571.24	73.47
<b>Finance Expenses</b>	<b>226,549.00</b>	<b>14,177.97</b>	<b>197,463.78</b>	<b>29,085.22</b>	<b>87.16</b>
1100 7011 70101 00 Salaries	75,611.00	5,816.24	69,794.88	5,816.12	92.31
1100 7011 70302 00 Fees, Supplies, Dues	16,000.00	682.30	11,018.99	4,981.01	68.87
1100 7011 70305 00 Advertising	900.00	0.00	1,012.50	(112.50)	112.50
<b>Tax Assessor Expenses</b>	<b>92,511.00</b>	<b>6,498.54</b>	<b>81,826.37</b>	<b>10,684.63</b>	<b>88.45</b>
1100 7012 70201 00 Professional Services	24,000.00	0.00	27,850.00	(3,850.00)	116.04
<b>Audit of Accounts Expenses</b>	<b>24,000.00</b>	<b>0.00</b>	<b>27,850.00</b>	<b>(3,850.00)</b>	<b>116.04</b>
1100 7013 70201 00 IT- Consultant	60,000.00	3,025.00	52,332.50	7,667.50	87.22
1100 7013 70303 00 Software	34,550.00	0.00	41,160.71	(6,610.71)	119.13
<b>Total Expenses</b>	<b>94,550.00</b>	<b>3,025.00</b>	<b>93,493.21</b>	<b>1,056.79</b>	<b>98.88</b>

**Budget vs Actual - Expenditures**  
**TOWN OF JAMESTOWN, RI**  
**For 5/31/2022**

Run: 6/15/2022 at 2:51 PM

	Annual Budget	P-T-D Actual	Y-T-D Actual	Remaining \$	% of Budget
1100 7030 70302 00 EMA- SUPPLIES	7,500.00	0.00	8,090.62	(590.62)	107.8
<b>EMA Expenses</b>	<b>7,500.00</b>	<b>0.00</b>	<b>8,090.62</b>	<b>(590.62)</b>	<b>107.8</b>
1100 7031 70100 00 Salary, Police Chief	108,732.00	8,012.24	102,380.62	6,351.38	94.16
1100 7031 70101 00 Salaries - Police	919,523.00	68,769.88	814,221.11	105,301.89	88.58
1100 7031 70102 00 Police Longevity	62,920.00	0.00	50,205.98	12,714.02	79.79
1100 7031 70103 00 Police Benefits	57,146.00	4,290.52	50,532.15	6,613.85	88.43
1100 7031 70104 00 Police - OT	150,000.00	8,184.26	151,395.25	(1,395.25)	100.92
1100 7031 70105 00 Police Retirement	249,141.00	0.00	124,570.50	124,570.50	50.00
1100 7031 70111 00 Salary - Dispatch/Admin/Seasonal	234,213.00	15,906.08	211,245.84	22,967.16	90.19
1100 7031 70112 00 Dispatch, Longevity	16,027.00	6,640.18	16,026.70	0.30	100.00
1100 7031 70113 00 Dispatch - Benefits	11,686.00	0.00	11,578.45	107.55	99.08
1100 7031 70114 00 Dispatch - OT	17,500.00	1,651.05	26,389.75	(8,889.75)	150.80
1100 7031 70302 00 Fees & Supplies	21,000.00	60.98	7,431.37	13,568.63	35.39
1100 7031 70303 00 Computer Maintenance	24,200.00	110.00	27,353.35	(3,153.35)	113.02
1100 7031 70307 00 Building Maintenance	5,000.00	107.00	2,646.96	2,353.04	52.94
1100 7031 70308 00 Vehicle Insurance	9,017.00	0.00	9,017.00	0.00	100.00
1100 7031 70309 00 Telephone	15,000.00	1,124.30	10,246.70	4,753.30	68.31
1100 7031 70310 00 Personal Equipment	5,500.00	0.00	1,872.00	3,628.00	34.04
1100 7031 70311 00 Maintenance Of Uniforms	28,050.00	0.00	32,390.90	(4,340.90)	115.48
1100 7031 70312 00 Ammunition And Supplies	3,500.00	10.99	1,735.99	1,764.01	49.60
1100 7031 70313 00 Maintenance Of Police Cars	13,000.00	703.86	16,007.07	(3,007.07)	123.12
1100 7031 70314 00 Gas & Tires	23,000.00	627.16	26,162.13	(3,162.13)	113.75
1100 7031 70315 00 Training Of Members	15,000.00	3,125.55	11,654.57	3,345.43	77.70
1100 7031 70317 00 Maintenance Of Radio System	5,500.00	0.00	2,630.59	2,869.41	47.83
1100 7031 70318 00 Equipment	5,000.00	460.00	1,320.75	3,679.25	26.42
1100 7031 70322 00 Dispatch Uniforms	2,000.00	0.00	2,100.00	(100.00)	105.00
<b>Police Protection Expenses</b>	<b>2,001,655.00</b>	<b>119,784.05</b>	<b>1,711,115.73</b>	<b>290,539.27</b>	<b>85.49</b>
1100 7032 70100 00 Fire Chief/Fire Inspector	64,473.00	4,959.46	54,554.06	9,918.94	84.62
1100 7032 70102 00 Stipend, Deputy Fire Chief	3,000.00	0.00	0.00	3,000.00	0.00
1100 7032 70103 00 Stipend - Fire Inspector	20,065.00	1,543.68	16,961.76	3,103.24	84.53
1100 7032 70104 00 Fire Dept. Incentive Program	75,000.00	0.00	553.93	74,446.07	0.74
1100 7032 70105 00 Equip/Safety Maint. - Per Diem	22,400.00	1,507.80	11,955.04	10,444.96	53.37
1100 7032 70201 00 Service Cleaning Contract	6,720.00	559.00	6,149.00	571.00	91.50
1100 7032 70302 00 Fees And Supplies	9,200.00	440.17	4,829.98	4,370.02	52.50
1100 7032 70308 00 Vehicle Insurance	70,180.00	802.20	64,491.20	5,688.80	91.89
1100 7032 70309 00 Telephone	9,000.00	72.91	8,592.37	407.63	95.47
1100 7032 70313 00 Maintenance Of Fire Apparatus	30,000.00	0.00	36,519.06	(6,519.06)	121.73
1100 7032 70314 00 Gas, Tires & Oil	13,000.00	65.00	10,333.32	2,666.68	79.49
1100 7032 70315 00 Training Of Members	7,000.00	0.00	2,687.04	4,312.96	38.39
1100 7032 70317 00 Maintenance Of Radio System	5,500.00	0.00	138.60	5,361.40	2.52
1100 7032 70321 00 Electricity	16,000.00	0.00	13,203.93	2,796.07	82.52
1100 7032 70323 00 Oxygen & Air Packs	4,000.00	0.00	4,154.72	(154.72)	103.87
1100 7032 70324 00 Water	1,400.00	0.00	1,288.22	111.78	92.02
1100 7032 70325 00 Fire Equipment	16,000.00	26.21	14,969.21	1,030.79	93.56
1100 7032 70326 00 Fire Ext. Agent	2,500.00	0.00	1,925.00	575.00	77.00
1100 7032 70343 00 Heating	13,000.00	2,107.70	14,258.64	(1,258.64)	109.68
1100 7032 70344 00 Repairs And Maintenance	14,500.00	91.00	10,004.88	4,495.12	69.00
1100 7032 70399 00 Subscriptions & Journals	425.00	0.00	508.56	(83.56)	119.66
1100 7032 70900 00 Social Security Tax	8,139.00	0.00	0.00	8,139.00	0.00
1100 7032 70903 00 Fire Chief - Benefit	6,447.00	0.00	6,290.00	157.00	97.56
<b>Fire Protection Expenses</b>	<b>417,949.00</b>	<b>12,175.13</b>	<b>284,368.52</b>	<b>133,580.48</b>	<b>68.04</b>
1100 7033 70102 00 Salary, EMS Director	32,624.00	2,572.80	28,269.60	4,354.40	86.65
1100 7033 70103 00 Stipend - Medical Director	5,000.00	0.00	4,166.60	833.40	83.33
1100 7033 70104 00 ALS - Per Diem	258,048.00	24,624.00	254,987.30	3,060.70	98.81
1100 7033 70105 00 EMS Incentive Program	80,000.00	0.00	0.00	80,000.00	0.00
1100 7033 70106 00 EMT INSTRUCTORS	0.00	0.00	(464.73)	464.73	0.00
1100 7033 70302 00 Fees And Supplies	6,800.00	0.00	5,519.78	1,280.22	81.17
1100 7033 70308 00 Vehicle Insurance	31,460.00	0.00	30,751.10	708.90	97.75
1100 7033 70311 00 Maintenance Of Uniforms	8,000.00	0.00	1,285.54	6,714.46	16.07
1100 7033 70313 00 Maintenance of Vehicles	9,000.00	209.08	5,177.50	3,822.50	57.53
1100 7033 70315 00 Training Of Members	22,500.00	0.00	19,047.08	3,452.92	84.65
1100 7033 70330 00 EMS Building	7,000.00	0.00	2,703.03	4,296.97	38.61
1100 7033 70333 00 Ambulance Medical	20,000.00	225.00	11,715.44	8,284.56	58.58
1100 7033 70900 00 Social Security Tax	21,560.00	0.00	16,078.52	5,481.48	74.58
<b>EMS Expenses</b>	<b>501,992.00</b>	<b>27,630.88</b>	<b>379,236.76</b>	<b>122,755.24</b>	<b>75.55</b>
1100 7034 70101 00 Salary - Building Inspector	75,239.00	6,465.38	77,584.56	(2,345.56)	103.12
1100 7034 70102 00 Salary, Clerical	30,233.00	2,142.00	30,254.73	(21.73)	100.07
1100 7034 70117 00 Salary, Electrical Inspector	10,500.00	875.00	10,075.00	425.00	95.95
1100 7034 70118 00 Salary, Plumbing Inspector	5,250.00	0.00	2,187.50	3,062.50	41.67

**Budget vs Actual - Expenditures**  
**TOWN OF JAMESTOWN, RI**  
**For 5/31/2022**

Run: 6/15/2022 at 2:51 PM

	Annual Budget	P-T-D Actual	Y-T-D Actual	Remaining \$	% of Budget
1100 7034 70119 00 Salary, Mechanical Inspector	5,250.00	0.00	2,187.50	3,062.50	41.67
1100 7034 70302 00 Supplies And Expenses	5,250.00	65.00	1,570.33	3,679.67	29.91
1100 7034 70328 00 Hydrant Rental	170,000.00	0.00	0.00	170,000.00	0.00
<b>Protection Services Expenses</b>	<b>301,722.00</b>	<b>9,547.38</b>	<b>123,859.62</b>	<b>177,862.38</b>	<b>41.05</b>
1100 7041 70101 00 Salaries	62,608.00	4,116.26	49,495.51	13,112.49	79.06
1100 7041 70302 00 Fees And Supplies	1,000.00	0.00	743.34	256.66	74.33
<b>Public Works Administration Expenses</b>	<b>63,608.00</b>	<b>4,116.26</b>	<b>50,238.85</b>	<b>13,369.15</b>	<b>78.98</b>
1100 7042 70101 00 Salaries	46,558.00	4,420.01	42,824.00	3,734.00	91.98
1100 7042 70302 00 Fees And Supplies	1,200.00	0.00	79.46	1,120.54	6.62
<b>Engineering Expenses</b>	<b>47,758.00</b>	<b>4,420.01</b>	<b>42,903.46</b>	<b>4,854.54</b>	<b>89.84</b>
1100 7043 70100 00 Salary, Highway Supervisor	75,740.00	12,264.86	74,393.80	1,346.20	98.22
1100 7043 70101 00 Salaries - Public Works	727,539.00	51,905.63	638,898.84	88,640.16	87.82
1100 7043 70104 00 Highway -OT	40,000.00	1,336.20	34,936.69	5,063.31	87.34
1100 7043 70308 00 Vehicle Insurance	17,570.00	0.00	17,750.00	(180.00)	101.02
1100 7043 70313 00 Upkeep Of Equipment	95,000.00	550.10	99,651.49	(4,651.49)	104.90
1100 7043 70314 00 Oil And Gas	60,000.00	4,114.08	73,141.27	(13,141.27)	121.90
1100 7043 70330 00 Sand And Gravel	17,000.00	936.00	16,044.18	955.82	94.38
1100 7043 70331 00 Cold Patch	15,000.00	0.00	8,854.80	6,145.20	59.03
1100 7043 70333 00 Other Road Supplies	13,500.00	224.55	5,545.76	7,954.24	41.08
1100 7043 70334 00 Equipment Rental	2,500.00	0.00	2,300.00	200.00	92.00
1100 7043 70335 00 License - Contractual	6,000.00	0.00	6,000.00	0.00	100.00
1100 7043 70336 00 Clothing	5,500.00	0.00	149.97	5,350.03	2.73
1100 7043 70399 00 Safety And Licensing	3,000.00	0.00	4,372.20	(1,372.20)	145.74
<b>Highway Expenses</b>	<b>1,078,349.00</b>	<b>71,331.42</b>	<b>982,039.00</b>	<b>96,310.00</b>	<b>91.07</b>
1100 7044 70101 00 Snow Removal - OT	28,000.00	0.00	28,109.72	(109.72)	100.39
1100 7044 70337 00 Equipment And Supplies	49,000.00	0.00	71,572.61	(22,572.61)	146.07
<b>Snow Removal Expenses</b>	<b>77,000.00</b>	<b>0.00</b>	<b>99,682.33</b>	<b>(22,682.33)</b>	<b>129.46</b>
1100 7045 70101 00 Salaries	65,595.00	5,106.64	63,951.50	1,643.50	97.49
1100 7045 70104 00 Transfer Station -Sunday OT	7,534.00	0.00	5,209.68	2,324.32	69.15
1100 7045 70309 00 Telephone	800.00	0.00	63.65	736.35	7.96
1100 7045 70321 00 Electricity	1,300.00	69.88	1,242.43	57.57	95.57
1100 7045 70340 00 Maintenance And Testing	44,000.00	22,500.00	42,450.90	1,549.10	96.48
1100 7045 70341 00 Transfer And Trucking	375,000.00	26,759.79	338,557.20	36,442.80	90.28
1100 7045 70350 00 Hazardous Waste Recycling	300.00	0.00	0.00	300.00	0.00
<b>Waste Removal Expenses</b>	<b>494,529.00</b>	<b>54,436.31</b>	<b>451,475.36</b>	<b>43,053.64</b>	<b>91.29</b>
1100 7046 70321 00 Electricity	64,000.00	56.37	78,628.95	(14,628.95)	122.86
<b>Street Lighting Expenses</b>	<b>64,000.00</b>	<b>56.37</b>	<b>78,628.95</b>	<b>(14,628.95)</b>	<b>122.86</b>
1100 7047 70101 00 Salaries	10,000.00	0.00	5,000.00	5,000.00	50.00
1100 7047 70302 00 Fees And Supplies	1,800.00	0.00	2,072.52	(272.52)	115.14
1100 7047 70360 00 Tree Pruning	18,250.00	0.00	17,882.57	367.43	97.99
1100 7047 70370 00 Purchase Of Trees	5,000.00	0.00	2,555.00	2,445.00	51.10
<b>Tree Warden Expenses</b>	<b>35,050.00</b>	<b>0.00</b>	<b>27,510.09</b>	<b>7,539.91</b>	<b>78.49</b>
1100 7048 70342 00 Town Cemetery And Parade	2,500.00	0.00	1,456.30	1,043.70	58.25
<b>Other Public Works Expenses</b>	<b>2,500.00</b>	<b>0.00</b>	<b>1,456.30</b>	<b>1,043.70</b>	<b>58.25</b>
1100 7049 70101 00 Cleaning Contracts	58,000.00	3,055.57	43,343.47	14,656.53	74.73
1100 7049 70302 00 Supplies	5,000.00	337.85	6,032.41	(1,032.41)	120.65
1100 7049 70309 00 Telephone	15,500.00	123.97	8,870.63	6,629.37	57.23
1100 7049 70321 00 Electricity	53,000.00	3,911.62	49,814.11	3,185.89	93.99
1100 7049 70324 00 Water	9,000.00	40.00	7,667.51	1,332.49	85.19
1100 7049 70343 00 Heating	40,000.00	0.00	42,245.19	(2,245.19)	105.61
1100 7049 70344 00 Repairs And Maintenance	55,000.00	1,498.40	38,373.30	16,626.70	69.77
1100 7049 70375 00 Landscape	7,500.00	0.00	6,014.05	1,485.95	80.19
<b>Public Buildings Expenses</b>	<b>243,000.00</b>	<b>8,967.41</b>	<b>202,360.67</b>	<b>40,639.33</b>	<b>83.28</b>
1100 7060 70456 00 Visiting Nurse/Mental Health	43,500.00	0.00	18,000.00	25,500.00	41.38
<b>General Expenses</b>	<b>43,500.00</b>	<b>0.00</b>	<b>18,000.00</b>	<b>25,500.00</b>	<b>41.38</b>
1100 7061 70302 00 Fees And Supplies	5,000.00	0.00	1,149.33	3,850.67	22.99
1100 7061 70306 00 Tick Tack Force	2,500.00	0.00	840.00	1,660.00	33.60
<b>Animal Control Expenses</b>	<b>7,500.00</b>	<b>0.00</b>	<b>1,989.33</b>	<b>5,510.67</b>	<b>26.52</b>
1100 7065 70101 00 Salaries	65,115.00	4,595.60	55,530.18	9,584.82	85.28
1100 7065 70102 00 Meal Site Aid	28,000.00	2,295.34	22,006.15	5,993.85	78.59
1100 7065 70201 00 Cleaning Contract	9,096.00	758.00	8,338.00	758.00	91.67

**Budget vs Actual - Expenditures  
TOWN OF JAMESTOWN, RI  
For 5/31/2022**

Run: 6/15/2022 at 2:51 PM

	Annual Budget	P-T-D Actual	Y-T-D Actual	Remaining \$	% of Budget
1100 7065 70202 00 Wellness Coord.	0.00	525.00	4,737.50	(4,737.50)	0.00
1100 7065 70302 00 Fees, Supplies & Dues	4,000.00	0.00	5,276.77	(1,276.77)	131.92
1100 7065 70305 00 Advertising	2,500.00	0.00	1,900.00	600.00	76.00
1100 7065 70308 00 Insurance	2,000.00	0.00	780.00	1,220.00	39.00
1100 7065 70309 00 Telephones	750.00	8.51	116.59	633.41	15.51
1100 7065 70321 00 Electricity	4,500.00	0.00	470.08	4,029.92	10.47
1100 7065 70324 00 Water	1,200.00	0.00	1,036.65	163.35	86.38
1100 7065 70341 00 Trash Removal	400.00	35.00	385.00	15.00	96.25
1100 7065 70343 00 Heat	4,000.00	0.00	4,841.76	(841.76)	121.04
1100 7065 70344 00 Repairs & Maintenance	6,000.00	59.00	6,942.55	(942.55)	115.71
1100 7065 70380 00 Program	5,000.00	126.69	3,335.26	1,664.74	66.73
<b>Total Expenses</b>	<b>132,561.00</b>	<b>8,403.14</b>	<b>115,696.49</b>	<b>16,864.51</b>	<b>87.28</b>
1100 7070 70100 00 Salary, Library Director	76,957.00	5,946.14	72,760.39	4,196.61	94.56
1100 7070 70101 00 Salaries	177,432.00	10,993.66	151,004.14	26,427.86	85.11
1100 7070 70104 00 Library-OT	0.00	0.00	196.41	(196.41)	0.00
1100 7070 70302 00 Fees And Supplies	8,500.00	233.96	8,301.67	198.33	97.67
1100 7070 70308 00 Insurance	20,694.00	0.00	20,694.00	0.00	100.00
1100 7070 70309 00 Telephone	750.00	31.21	320.06	429.94	42.67
1100 7070 70310 00 Equipment	1,000.00	0.00	0.00	1,000.00	0.00
1100 7070 70321 00 Electricity	20,000.00	1,677.43	16,723.34	3,276.66	83.62
1100 7070 70343 00 Heating	15,000.00	1,927.19	20,980.70	(5,980.70)	139.87
1100 7070 70344 00 Repairs And Maintenance	19,000.00	534.35	14,717.79	4,282.21	77.46
1100 7070 70345 00 Computer Repairs And Maintenan	8,000.00	0.00	7,489.23	510.77	93.62
1100 7070 70351 00 Books And Periodicals	18,000.00	1,662.82	11,569.45	6,430.55	64.27
1100 7070 70352 00 Books - State Aid	107,284.00	7,759.43	101,315.56	5,968.44	94.44
1100 7070 70355 00 CREDITS (LIB SALES & GIFTS)	0.00	291.11	(2,984.75)	2,984.75	0.00
<b>Library Expenses</b>	<b>472,617.00</b>	<b>31,057.30</b>	<b>423,087.99</b>	<b>49,529.01</b>	<b>89.52</b>
1100 7080 70101 00 Salary- Recreation Director	75,240.00	5,676.92	68,123.04	7,116.96	90.54
1100 7080 70102 00 Salaries- Recreation Staff	254,307.00	2,634.58	210,123.50	44,183.50	82.63
1100 7080 70104 00 Salaries -Teen Center Support Staff	16,720.00	2,088.50	6,704.13	10,015.87	40.10
1100 7080 70105 00 Seasonal Support Staff	115,904.00	(19,742.39)	142,763.79	(26,859.79)	123.17
1100 7080 70112 00 Recreation - OT	3,000.00	464.16	6,129.03	(3,129.03)	204.30
1100 7080 70302 00 Supplies	6,200.00	27.50	6,273.11	(73.11)	101.18
1100 7080 70305 00 Advertising	3,000.00	0.00	3,286.28	(286.28)	109.54
1100 7080 70308 00 Vehicle Insurance	9,947.00	0.00	9,947.00	0.00	100.00
1100 7080 70309 00 Telephone	1,500.00	19.86	1,764.61	(264.61)	117.64
1100 7080 70310 00 Equipment	4,500.00	0.00	4,731.02	(231.02)	105.13
1100 7080 70314 00 Gas And Oil	11,000.00	109.82	9,074.42	1,925.58	82.49
1100 7080 70321 00 Electricity	26,000.00	305.61	18,036.27	7,963.73	69.37
1100 7080 70322 00 Fort Getty Water Removal	9,000.00	0.00	5,905.00	3,095.00	65.61
1100 7080 70323 00 Shores Beach/Sanitary Faciliti	5,000.00	0.00	1,562.68	3,437.32	31.25
1100 7080 70324 00 Water	14,000.00	0.00	12,226.40	1,773.60	87.33
1100 7080 70341 00 Trash Removal	11,500.00	595.00	8,285.00	3,215.00	72.04
1100 7080 70344 00 Repairs, Maintenance And Impro	24,000.00	55.00	22,630.40	1,369.60	94.29
1100 7080 70382 00 Summer Program	3,500.00	0.00	2,600.00	900.00	74.29
1100 7080 70383 00 Winter Program	1,200.00	0.00	325.43	874.57	27.12
<b>Parks, Beaches &amp; Recreation Expenses</b>	<b>595,518.00</b>	<b>(7,765.44)</b>	<b>540,491.11</b>	<b>55,026.89</b>	<b>90.76</b>
1100 7090 70504 00 Payment Of Principal - Town	1,164,809.00	0.00	704,182.01	460,626.99	60.45
1100 7090 70505 00 Payment Of Interest - Town	279,104.00	46,635.18	194,266.59	84,837.41	69.60
1100 7090 70506 00 School- Principal	0.00	0.00	255,000.00	(255,000.00)	0.00
1100 7090 70507 00 School - Interest	157,138.00	0.00	157,135.44	2.56	100.00
1100 7090 70524 00 Payment Of Principal - PW LEASE	102,468.00	0.00	0.00	102,468.00	0.00
1100 7090 70525 00 Payment Of Interest - PW LEASE	115,845.00	0.00	0.00	115,845.00	0.00
<b>Debt Service Expenses</b>	<b>1,819,364.00</b>	<b>46,635.18</b>	<b>1,310,584.04</b>	<b>508,779.96</b>	<b>72.04</b>
1100 7092 70527 00 Incidentals And Emergencies	50,000.00	35,579.20	49,121.76	878.24	98.24
1100 7092 70530 00 Conservation Commission	2,200.00	936.00	1,235.58	964.42	56.16
1100 7092 70533 00 Eastern RI Conservation District	2,000.00	0.00	2,000.00	0.00	100.00
1100 7092 70550 00 CHAMBER OF COMMERCE	4,000.00	0.00	2,487.88	1,512.12	62.20
<b>Other Expenses</b>	<b>58,200.00</b>	<b>36,515.20</b>	<b>54,845.22</b>	<b>3,354.78</b>	<b>94.24</b>
<b>Total Department Expenses</b>	<b>11,222,526.00</b>	<b>582,441.30</b>	<b>9,217,888.92</b>	<b>2,004,637.08</b>	<b>82.14</b>

**Roberta Fagan**

---

**From:** J Christopher Powell [REDACTED]  
**Sent:** Thursday, May 19, 2022 6:30 PM  
**To:** jtownelc@aol.com; Mary Meagher; Erik Brine; mgblanco@cox.net; Major510@cox.net; Jamie Hainsworth; Lisa Bryer; Roberta Fagan  
**Subject:** Hot Dog Cart

To All:

I see on the Town Council agenda (below) that the new owners of Conanicut Marine are asking for a Hot Dog Cart. Just as I predicted, once they get their foot in the door they will be asking for more from the Town. Please consider the potential impact of the corporate take over of CMS, their continuous requests to add to their operation. and the impact on other businesses in town.

Thank you,  
Chris Powell

**NEW BUSINESS**

Review, Discussion, and/or Take Action and/or Vote: Request by Christian S. Infantolino to contract with the Town of Jamestown to operate a hotdog cart, also known as a Mobile Food Establishment (MFE) in the Town of Jamestown.

J Christopher Powell  
38 Mt. Hope Ave.  
Jamestown, RI 02835

[REDACTED]  
[REDACTED]  
[REDACTED]

**Roberta Fagan**

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**From:** J Christopher Powell [REDACTED]  
**Sent:** Saturday, May 21, 2022 10:56 PM  
**To:** jtownelc@aol.com; Mary Meagher; Erik Brine; mgblanco@cox.net; Major510@cox.net; Jamie Hainsworth  
**Cc:** Anne Kuhn (Hines); Roberta Fagan; Lisa Bryer  
**Subject:** Re: Dogs and wildlife

> To All:

> First I have to apologize for not becoming involved with the recent revised dog ordinance process. I did not realize it would be so far reaching allowing dogs to be off leash in so many sensitive places. As former Chair of the Conservation Commission for 26 years and the current Trail Stewart for the Conservation Commission there are Town owned areas where dogs are ok and other areas where they need to be leashed or prohibited due to wildlife concerns.

>

> I am becoming increasingly concerned with the increased "freedom" of dogs on the island especially in wildlife sensitive areas. I am also deeply concerned with the public pressure on the Town Council to relax the leashed/no dogs policy on some of our Town properties. I have seen too often dogs off leash when the signs say specifically that dogs must be leashed especially, in our State parks. Some just ignore and plead ignorance when asked why their dog is not leashed. I was at the Conanicut Island Sanctuary this spring when I encountered a young lady with her dog. I mentioned to her that pets were not allowed in the Sanctuary and asked if she had seen the signs stating such. She said she did not see the signs even though she had to pass two very obvious signs that say Pets are Prohibited in the area. One at the entrance of the Sancturay parking area and one at the beginning of the nature trail. My feeling is that she was ignoring the sign.

>

> As a biologist, birder and nature photographer I have spent hundreds of hours walking and birding our island trails. At this time of the year there are several species of rare ground nesting birds like the Ovenbird and Black & White Warbler. Both can be easily disturbed by a dog resulting in an unseccessful nest. I have recently observed both species in the Sancturay. The Conanicut Battery use to be a popular areas for these species but the abundance of dogs off leash has changed this. Wildlife has been advesely impacted by unleashed dogs. It is no longer a good early morning birding area.

>

> Another area where dogs are a concern at certain times of the year is at Mackerel Cove Beach during shorebird migration times which are early spring and late summer. During this time many shorebirds visit this beach to feed along the tideline to refuel for their long migration north in the spring and south in the late summer; for some species thousands of miles non-stop. These refueling areas are critical to their survival during migration. Free running dogs on the beach can threaten shorebirds during these critical periods. I spoke with a gentleman last year whose dog was chasing a flock of shorebirds from one end of the beach to the other end and back again repeatedly. I told him that his dogs activity was causing these shorebirds to expend energy they needed for their long migration of thousands of miles. When I explained this to him he understood and leashed his dog. Dogs do have an adverse impact on wildlife as a potential predator, and even their scent can cause birds to avoid an area. National Audubon has published information on this issue. See link below:

> <https://www.audubon.org/news/why-leashing-dogs-easy-way-protect-birds-and-their-chicks>

> One of the special amenities of living on Conanicut Island is our natural beauty and wildlife. We all enjoy it! Over the years I have met many birders and nature lovers who have come from other areas in Rhode Island and other States to visit our parks and sanctuaries to view wildlife. While I am not against dogs I do feel that controlling or prohibiting them in certain wildlife sensitive areas is only fair to the wildlife and people who enjoy watching wildlife. There are more than enough areas on the island where dogs are compatible with the environment and other activities. I would urge you to consider the above issues when contemplating allowing dogs off leash in certain areas and at certain times of the year. There is enough data about bird migration and activity on the island that we can accomodate both interests.

> I am more than happy to work with the Conservation Commission and address the Council on this issue. A six year effort to revise the Rhode Island Breeding Bird Atlas has just been completed with data from Conanicut Island. I can provide information on critical wildlife areas and sensitive bird habitat on Conanicut Island for your consideration in fine tuning the ordinance.

> Please let us make informed decisions when considering the issue of dogs off leash in some areas. Dog owners love to walk their dogs in our parks and beaches but some of us prefer to enjoy the natural beauty the island has to offer. There are places and times for both. Thank you for your consideration of this issue.

> Chris Powell

Chris Powell

> jchristopherpowell@gmail.com

> [REDACTED]

[REDACTED]

[REDACTED]

>

>

**Roberta Fagan**

---

**From:** Bill Sokolowski [REDACTED]  
**Sent:** Tuesday, May 24, 2022 10:19 AM  
**To:** Roberta Fagan  
**Cc:** jtowelc@aol.com; meagherjamestowntc@gmail.com; ebrine@gmail.com; mgblanco@cox.net; Major510@cox.net; Jamie Hainsworth  
**Subject:** Re: Dog Ordinance Public Hearing

Hi Roberta,

I'm following up on my initial email regarding the ordinance on question.

A quote in from this week's paper is below:

"Among the recommendations made by dog owners included allowing time in the mornings and evenings for pets. Morris suggested allowing people to walk their dogs on Head's Beach daily year-round from 6-8 a.m. and 7-9 p.m. Jess Wurzbacher agreed. She said her family, including their dogs, stop for a visit at Head's Beach during their after-dinner walks."

I buy no means agree with the schedule highlighted in yellow. It is very constricting and inconvenient. Have any of our town officials actually visited Head's Beach to make an informed opinion? As I said in my original email, the section of the coast north of the small Sunset Beach area is not exactly beachy. Picture below. It is not exactly heavily used by Jamestown residents lounging in the sun. This should be open year round to dogs on leash.

Reiterating my comment on the signage at "Sunset Beach". Move signs back to the tall grasses and leave the green open for dogs as well.





Sincerely,

Bill Sokolowski

[REDACTED]  
[REDACTED]  
[REDACTED]

---

**From:** Roberta Fagan <rfagan@jamestownri.net>

**Date:** Monday, May 16, 2022 at 4:16 PM

**To:** Bill Sokolowski <billsoke@gmail.com>

**Cc:** "jtownelc@aol.com" <jtownelc@aol.com>, "meagherjamestowntc@gmail.com" <meagherjamestowntc@gmail.com>, "ebrine@gmail.com" <ebrine@gmail.com>, "mgblanco@cox.net" <mgblanco@cox.net>, "Major510@cox.net" <Major510@cox.net>, Jamie Hainsworth <jhainsworth@jamestownri.net>

**Subject:** RE: Dog Ordinance Public Hearing

Hi Bill,

Also, to clarify, the public hearing taking place tonight during the Town Council meeting is to consider amending Chapter 42 Parks and Recreation. The language is restrictive and conflicts with Chapter 10 ANIMALS / "dog ordinance" that was passed at the November 15, 2021 Town Council Meeting.

**Public Hearings**

- 1) Proposed amendment to the Code of Ordinances, Chapter 42, Parks and Recreation, Article II Regulations -In General; Sections 42-22: 42-51. These Amendments are to the terms and conditions based on comments received during the public hearing on November 15, 2021 (duly advertised in the Jamestown Press on May 5th); Review, Discussion, and/or Action and/or Vote to approve the proposed amendments:
  - a) Remove language from Sec. 42-22. – *“Pets in recreational facilities to be leashed. All pets, if permitted, must be kept on a leash at all times while in any of the town recreational facilities.”*
  - b) Remove language from Sec. 42-51. – *“Animals prohibited. Except as otherwise provided in G.L. 1956, § 11 24 2.1, no dogs, horses or other animals shall be allowed on any of the town beaches.”*

Sincerely,

*Roberta*

Roberta J. Fagan - Town Clerk  
 Town of Jamestown  
 93 Narragansett Avenue  
 Jamestown, RI 02835  
[rfagan@jamestownri.net](mailto:rfagan@jamestownri.net)  
 401-423-9800



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**From:** Roberta Fagan <>  
**Sent:** Monday, May 16, 2022 3:57 PM  
**To:** 'Bill Sokolowski' [REDACTED]  
**Cc:** jtownelc@aol.com; meagherjamestowntc@gmail.com; ebrine@gmail.com; mgblanco@cox.net; Major510@cox.net; Jamie Hainsworth (jhainsworth@jamestownri.net) <jhainsworth@jamestownri.net>  
**Subject:** RE: Dog Ordinance Public Hearing

Good afternoon Bill,  
 This is to confirm receipt of your email. A copy will be available for the Town Council at this evening's meeting.

Sincerely,

*Roberta*

Roberta J. Fagan - Town Clerk  
 Town of Jamestown  
 93 Narragansett Avenue  
 Jamestown, RI 02835  
[rfagan@jamestownri.net](mailto:rfagan@jamestownri.net)  
 401-423-9800



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**From:** Bill Sokolowski [REDACTED]  
**Sent:** Monday, May 16, 2022 3:10 PM  
**To:** Roberta Fagan <[rfagan@jamestownri.net](mailto:rfagan@jamestownri.net)>  
**Cc:** [jtownelc@aol.com](mailto:jtownelc@aol.com); [meagherjamestowntc@gmail.com](mailto:meagherjamestowntc@gmail.com); [ebrine@gmail.com](mailto:ebrine@gmail.com); [mglblanco@cox.net](mailto:mglblanco@cox.net); [Major510@cox.net](mailto:Major510@cox.net)  
**Subject:** Dog Ordinance Public Hearing

Dear Roberta,

I am unable to make the hearing tonight but do want to make some comments on the record.

My comments are specific to dogs being banned from Head's Beach May 16<sup>th</sup> thru September 30<sup>th</sup>.

Not the smaller section typically referred to as Sunset Beach but the entire area referred to as Head's Beach.

We have lived in Jamestown for 12 years and owned dogs for 11 of those years. It has been wonderful that the community has been so dog friendly. Friendly in general. Now it appears that a small minority with some sort of an agenda wants to change the nature of where we live.

There is no argument that dogs should be under control and dog waste picked up as needed. That is a no brainer. But banning dogs from "beaches" that are not functional beaches seems meanspirited to me.

Yesterday while on my daily walk with our dog I saw signage at Head's Beach prohibiting dogs from the green and the small section of beach behind the green that is between the first two jetties.

Then much to my surprise there was another of the same very unfriendly looking signs indicating that dogs are banned during the same period from the section of the shore that extends from the informal boat ramp north all the way down to the first house on

the point. It's charitable to call Sunset Beach a beach. It's ludicrous to call this section of the coast a beach.

Someone said to me that this was justified because dogs are not allowed on Narragansett Beach during the season. Well, that is a real beach that draws real summer crowds. The rationale is apples and oranges.

If there is going to be any change at Head's beach then move the unfriendly signs back to just identify the Sunset Beach section as dog free during the season. Exempt the green and section of shoreline that extends north to the point from the jetty to the left of the informal boat ramp. It's not really a beach anyway.

Equally important. Do we expect our police force to enforce this ridiculous ordinance? Should they be chasing down dog owners? Checking to see if they have bags to pick up dog waste? There are far more important policing matters to be concerned with.

Finally. I used the words "unfriendly sign". Do you think the proponents of the ordinance smile when they see that oversized **NO** on the sign?!



Bill Sokolowski



## Roberta Fagan

---

**From:** Jamie Hainsworth  
**Sent:** Tuesday, May 24, 2022 7:47 AM  
**To:** Roberta Fagan  
**Subject:** FW: request for a little assistance

Roberta  
Good Morning

Please put this under correspondence for the June 20<sup>th</sup> meeting.  
TY  
Jamie

Jamie A. Hainsworth  
Town Administrator  
Town of Jamestown  
93 Narragansett Avenue  
Jamestown, RI 02835  
401-423-9805

**From:** Brian Gardner [REDACTED]  
**Sent:** Monday, May 23, 2022 9:03 PM  
**To:** Jamie Hainsworth <jhainsworth@jamestownri.net>  
**Subject:** request for a little assistance

Town Administrator,

Greetings, and thank you for having your e-mail address on the Jamestown website. I have drafted a note on an issue important to me, to go to the Town Council. I was unable to find an e-mail address on the Jamestown site.

Could you offer one, or forward my note?

Please contact me about any concern or question.

Thank you –

Brian

Brian Gardner

7 Port Ave

Jamestown, RI 02835

[REDACTED]

[REDACTED]

[REDACTED]

Dear Town Council of Jamestown, Rhode Island,

I was shocked to see a very ugly sign posted at Heads Beach – forbidding Dogs. This caused me to think – what values does the Jamestown Town Council see worth defending?

So, I decided to ask.

As an example, a value the council might defend is the historic nature and culture of strong, independent and freedom loving people on Jamestown.

I see the sign as a gross violation of a basic principle of law: Innocent until proven guilty.

The council has a duty to invoke long standing legal principles [innocent until proven guilty] and investigate of issues – before they pass any ordinance.

So, I read in the 19 May Jamestown Press that there is a concern about “Canine waste”. Can you let me and the citizens of Jamestown know how many incident of Islanders becoming ill from canine waste have occurred in the past, say ten years?

Good people ought to be concerned about the fears of all - however, to take away freedoms from strong free people is too great a 'solution'. Maybe some counseling could help those intimidated by dogs at no burden to the huge number of dog owners.

Americans had long fought and died to protect freedoms... they did not fight so that the government would keep them safe. The great number of mistakes and misinformation around COVID has clearly shown government does not do very well – 'keeping u s safe'. Letting COVID infect illegals over the border is just one example of the huge failures.

I urge the counsel to put freedom above safety in any and all deliberations.

Sincerely,

Brian

Brian Gardner

[REDACTED]  
Jamestown, Rhode Island 02835  
[REDACTED]  
[REDACTED]

JUN 01 2022 10:52 AM  
Roberto J. Fagan  
TOWN OF JAMESTOWN JWR

June 1, 2022

Town Council President Nancy A. Beye  
Town Council Members  
Jamestown Town Hall  
93 Narragansett Avenue  
Jamestown, Rhode Island 02835

Re: Town Parcel on Coronado Street

Dear Council President Beye and Council Members,

We are writing to the Town Council about a small parcel of land that abuts our property, 95 Longfellow Road. The parcel is owned by the town. It is situated at the northern end of Coronado Street. This area is a dead end dirt path and blends into a field. The parcel measures 10'x40'. The 40 foot dimension is along our stone wall. The other 10 feet abuts our neighbors' properties at 57 Standish Road and 74 Grinnell Street. Primary access to these properties is off Standish and Grinnell Streets. Occasionally our neighbor on Standish uses the dirt path to get in and out of her back yard.

We, along with our neighbors, have jointly taken care of this small parcel over the years. We cut the grass and weeds, clean up the leaves, and generally take responsibility for its tidiness. Last year we spoke to our neighbors about planting some pollinator and butterfly plants, native plants and vegetables on a small portion of this parcel. The idea was greeted enthusiastically, and in fact our neighbors have contributed advice, plants and in some cases labor to the effort.

The garden is approximately 8' x 15', organic, uses no pesticides, and is protected from rabbits by a temporary wire fence maybe 18" in height. It does not interfere with anything. It is well past the dirt path. We maintain the appearance of this parcel the same way we believe most homeowners take care of the land immediately next to their properties. We also believe that productively using the land in this manner provides food for birds, encourages native bee and butterfly populations, and in addition provides us (and some of our neighbors) with some very costly tomatoes.

We approached the Town informally in the spring about buying the parcel. Subsequently the Town Administrator and Zoning Director confirmed that we needed to speak to the Town Council.

We would like the Council to consider a proposal that we be permitted to lease (or even purchase) this parcel. We would be glad to remove the rabbit fence in the fall if the Town feels its presence interferes with snow plowing (although there is no reason to go beyond the dirt path). We are willing to make the lease retroactive if that satisfies any concerns. We also ask that the Town permit the garden to stay in place until we know what you decide. Of course, we will continue to take care of the parcel whatever the outcome of your ultimate deliberations.

Please let us know what our next steps should be.

Sincerely,

*Beth M. Herman*

Beth Herman and Michael Kazan

*Michael Kazan*

Encl.

Cc: Jamie A. Hainsworth, Town Administrator  
William L. Moore, Zoning Officer  
Roberta Fagan, Town Clerk



95 LONGFELLOW RD

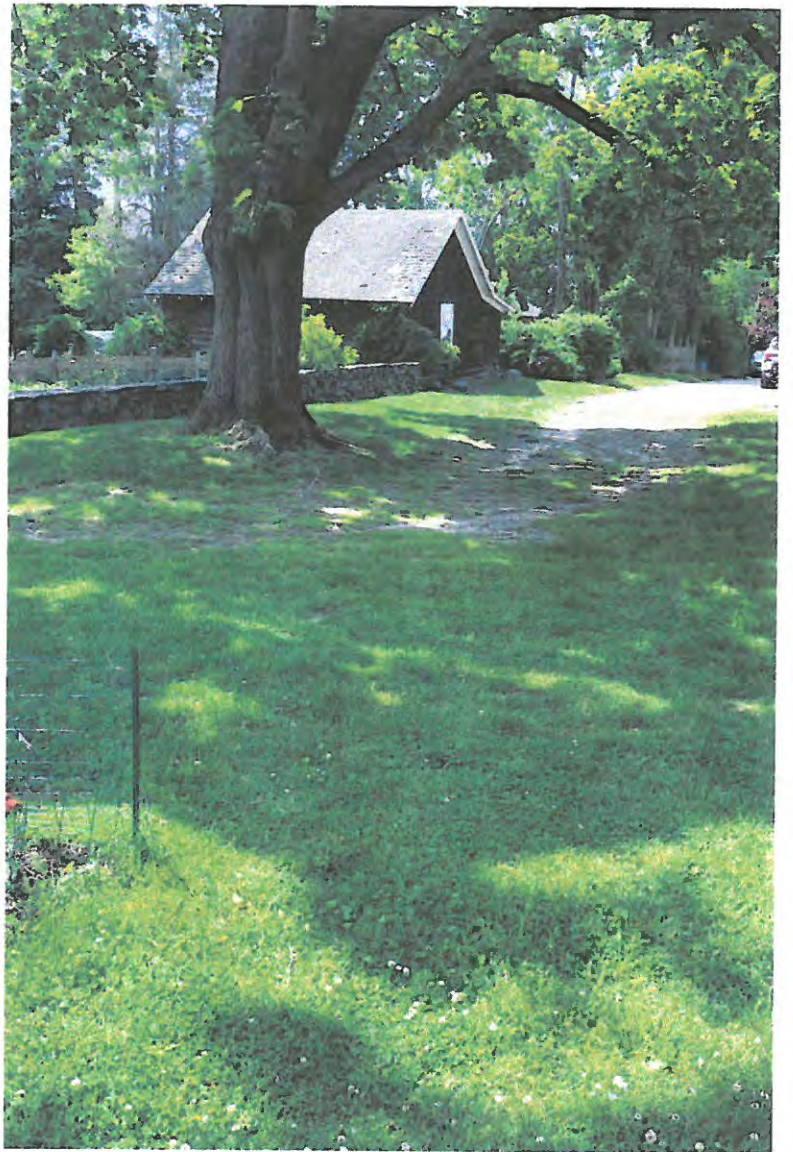
APPROXIMATE  
AREA OF  
PLANTING

57 STANDISH

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## BAXTER DANSEREAU & ASSOCIATES, LLP

Accounting, Consulting & Tax Services

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*Partners*

William J. Baxter, Jr., CPA

Paul L. Dansereau, CPA

June 8, 2022

To the Honorable President,  
Members of the Town Council  
Jamestown, Rhode Island

We are engaged to audit the financial statements of the governmental activities, the business type activities, each major fund, and the aggregate remaining fund information of Town of Jamestown, Rhode Island for the fiscal year ended June 30, 2022. Professional standards require that we provide you with the following information related to our audit. We would also appreciate the opportunity to meet with you should you care to discuss this information further since a two-way dialogue can provide valuable information for the audit process.

Our Responsibilities under U.S. Generally Accepted Auditing Standards, Government Auditing Standards and the Uniform Guidance

As stated in our engagement letter dated June 8, 2022, our responsibility, as described by professional standards, is to express opinions about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities.

In planning and performing our audit, we will consider the Town of Jamestown's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinions on the financial statements and not to provide assurance on the internal control over financial reporting. We will also consider internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with the Uniform Guidance.

As part of obtaining reasonable assurance about whether the Town of Jamestown's financial statements are free of material misstatement, we will perform tests of its compliance with certain provisions of laws, regulations, contracts, and grants. However, providing an opinion on compliance with those provisions is not an objective of our audit. Also, in accordance with the Uniform Guidance, we will examine, on a test basis, evidence about the Town of Jamestown's compliance with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Compliance Supplement applicable to each of its major federal programs for the purpose of expressing an opinion on the Town of Jamestown's compliance with those requirements. While our audit will provide a reasonable basis for our opinion, it will not provide a legal determination on the Town of Jamestown's compliance with those requirements.

Generally accepted accounting principles provide for certain required supplementary information (RSI) to supplement the basic financial statements. Our responsibility with respect to the Budgetary Comparison Schedules, Management Discussion and Analysis and Pension and OPEB disclosures which supplement the basic financial statements, is to apply certain limited procedures in accordance with generally accepted auditing standards. However, the RSI will not be audited and, because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance, we will not express an opinion or provide any assurance on the RSI.

We have been engaged to report on the Combining and Individual Non-Major Fund Statements, the Combining Fiduciary Funds and Schedule of Expenditures of Federal Awards, the municipality's financial statements shall also report on the Annual Supplemental Transparency Report (including the reconciliations), MTP2, as supplementary information to the municipality's basic financial statements, which accompany the financial statements but are not RSI. Our responsibility for this supplementary information, as described by professional standards, is to evaluate the presentation of the supplementary information in relation to the financial statements as a whole and to report on whether the supplementary information is fairly stated, in all material respects, in relation to the financial statements as a whole.

We have not been engaged to report on the Introductory Section and the Statistical Sections, which accompany the financial statements but are not RSI. Our responsibility with respect to this other information in documents containing the audited financial statements and auditor's report does not extend beyond the financial information identified in the report. We have no responsibility for determining whether this other information is properly stated. This other information will not be audited and we will not express an opinion or provide any assurance on it.

#### Planned Scope and Timing of the Audit

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested.

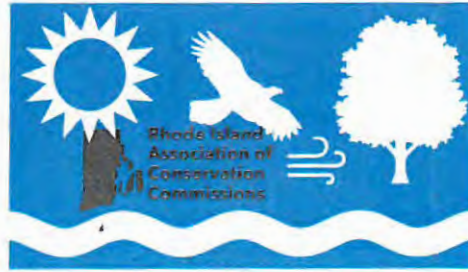
Our audit will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Material misstatements may result from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. We will communicate our significant findings at the conclusion of the audit. However, some matters could be communicated sooner, particularly if significant difficulties are encountered during the audit where assistance is needed to overcome the difficulties or if the difficulties may lead to a modified opinion. We will communicate any internal control related matters that are required to be communicated under professional standards.

Due to the Covid – 19 pandemic we are working with the Town Finance Director Christina Collins, the School Departments Business Manager Jane Littlefield, and the towns staff to coordinate a safe and productive environment for the timing of our audit for all parties involved. We expect to begin our audit soon relying on a more offsite approach to our audit process where more documents are electronically transferred and processed. We hope to issue our report approximately by December 22, 2022, but these uncertain times make projections difficult, but we assure you the final product will not be compromised, and no shortcuts will be taken. Paul L. Dansereau, CPA is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

This information is intended solely for the use of the Town Council and management of the Town of Jamestown, Rhode Island and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

  
Baxter, Dansereau & Associates, LLP  
West Warwick, RI



June 2, 2022

Paul A. Roselli  
President, Rhode Island Association of Conservation Commissions  
665 Maureen Circle  
Mapleville, Rhode Island 02839  
(401) 447-1560 • paul@paulroselli.com

Town of Jamestown  
Nancy A. Beye, Town Council president  
93 Narragansett Ave., 1st Floor  
Jamestown, Rhode Island 02835

Dear Nancy:

I'm writing to ask you to encourage members of your Conservation Commission or your Tree Warden or other appointed officials in natural resources conservation or land preservation to attend the **Land and Water Conservation Summit** starting **Thursday, July 14th** and going thru **Saturday, July 16th** at the University of Rhode Island.

I particularly ask that you recommend that the commissioners and others associated with conservation in Jamestown join us on **Thursday, July 14th** for a special meeting with members from the Rhode Island Association of Conservation Commissions.

**We will present information on strengthening the state's conservation commissions to take advantage of federal dollars that have come or will come into each and every municipality in the State of Rhode Island.**

A stronger municipal conservation commission or natural resources or sustainability organization could mean the difference in where water protection funds are allocated, or where and who receives funding for ground or roof-top mounted solar arrays or how best to satisfy the biodiversity reporting and requirements for legacy infrastructure projects, or locating electric vehicle charging stations, or reporting on environmental or social justice issues, as examples.

The cost for the three day summit is \$65. Many municipalities have offered to reimburse conservation commissioners and others who register and attend the summit. I'm asking you to do the same.

I believe that there is no time to waste in making our municipalities work better for the environment. This is a once in a lifetime opportunity. With the money that is coming into Rhode Island, this is good time to act.

I hope you feel the same.

If you have any questions or comments, please let me know. My contact information is listed above.

Sincerely,

Paul A. Roselli

President

Rhode Island Conservation Commissions