

# TOWN COUNCIL MEETING MINUTES

Tuesday, January 16, 2024

5:30 P.M.

## I. TOWN COUNCIL INTERVIEW SCHEDULE: The Jamestown Town Council met to conduct interviews of applicants for the committee vacancies as follows:

TIME	NAME	COMMITTEE
5:30	Jean Burditt	Library Board of Trustees
5:40	Janet Baker	Library Board of Trustees
5:50	Laura Goldstein	Elections Training and Advisory Committee
6:00	Daphne Meredith	Elections Training and Advisory Committee
6:10	Taryn Breneman	Tick Task Force
6:20	Wayne Breneman	Tick Task Force

## II. ROLL CALL

A regular meeting of the Jamestown Town Council was held on January 16, 2024. Town Council Members present were as follows: Nancy A. Beye, Mary Meagher, Michael G. White, Randy White, and Erik Brine

Also, in attendance: Town Administrator Edward A. Mello, Solicitor Peter Ruggiero, Finance Director Christina Collins, Public Works Director Michael Gray, Town Planner Lisa Bryer, Water and Sewer Clerk Denise Jennings, and Town Clerk Roberta Fagan.

## III. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Town Council President Beye called the meeting of the Jamestown Town Council to order at 6:23 p.m. in the Jamestown Town Hall Rosamond A. Tefft Council Chambers at 93 Narragansett Avenue and led the Pledge of Allegiance.

A motion was made by Vice President Meagher with a second by Councilor M. White to convene as the Town Council Sitting as the Board of Water and Sewer. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor Brine, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

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

- A) Open Forum – Water & Sewer Matters
  - 1) Scheduled request to address - none
  - 2) Non-scheduled request to address

- B) Report of Town Officials: Review, Discussion, and/or Action and/or Vote:
  - 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
  
- C) Letters and Communication: Review, Discussion, and/or Action and/or Vote:
  - 1) Letter dated January 4, 2024, Chris Powell, 38 Mt. Hope Avenue, regarding water conservation and connections outside the Urban Water District.
  
- D) Unfinished Business: Review, Discussion, and/or Action and/or Vote:
  - 1) Review, Discussion, and/or Action and/or Vote on the Water Supply System Management Plan-5 Year Update prepared by Pare Corporation, continued from November 20, 2023.
  
  - 2) Review, Discussion and/or Action and/or Vote: Approval of proposal submitted by PARE Corporation to update the Rules and Regulations of the Board of Water and Sewer Commissioners, for an amount not to exceed \$24,000, as detailed in their proposal dated December 13, 2023.
  
- E) New Business: Review, Discussion, and/or Action and/or Vote: Permission to schedule workshops to review of the Water Supply System Management Plan and Regulations.
  
- F) Consent Agenda
  - 1) Adoption of Minutes:
    - a) December 18, 2023 (regular meeting)
    - b) January 2, 2024 (special meeting)
  
  - 2) Finance Director's Report: Comparison Budget to Actuals as of December 31, 2023.

A motion was made by Vice President Meagher with a second by Councilor M. White to adjourn from sitting as the Board of Water And Sewer Commissioners. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor Brine, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

## V. OPEN FORUM

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

Dorianna Carrella, 35 Gondola Avenue, asked the Town Council to reconsider their Short-Term Rental application, to enable using the Accessory Structure as an STR rental. Their property has been approved for a 4-bedroom onsite wastewater treatment system (OWTS). The STR rental is located in the detached garage. Ms. Carrella stated the unit is attached to the OWTS as well as the main house's electric service. In the seven years the unit has been used for STRs there have been no issues.

Vice President Meagher explained that the STR ordinance explicitly prohibits STRs in accessory structures.

No action taken.

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

- A) Presentations
  - 1) Review, Discussion and/or Action and/or Vote: Lauren Fogarty, Program Coordinator for the RI Semiquincentennial "250th" Commission promoting the creation of local 250th committees at the municipal level.

Lauren Fogarty, gave an overview of the planned RI Semiquincentennial "250th" celebration, marking the 250<sup>th</sup> anniversary of the American Revolution. She asked the Town Council to consider creating a committee in Jamestown. The Rhode Island 250 Commission (RI250 Commission)/Rhode Island Department of State (RIDOS) will provide support to participating municipalities, and organize pop-up archives presentations displaying archival documents that the State Archives maintains on Jamestown. The State of Rhode Island played a significant role before, during, and after the American Revolution. The RI250 events will commemorate the significance of this history to our nation and the Commission encourages local civic, historical, and educational participation.

- 2) Review, Discussion and/or Action and/or Vote: Rhode Island Department of Transportation preliminary plans for the North Road improvements.

Pam Cotter, Rhode Island Department of Transportation (RIDOT) Administrator of Planning, made a presentation on the proposed "Jamestown Town Corridor Project: State of Good Repair and Resiliency Improvements in Response to Sea-Level Rise.". Five options (see attached) were presented to address the failing Round Swamp Bridge at Great Creek, built in 1934. Sea-level rise models show up to 3 feet of rise by 2050, which would submerge the existing roadway. Of the five alternatives, the RIDOT recommended a 1,250-foot-long bridge, 12 feet above sea level, at an estimated cost of \$94.3 million. Permitting challenges and/or costs would prohibit expanding the width of the bridge to accommodate a shared-use path.

The RIDOT has several projects on the island which include replacing the North Road bridge, the bridge at Carr Lane, roadway resurfacing adjacent to the toll plaza, North Road roadway resurfacing north and south of Zeek's Creek; Narragansett Avenue from Holland Avenue west to

Dutch Harbor road resurfacing and sidewalk reconstruction; reengineering sidewalks at High Street/Southwest Avenue and Bayview Drive/Conanicus Avenue. Town Administrator Mello stated the Town and RIDOT are taking steps to coordinate overlapping projects (i.e.: bike path and waterline replacement).

- 3) Review, Discussion and/or Action and/or Vote: Tree Preservation and Protection Committee proposal and request to plant trees along the bike path:
  - a) Memorandum and presentation to the Town Council from Tree Preservation and Protection Committee.

Tree Preservation and Protection Committee (Tree Committee) member Donna Repko introduced her fellow committee members Jim Simmons, Richard Kingsley, Beth Herman and Tree Warden Steve Saracino. (Darcy Magratten, Tom Waddington, Michelle Foster, and Barbara Lundy were absent). The Tree Committee bike path concepts (attached) include planting shade trees by Godena Farm, native variety of trees in varying size adjacent to the reservoir, at the pump house, and at Eldred Avenue.

## **VII. PUBLIC HEARINGS, LICENSES, AND PERMITS**

### **A) Public Hearings**

- 1) Public Hearing Continued from the December 18, 2023, Town Council Meeting: A public hearing shall be available to any person so requesting to make comment or contest any short-term rental unit application pending before the licensing authority. Two requests were received regarding the Short-Term Rental license applications listed below. Review, Discussion, and/or Action and/or Vote on the following Short-Term Rental license applications:
  - a) Pamela Storey, STR-65, 87 Bow Street
  - b) Casey Duva, STR-4, 128 Garboard Street

A motion was made by Vice President Meagher with a second by Councilor R. White to open the public hearing. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor Brine, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

Pamela Storey, property owner of 87 Bow Street, addressed the Town Council. Ms. Storey referenced the letter written by Town Engineer Jean Lambert, regarding the septic system onsite. The Carmody (Town records) search shows that the property is up to date for maintenance (the date of the most recent inspection was 11/2023). The RIDEM database results “No OWTS applications were found matching your search criteria”. No information was found in the Town OWTS physical files, the Building Official property files or the electronic OWTS files. Given there is no valid record of an OWTS permit for the property, the fact that the system is current for maintenance, and the language of the STR Ordinance, the property is approved for use as a 2-bedroom rental.

Karl Seelig, referenced the letter he wrote to the Town Council concerning 87 Bow Street. The following are excerpts from the letter: The property has two wells located in the middle of a 60’ X120’ lot. One is an abandoned dug well that has not been properly sealed. The drilled well does not meet the required distance to an OWTS. All wells are required to be located outside of a 100’

radius from existing septic systems. Placing a well in the middle of a lot makes this 100' separation impossible to achieve. The measured distance from the dug well to the OWTS tank is approximately 35 ft. The distance from the drilled well is approximately 50 ft. The fact that the system has been pumped does not mean it is a legal system. Nor could it be a legal system due to the proximity to the wells. All applicants should be required to prove that their OWTS system is legal by providing evidence of the permit and certificate of conformance, both of which are issued by RIDEM. The shores are a densely populated area that is serviced by wells and OWTS. The town should require strict adherence to RIDEM regulations. Additionally, the property was listed on a short-term rental site with 3 bedrooms and sleeps 6. Although the existing septic system appears to be illegal, it is doubtful that a legal system on a 60'x120' lot could accommodate three bedrooms. Mr. Seelig also recommended the Town require at the time of a property transfer (sold) a state-approved OWTS should be required.

Vice President Meagher thanked Mr. Seelig for his feedback and suggestions. The STR ordinance does not address or specify restrictions on properties with OWTS. She stated the Town Council should look to make requirements more stringent in the future.

Councilor R. White reiterated there is no reason to deny STR-65 approval under the current STR ordinance requirements. He agreed amendments should be considered for both OWTS requirements and water use.

Town staff will present recommended amendments to the STR ordinance related to more stringent OWTS requirements; and a recommendation on how to require updates to an OWTS at the time of a property transfer, if deemed necessary.

A motion was made by Vice President Meagher with a second by Councilor R. White to approve STR-65 application, submitted by Pamela Storey, for 87 Bow Street. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor Brine, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

Atty. Deb Foppert, 57 Narragansett Avenue, representing Casey and Lauren Duva, STR-4, 128 Garboard Street, addressed the Town Council. The Duvas purchased the property in 2016. Atty. Foppert distributed a copy of the welcome check-in letter that is given to their STR tenants. Tenants are asked to be respectful and keep noise to a minimum. There have been a couple of instances when neighbors have complained about noise and/or mice. The Duvas responded and remedied the issues. The STR-4 application was submitted and given administrative approvals. Lastly, the OWTS was upgraded recently.

Casey and Lauren Duva introduced themselves to the Town Council. They currently live and work in Worcester, MA, with hopes to retire to Jamestown in the future. Short-term renting their property allows them to offset expenses. They strive to be good neighbors and pledge to be responsive if an issue arises. Family members live in both Jamestown and North Kingstown, keeping an eye on the property. They have received positive reviews from their tenants, and several are repeat tenants.

Vice President Meagher asked a clarifying question regarding the approved upgraded 2-bedroom septic. She asked if the advertising reflects just 2 bedrooms and if there is off-street parking.

The Duvas confirmed the septic was upgraded in 2023 and the driveway can accommodate 7 off-street parking spots.

Sheila Cicerchia and Donald Cicerchia, 136 Garboard Street, made objections to the STR-4 application. She has witnessed tenants urinating in the yard and asserted the rodents were rats, not

mice. Mrs. Cicerchia complained about the number of vehicles, noise, frequency of turnover and stated not every house is cut out to be a short-term rental. The Cicerchias have communicated their concerns to Duvas in the past but have not recently. They called the police one time about noise, and it was resolved quickly. They are opposed to STR-4, 128 Garboard being approved and issued a Short-Term Rental license.

Councilor M. White stated the STR approval and appeal process is in its first year. The Town Council has no basis to deny an applicant based on what took place before the ordinance was enacted.

A lengthy discussion ensued.

A motion was made by Councilor M. White with a second by Vice President Meagher to approve the STR-4 application, submitted by Casey and Lauren Duva, 128 Garboard Street, with a review of the Short-Term Rental license in July 2024. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor Brine, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

A motion was made by Vice President Meagher with a second by Councilor M. White to convene as the Town Council sitting as the Alcohol Beverage Licensing Board. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor Brine, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

B) Town Council Sitting as the Alcohol Beverage Licensing Board.

1) Pursuant to RIGL §3-7-14, the following license application has been received under said Act for a one-day license on January 18, 2024:

CLASS F (NON-PROFIT)

Out of the Box Gallery & Studio

11 Clinton Avenue

Jamestown, RI 02835

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

A motion was made by Vice President Meagher with a second by Councilor R. White to approve the Out of the Box Gallery & Studio Class F(NON-PROFIT) One-Day Liquor License application scheduled for January 18, 2024 located at Out of Box Gallery & Studio, 11 Clinton Avenue. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor Brine, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

2) Pursuant to RIGL §3-7-14, the following license application(s) have been received under said Act for a one-day license on January 19, 2024, and February 10, 2024:

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(s).

A motion was made by Vice President Meagher with a second by Councilor M. White to approve the Jamestown Art Center Class F(NON-PROFIT) One-Day Liquor License scheduled for January 19, 2024, and February 10, 2024, located at the Jamestown Arts Center, 18 Valley Street. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor Brine, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

A motion was made by Vice President Meagher with a second by Councilor M. White to adjourn from sitting as the Alcohol Beverage Licensing Board. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor Brine, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

C) Licenses and Permits

3) One-Day Event/Entertainment License: All One-Day Event/Entertainment license application approvals are subject to any COVID-19 protocols in effect at the time of the event; Review, Discussion, and/or Action and/or Vote for the following:

b) Applicant: Lt. Col Jeff Cameron  
Event: Air Force Welcome Party  
Date: July 25, 2024  
Location: Fort Getty Pavilion

i) Letter from Lt. Col Jeff Cameron requesting a waiver of the Fort Getty Pavilion rental fee, as historically granted.

A motion was made by Councilor Brine with a second by Vice President Meagher to approve the Air Force Welcome Party One-Day Event/Entertainment License application scheduled for July 25, 2024, taking place at the Fort Getty Pavilion and approval of the request to waive the rental fee as historically granted. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor Brine, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

## VIII. COUNCIL, ADMINISTRATOR, SOLICITOR, COMMISSION/COMMITTEE COMMENTS & REPORTS

A) Town Administrator's Report: Edward A. Mello

1) Beavertail Lighthouse property transfer to RI Department of Environmental Management.

The Rhode Island Department of Environmental Management (RIDEM) recorded the property transfer of the Beavertail Lighthouse. Town staff will work to develop and present a lease agreement with the Beavertail Lighthouse Museum Association and the Town.

2) FY2024/2025 Budget Update.

Town staff are working toward developing a proposed budget with a goal to present to the Town Council in early March. Budget workshop dates to be determined.

3) January 10, 2024, Storm Event report.

The January 10<sup>th</sup> storm surge caused road closures at North Road, Conanicus Avenue, and Mackerel Cove for an extended period and in some cases through 10:30 AM Wednesday morning. The storm caused significant damage to Mackerel Cove Beach and will require a substantial investment to restore the dunes and parking lot material.

The Ft. Getty Pier suffered additional significant damage with approximately 10-15% of added decking material breaking free.

4) Equipment Purchase for Department of Public Works (Consent Agenda).

A request for Council approval to purchase a used 2018 Kubota tractor from the RIBTA in the amount of \$43,000. Memo attached (consent agenda)

5) Meeting invitation to Senator Euer and Representative Finkelman.

February 5<sup>th</sup> or February 20<sup>th</sup> are tentative dates for a meeting with Senator Euer and Representative Finkelman.

6) Library project update.

As reported in the Jamestown Press, the Library project is nearing completion. Library staff and DPW staff are in the process of relocating from the Golf Course back to the renovated library building. The expected completion and opening are projected for early February.

7) Tax Abatements (Credits) Resolution (Consent Agenda)

A request to authorize a resolution to the General Assembly requesting a revision to the General Laws that updates the exemptions for Gold Star Parents and Visually Impaired Persons. This Resolution is subject to Council approval. See the draft resolution and memo from Christine Brochu. (consent agenda)

## IX. UNFINISHED BUSINESS

- A) Review, Discussion and/or Action and/or Vote: No items at this time.

## X. NEW BUSINESS

- A) Review, Discussion, and/or Action and/or Vote: At the request of the Affordable Housing Committee, consideration of the Budget Request and suggested Funding Mechanisms for Affordable Housing:

- 1) Memorandum to the Town Council from the Affordable Housing Committee with recommendations to increase funding to the Affordable Housing Trust Fund (attached)

A motion was made by Vice President Meagher with a second by Councilor M. White to support earmarking a \$3 million Bond for Affordable Housing in FY2024-25 and continued funding of the Affordable Housing Trust Fund. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor Brine, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

- B) Review, Discussion, and/or Action and/or Vote: Approval of the Conanicut Island Sailing Foundation (CISF) proposed concept plan for the Sailing and Marine Education Center to be located at Ft. Getty; and authorization to submit the proposed concept plan to the Jamestown Planning Commission for approval through its Development Plan Review process and requirements:

- 1) Memorandum and presentation from CISF/Union Studio to the Town Council on the proposed Concept Plan for a Sailing and Marine Education Center at Ft. Getty.

Elliot Richmond, Union Studios made a presentation on the Conanicut Island Sailing Foundation (CISF) proposed concept plan for the Sailing and Marine Education Center to be located at Ft. Getty. (attached)

Discussion ensued.

Susan Shim-Gorelic, 20 Bark Street, questioned if there is planned handicapped access.

Elliot Richmond confirmed there are multiple handicap access points to the building.

Fred Meyer, Southwest Avenue, questioned whether the Town risks losing money due to the proposed sailing center.

Councilor Brine commended CISF and stated their offerings are a tremendous asset to the Town of Jamestown. The programming at Ft. Getty have been innovative and beneficial to the Jamestown Schools, and the community as a whole, for little or no investment from the Town.

CISF Director Meg Myles confirmed that over 6000 students have participated in programs over the years.

Town Administrator Mello summarized next steps: 1) CISF to submit the proposed concept plan to the Planning Commission with Town Council approval, 2) consideration of the scheduling when the project will start and location of the septic system. 3) Depending on timing the future of the upper bathroom design and location needs to be determined; and 4) lease requirement to update the water line factoring funding and timing.

A motion was made by Vice President Meagher with a second by Councilor M. White to approve and authorize CISF to submit the proposed concept plan to the Jamestown Planning Commission for approval through its Development Plan Review process and requirements. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor Brine, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

## **XI. 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 to take place on February 5, 2024, at 6:30 p.m. for Proposed Amendments to the Zoning Code of Ordinances.

Discussion ensued.

A motion was made by Vice President Meagher with a second by Councilor M. White to approve the request to Order to Advertise a Notice of a Public Hearing to take place on February 12, 2024, at 6:30 p.m. for Proposed Amendments to the Zoning Code of Ordinances. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor Brine, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

**XII. CONSENT AGENDA**

- A) Adoption of Town Council Meeting Minutes
  - 1) December 18, 2023 (Regular meeting)
  - 2) January 2, 2024 (Regular meeting)
  
- B) Minutes of Boards/Commissions/Committees
  - 1) Affordable Housing (November 28, 2023)
  - 2) Planning Commission (December 6, 2023)
  - 3) Housing Authority (September 13, 2023)
  - 4) Housing Authority (October 11, 2023)
  - 5) Housing Authority (November 9, 2023)

C) Tax Assessor’s Abatements and Addenda of Taxes

<b>ADDENDA TO THE TAX ROLL</b>			
<b>ACCT</b>	<b>TAX YEAR</b>	<b>ACCOUNT INFORMATION</b>	<b>AMOUNT</b>
18-0864-20M	2010	REGISTERED IN DIFFERENT STATE	-\$ 164.98
18-0864-20M	2011	REGISTERED IN DIFFERENT STATE	-\$ 150.13
08-0020-00	2023	REMOVED EXEMPTION-SOLD	\$ 250.00
01-0002-20	2023	TOWN SOLD- NOW TAXABLE	\$ 753.49
01-0002-21	2023	TOWN SOLD – NOW TAXABLE	\$ 756.63
		<b>TOTAL ABATEMENTS TO TAX ROLL</b>	<b>-\$ 315.11</b>
		<b>TOTAL ADDENDA TO TAX ROLL</b>	<b>\$1,760.12</b>
		<b>GRAND TOTAL TO THE TAX ROLL</b>	<b>\$1,445.01</b>

- D) At the recommendation of Town Administrator Mello authorization for the Town of Jamestown to purchase a 2018 Kubota Tractor from the Rhode Island Bridge and Transit Authority for an amount not to exceed \$43,000.
  
- E) At the recommendation of Town Planner Lisa Bryer authorization to approve awarding the Jamestown Hazard Mitigation Plan Update bid and contract to Weston & Samson Engineers, Inc., Foxboro, MA, in an amount not to exceed \$26,740.
  
- F) Resolution 2024-04 In Support of Amendments to Tax Abatements For Gold Star Parents And Visually Impaired Persons.
  
- G) Finance Director’s Report: Comparison Budget to Actuals as of December 31, 2023.
  
- H) Town Clerk’s Office 2023 Annual Report.
  
- I) Ratification of the Administratively approved Short-Term Rental application for the period of January 1, 2024 through December 31, 2024:
  - 1) Jill Hubbard, STR-53, 88 Columbia
  - 2) Richard Foote, STR-103, 143 Hamilton Avenue
  
- J) Public Notice of CRMC and RIDEM of application for Assent filed by Wickford Seafood, Co., c/o Spencer Bode, 20 Prospect Avenue, North Kingstown, RI, to construct and maintain: a 9.7 seasonal aquaculture lease (from November 1<sup>st</sup> to May

1<sup>st</sup> annually) for the cultivation of sugar kelp in Dutch Island Harbor. The proposed gear includes two parallel 1500' suspended longlines spaced 225' apart. Working hours during the months of December and January will be restricted to after 11:00 am and each year all gear and equipment will be removed by May 1<sup>st</sup>. Written comments/objections are due by February 2, 2024, to CRMC, O.S. Government Center, 4808 Tower Hill Road, Rm 116, Wakefield, RI 02879, or [estaff1@crmc.ri.gov](mailto:estaff1@crmc.ri.gov)

K) One-Day Event/Entertainment License Applications: All One-Day Event/Entertainment license application approvals are subject to any COVID-19 protocols in effect at the time of the event:

- 1) Applicant: Out of the Box Gallery & Studio  
Event: Anything Goes  
Date: January 18, 2024  
Location: 11 Clinton Avenue
- 2) Applicant: Jamestown Arts Center  
Event: Baronas + Centering Clay Exhibition Opening  
Date: January 19, 2024  
Location: 18 Valley Street
- 3) Applicant: Jamestown Arts Center  
Event: Newport String Quartet  
Date: February 3, 2024  
Location: 18 Valley Street
- 4) Applicant: Jamestown Arts Center  
Event: Newport Live Presents: Reverend Robert Jones Sr.  
Date: February 10, 2024  
Location: 18 Valley Street

Discussion ensued.

Vice President Meagher read aloud each Short-Term Rental host application name and address, asking those in attendance for any objections or comments to be known.

A motion was made by Vice President Meagher with a second by Councilor M. White to approve the Short-Term Rental applications for licensing as listed on the Consent Agenda. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor Brine, Aye; Councilor R. White, Aye; and Councilor M. White, Aye.

A motion was made by Councilor M. White with a second to accept the Consent Agenda. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; Councilor R. White, Aye; and Councilor Brine, Aye.

Communications were acknowledged.

**XIII. 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 letter to: Town Council  
From: Joan Marie Caley  
Dated: January 4, 2024  
Re: Zoning Regulations 82-1207 Keeping of Hen Chickens
- 2) Copy of letter to: Town Council  
From: Damiano & Company, LLP  
Dated: December 28, 2023  
Re: Post-audit communication letter
- 3) Copy of report to: Town Council  
From: Jamestown Historical Society  
Dated: January 3, 2024  
Re: Conanicut Battery Support in 2023 and Plans for 2024
- 4) Copy of report(s) to: Town Administrator Edward Mello  
From: Marla Romash, Jamestown Representative to Discover Newport  
Dated: January 2, 2024  
Re: State of Rhode Island October 2023 hospitality revenue reports

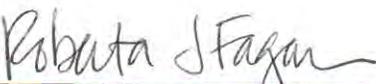
B) Resolutions from other Rhode Island Cities and Towns:

- 1) Resolution of the Town Council, Town of Warren, to the Honorable General Assembly, requesting an amendment to RIGL§ 44-18-18.1, to include Class A Liquor Licensee Sales in the Levy and Imposition of One Percent Tax on the Gross Receipts of the Licensee.

**XIV. ADJOURNMENT**

A motion was made by Vice President Meagher with a second by Councilor Brine to adjourn at 9:46 p.m. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor Brine, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

Attest:

  
Roberta J. Fagan, Town Clerk

# Jamestown Corridor Project

State of Good Repair and  
Resiliency Improvements in  
Response to Sea-Level Rise

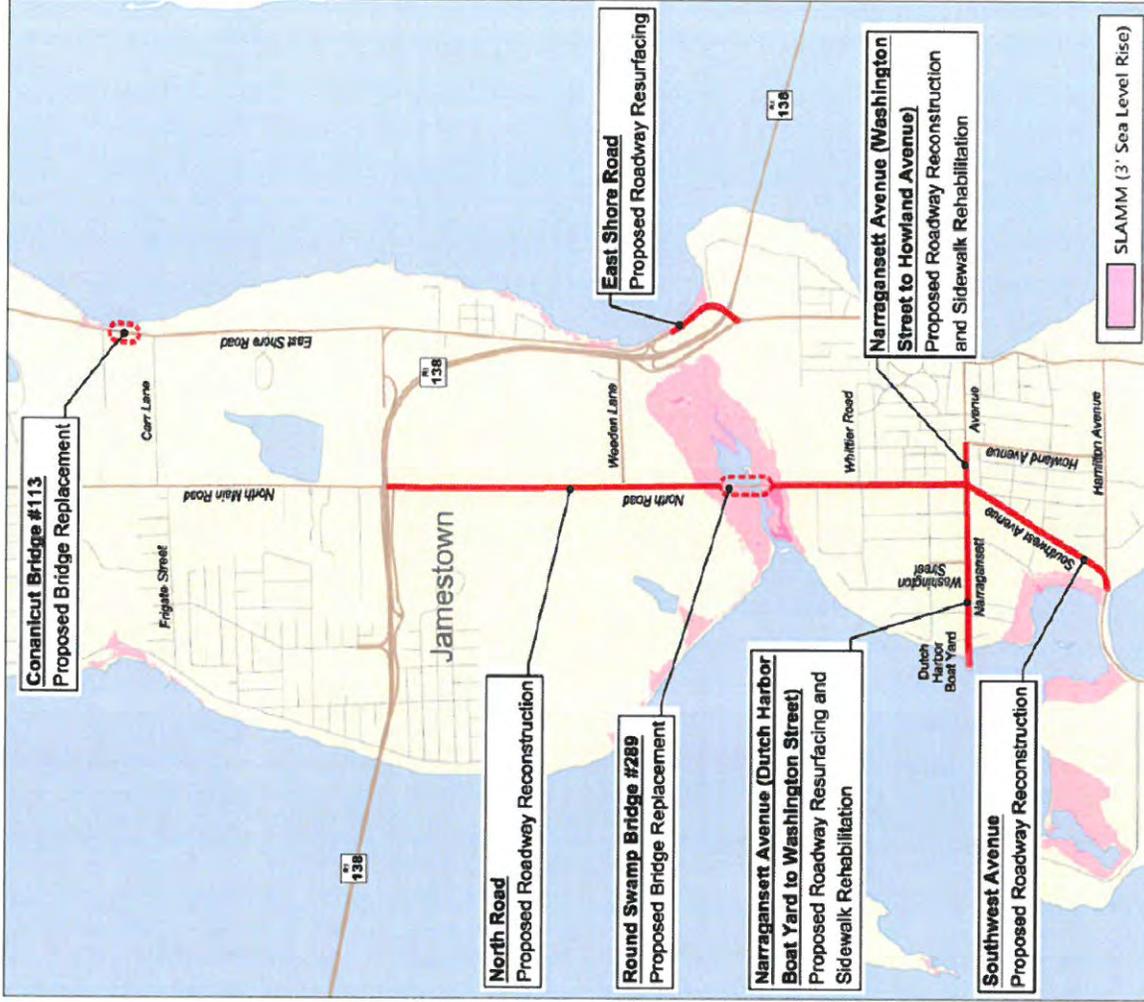
Jamestown Town Council

January 16, 2024



# Overview of STIP ID 9992

- Bridge:
  - Replacement of bridge #113-Conanicut Bridge on East Shore Road
  - Culvert replacement at East Shore Road at RITBA Toll Plaza
  - Replacement of bridge #289-Round Swamp Bridge on North Road
- Pavement
  - Roadway resurfacing and reclamation to North Road and Southwest Avenue from RI-138S ramp to Mackerel Cove
  - Reconstruction of East Shore Road from RITBA Headquarters to Conanicut Avenue
- Safety
  - Signage and Striping throughout study area
  - Guardrail replacement/removal and installation of concrete median
  - Intersection realignments at Southwest Ave. & Hamilton Ave. and Conanicut Ave & Bay View Drive



**Program Detail Report**  
**STIP: 2022-2031 (Revision 10 with Pending Changes)**

Municipality		Description										Responsible Agency	
STIP ID: 9992	PTS ID: 2607U	Project Name: Corridor - Jamestown											

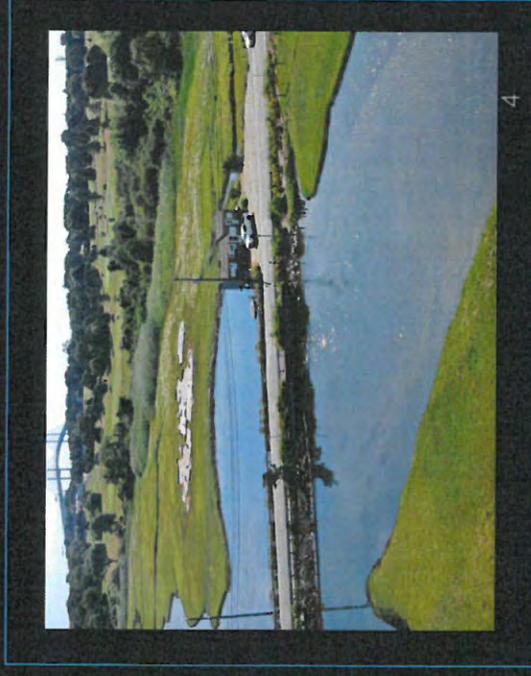
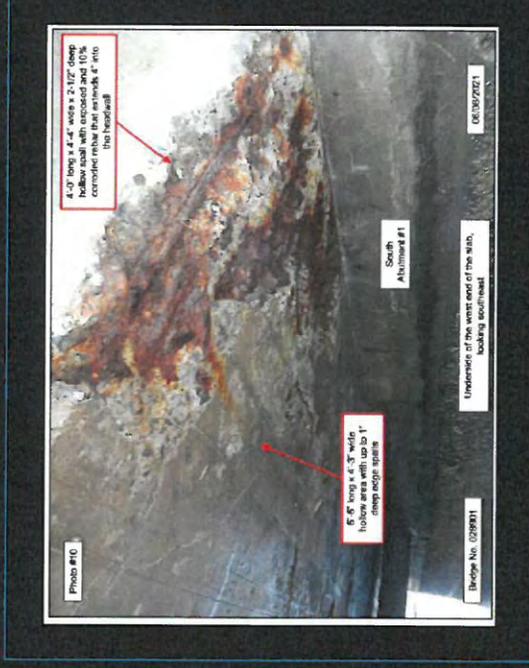
Phase	Funding	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Design	PROTECT	0.2000	0.2000	0.4000	0.8000							1.6000
Design	RICAP Match	0.0500	0.0500	0.1000	0.2000							0.4000
	<b>Subtotal</b>	<b>0.2500</b>	<b>0.2500</b>	<b>0.5000</b>	<b>1.0000</b>							<b>2.0000</b>
Construction	OutYear					7.0000	8.5000	7.0000				22.5000
	<b>Subtotal</b>					<b>7.0000</b>	<b>8.5000</b>	<b>7.0000</b>				<b>22.5000</b>
Other	OutYear								0.5000			0.5000
	<b>Subtotal</b>								<b>0.5000</b>			<b>0.5000</b>
	<b>Total</b>	<b>0.2500</b>	<b>0.2500</b>	<b>0.5000</b>	<b>1.0000</b>	<b>7.0000</b>	<b>8.5000</b>	<b>7.0000</b>	<b>0.5000</b>			<b>25.0000</b>

Assets Within Project		Facility Carried										Treatment Type		SLR	
Asset Type	Asset ID	Asset Name	Municipality												
Bridge	011301	Conanicut	Jamestown										Replace		Yes
Bridge	028901	Round Swamp	Jamestown										Replace		Yes
Safety	HSIP_CT-075-2	Intersection Safety Improvement at Southwest & Hamilton	Jamestown										Install ADA Ramps; Upgrade Crosswalk; Geometry Imp		No
Safety	HSIP_CT-75_01	Intersection Safety Improvement at Southwest & High	Jamestown										Install ADA Ramps; Upgrade Crosswalk; Geometry Imp		No
Safety	HSIP_CT-75_03	Intersection Safety Improvement at Conanicut & Bay View Drive	Jamestown										Geometry modification; ADA ramp repairs		Yes
Pavement	Pave_312	Southwest Ave (Hamilton Ave to Narragansett Ave)	Jamestown										Mill and Fill		No
Pavement	Pave_313	East Shore Rd (Conanicut Ave to RITBA HQ)	Jamestown										Reconstruction		Yes
Pavement	Pave_314	North Rd (Narragansett Ave to Round Swamp Bridge)	Jamestown										Mill and Fill		Yes
Sidewalk	SDW_47966	SDW Southwest Avenue S (Hamilton Ave. to Narragansett Ave.)	Jamestown										Rehabilitation		No
Sidewalk	SDW_47967	SDW North Road N (Narragansett Ave. to Swinburne St.)	Jamestown										Rehabilitation		No
Sidewalk	SDW_47968	SDW North Road S (Whittier Rd. to Narragansett Ave.)	Jamestown										Rehabilitation		No

**STIP ID 9992**

# Project Challenges

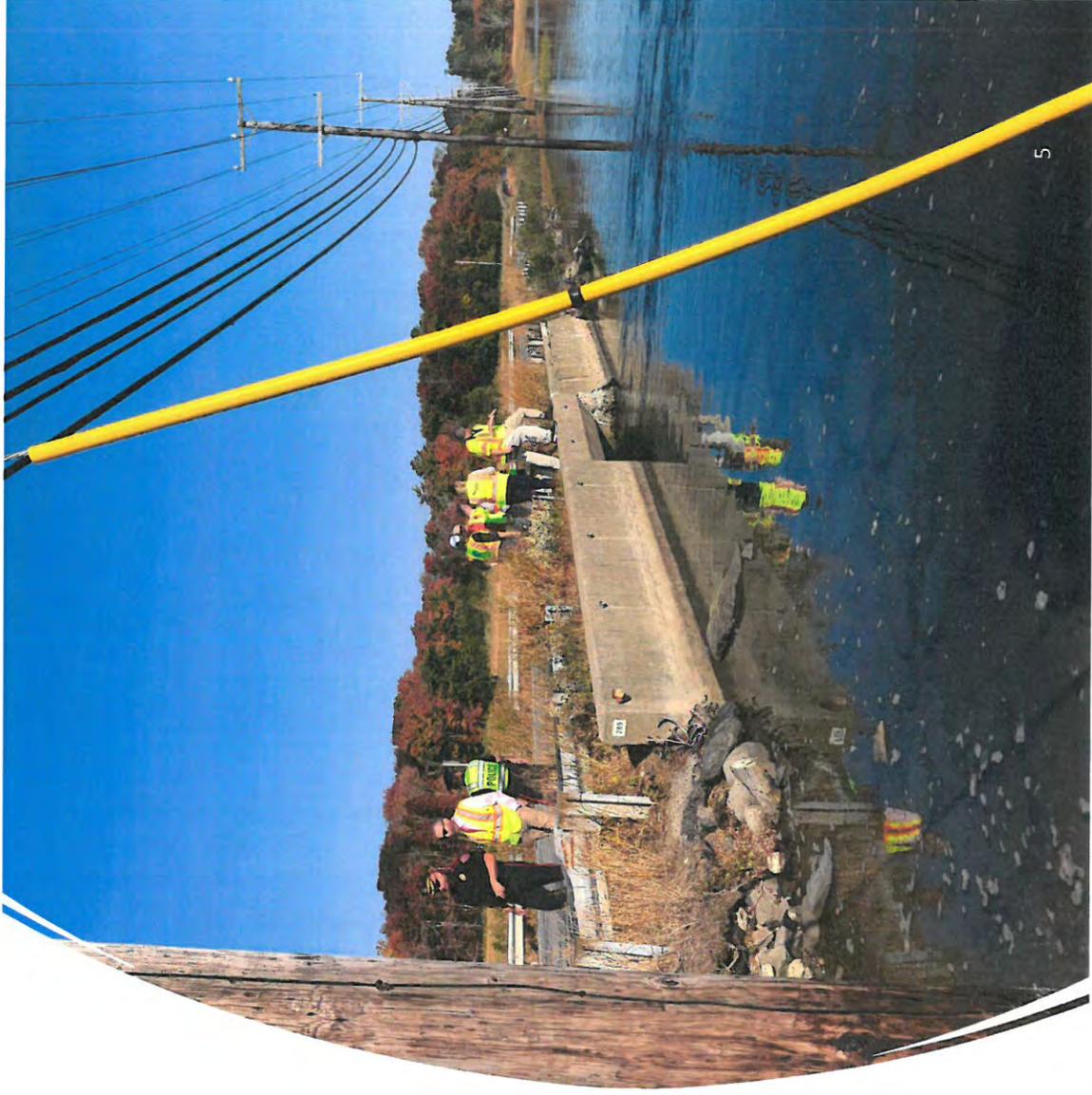
- Condition of Bridge #289
  - Built in 1934
  - Serious Condition
  - Hydraulic opening too small
- Flooding and Sea Level Rise
  - Both bridges in project are projected to be overtopped by 2050
  - 100-Year Storms could bring 12 feet
- Cultural Resources/Section 106
  - Potential for significant delay
  - Part of archaeological district



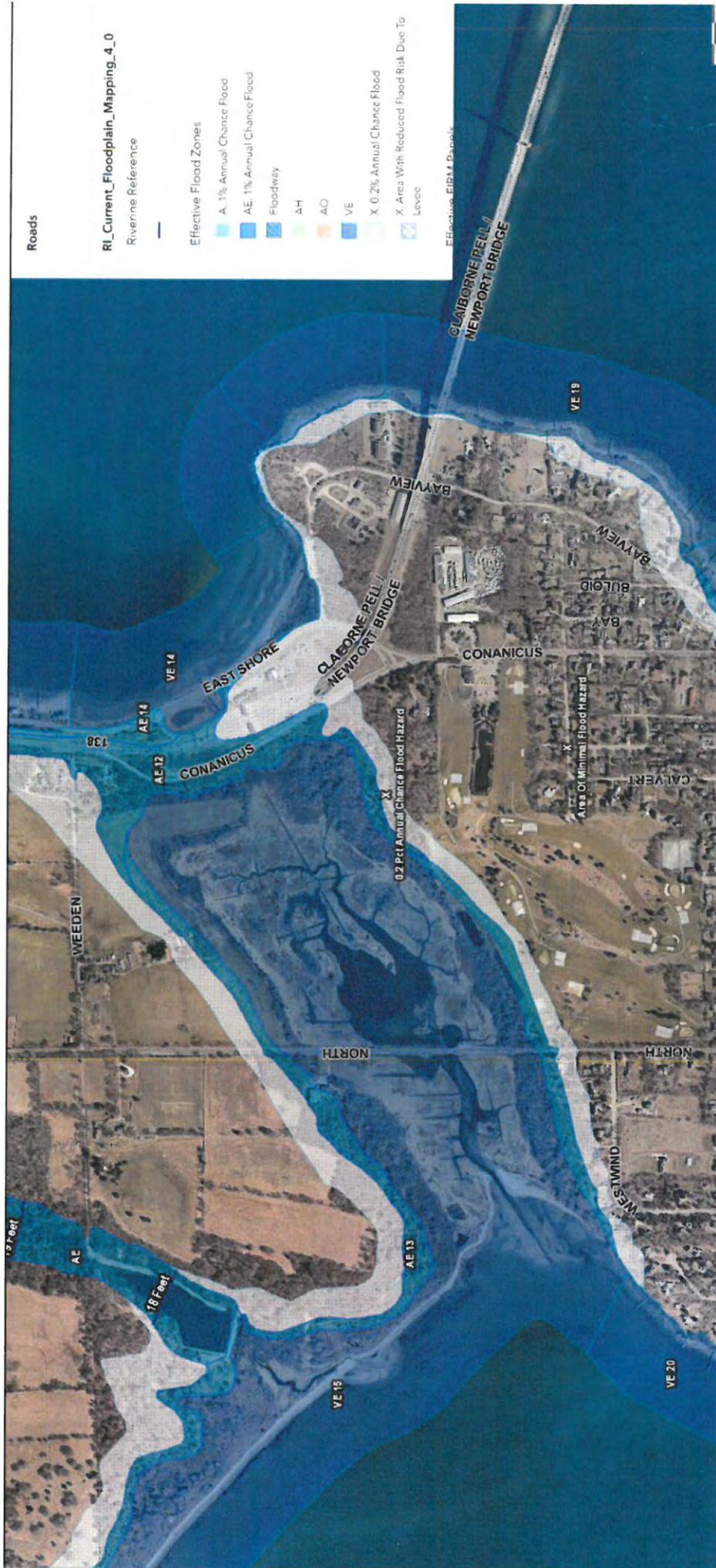
# Actions to Date

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- Spring 2022: Contract with VHB for Readiness Analysis
- Summer-Fall 2022: Peer exchanges and development
- October: FHWA Peer Exchange
- December: AASHTO Peer Review
- 2022-2023: Hydraulic Analysis
- Analysis of SLR Impact
- Alternatives Analysis



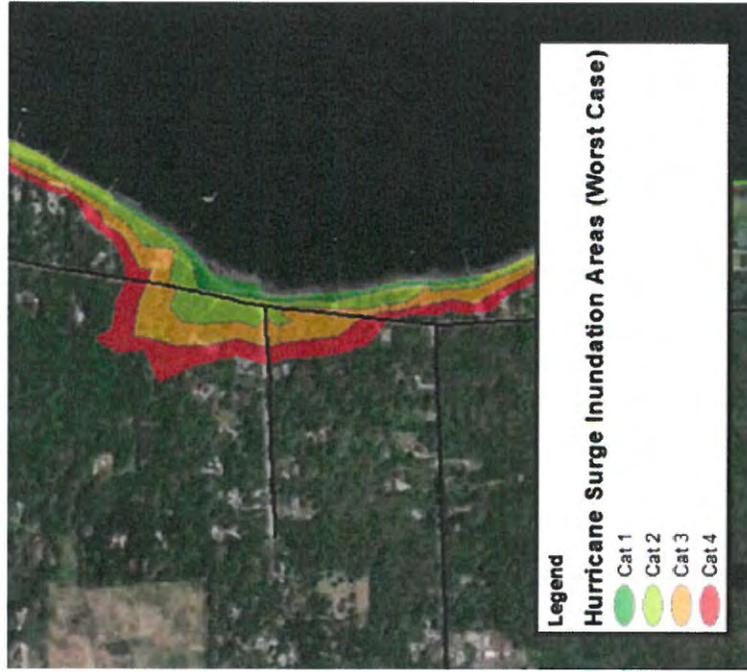
# Current Flood Zones in Jamestown





Bridge #113-Conanicut Bridge on East Shore Road is in a VE flood zone and has a 1% annual chance of flooding.

- Flooding
- Evacuation Routes
- Surge Danger





# Future Sea-Level Rise Only




**Up to 3 feet of SLR  
by 2050**



These impacted areas are projected to expand over time, causing at least three feet of sea level rise along East Shore Road by 2050. That's just for sea level rise (SLR), not storm surge or additional flooding.

By 2050 sea level rise will spread well past the current edges of Great Creek. East Shore Rd. and Conanicus Ave. will still be out of the tidal zone.

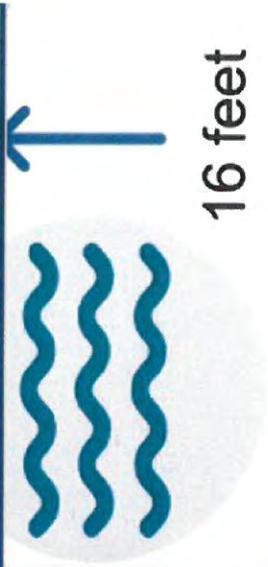
# Current Storm Surge Levels



During a 1% annual chance storm today, the water is modeled to be 12 feet deep at the Bridge #113-Conanicut Bridge on East Shore Road and at Great Creek.

At East Shore Road and Conanicus Ave., the predicted depth is 4-8 feet.

# Future SLR + Storm Surge



- 2050 Sea level rise indicates that both Conanicut and Round Swamp bridges will be overtopped if replaced at their existing grades
  - Storm surge on top of sea level rise amplifies effects
    - Increases risk of damage to structures



Abandonment: \$22.9 M

In-Kind Replacement \$29.7 M

Enlarge Hydraulic Openings  
\$30.2 M

Raise Elevation, Capacity  
\$60.4 million

# Alternatives Analysis

- Of the 5 Alternatives Developed, RIDOT Identified Alternative 5 as its Preferred Option

\* All estimates include roadway work on North Rd, Narragansett Ave, and Alternative 3 for East Shore Road paving and Bridge #113

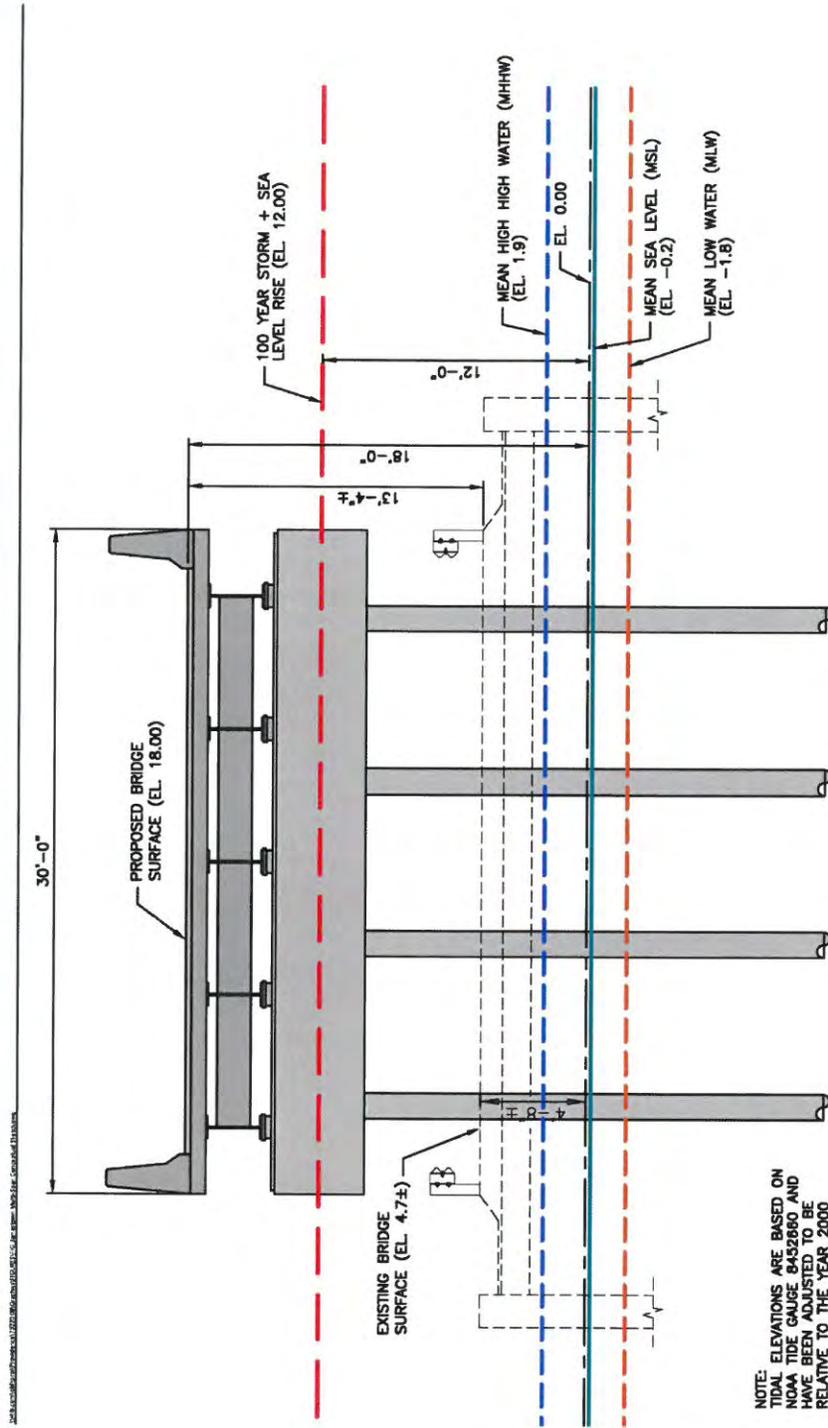
**Existing Round Swamp Bridge #289**



**Proposed Round Swamp Bridge #289**

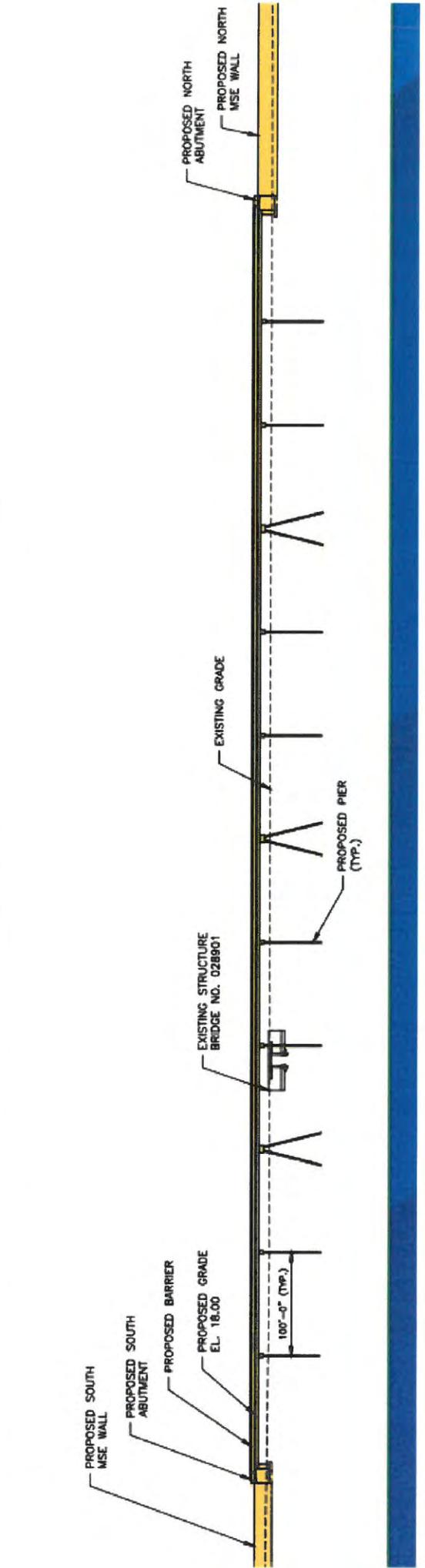
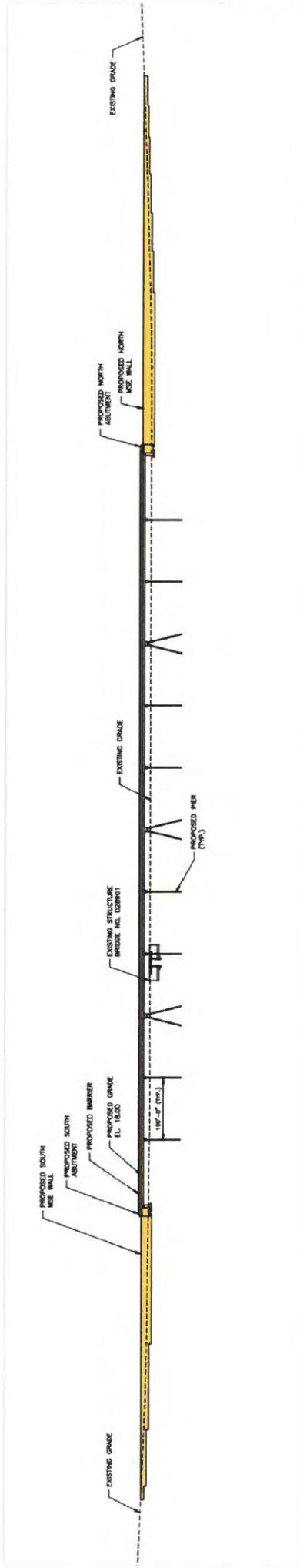


- A 1,250 foot multi-span bridge would replace the existing causeway and undersized culverts
- Benefits:
  - Elevates existing roadway while addressing the ongoing issue of the undersized hydraulic opening of the existing culvert
  - Maximum level of protection from flooding through SLR, storms, and tidal events
  - Smaller footprint of permanent impacts compared to raising the roadway and increasing size of culverts (Options 3 & 4)

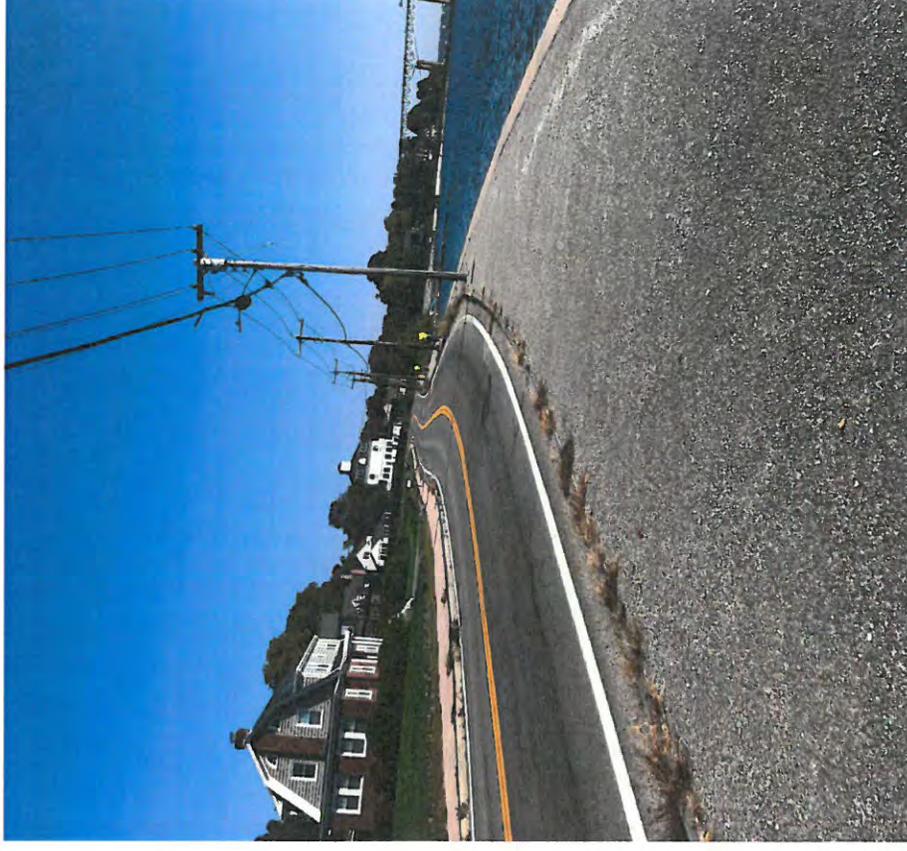


NOTE: TIDAL ELEVATIONS ARE BASED ON NOAA TIDE GAUGE 8432860 AND HAVE BEEN ADJUSTED TO BE RELATIVE TO THE YEAR 2000

# Alternative 5 - Profile



- Commit to an Alternative
- Additional stakeholder engagement
- Amend STIP to reflect increased budget and revised project schedule
- Seek additional funds through Discretionary Grant(s):
  - PROTECT Grant
  - Bridge





# Thank You

Pamela Cotter  
Administrator of Planning



# TREE PLANTING AT BIKE PATH

Prepared by the Jamestown Tree Preservation and Protection  
Committee

**Jim Simmons, Chair**

**Richard Kingsley, Vice Chair**

**Beth Herman, Secretary**

**Darcy Magratten**

**Michele Foster**

**Tom Waddington**

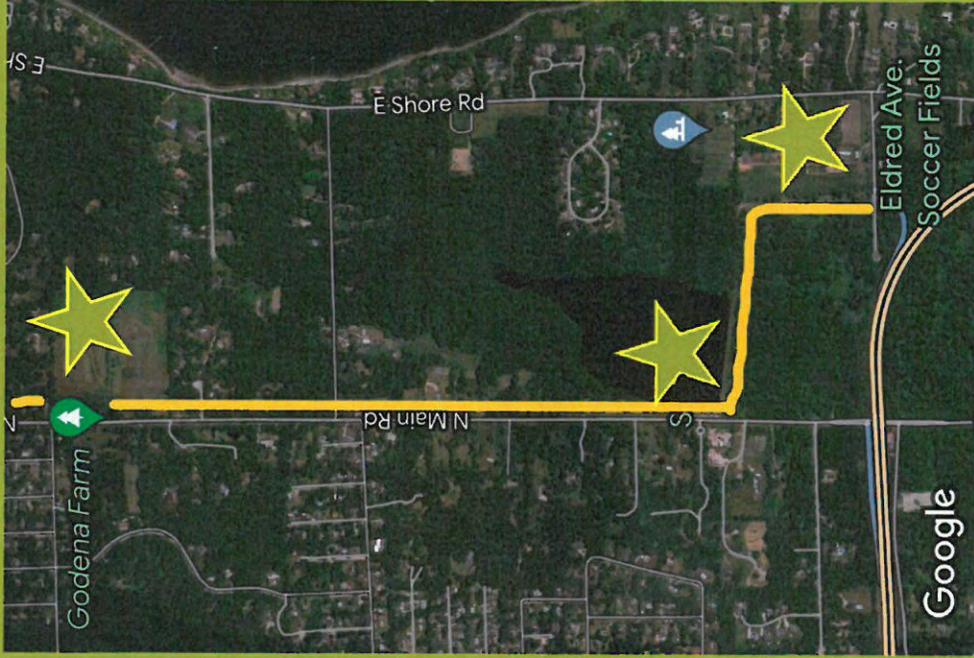
**Donna Repko**

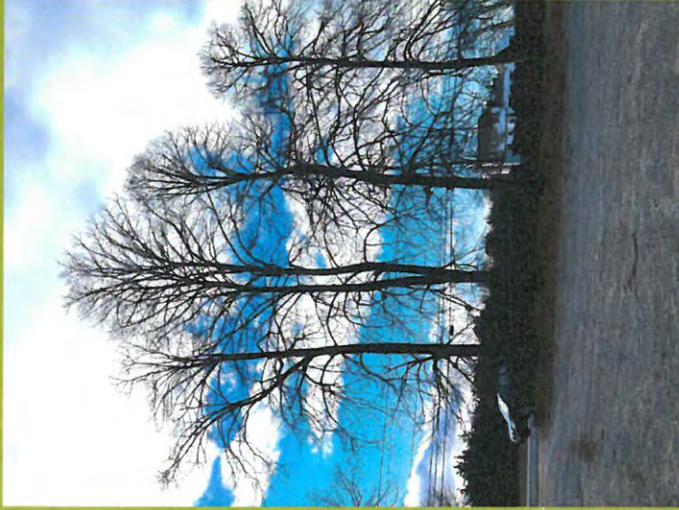
**Steve Saracino, Jamestown Tree Warden**

**Barbara Lundy, Conservation Commission Liaison**

### 3 Areas Included:

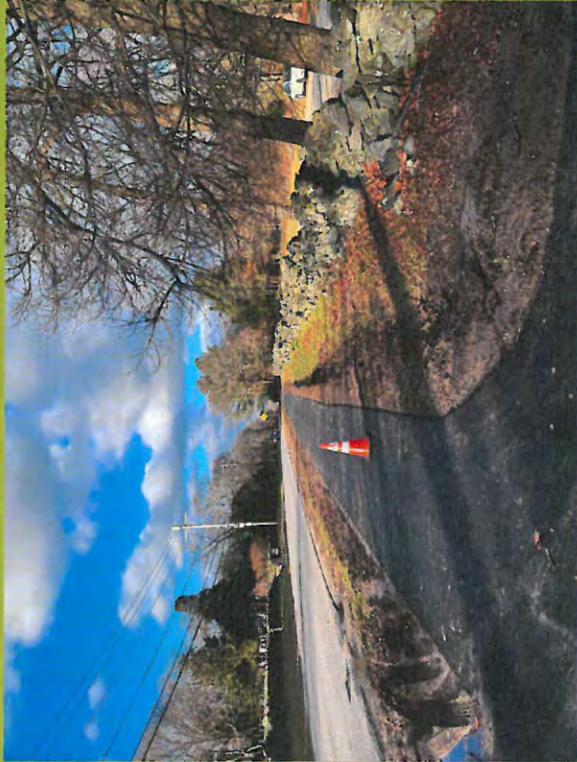
- Godena Farm
- Reservoir
- Eldred Avenue Entrance





**PHOTO 1: EXAMPLE OF SPACING - LINDEN TREES AT ENTRANCE TO GODENA FARM SPACED 8' TO 15' APART**

**PLANTING CONCEPT: GROUPINGS OF NATIVE TREES**

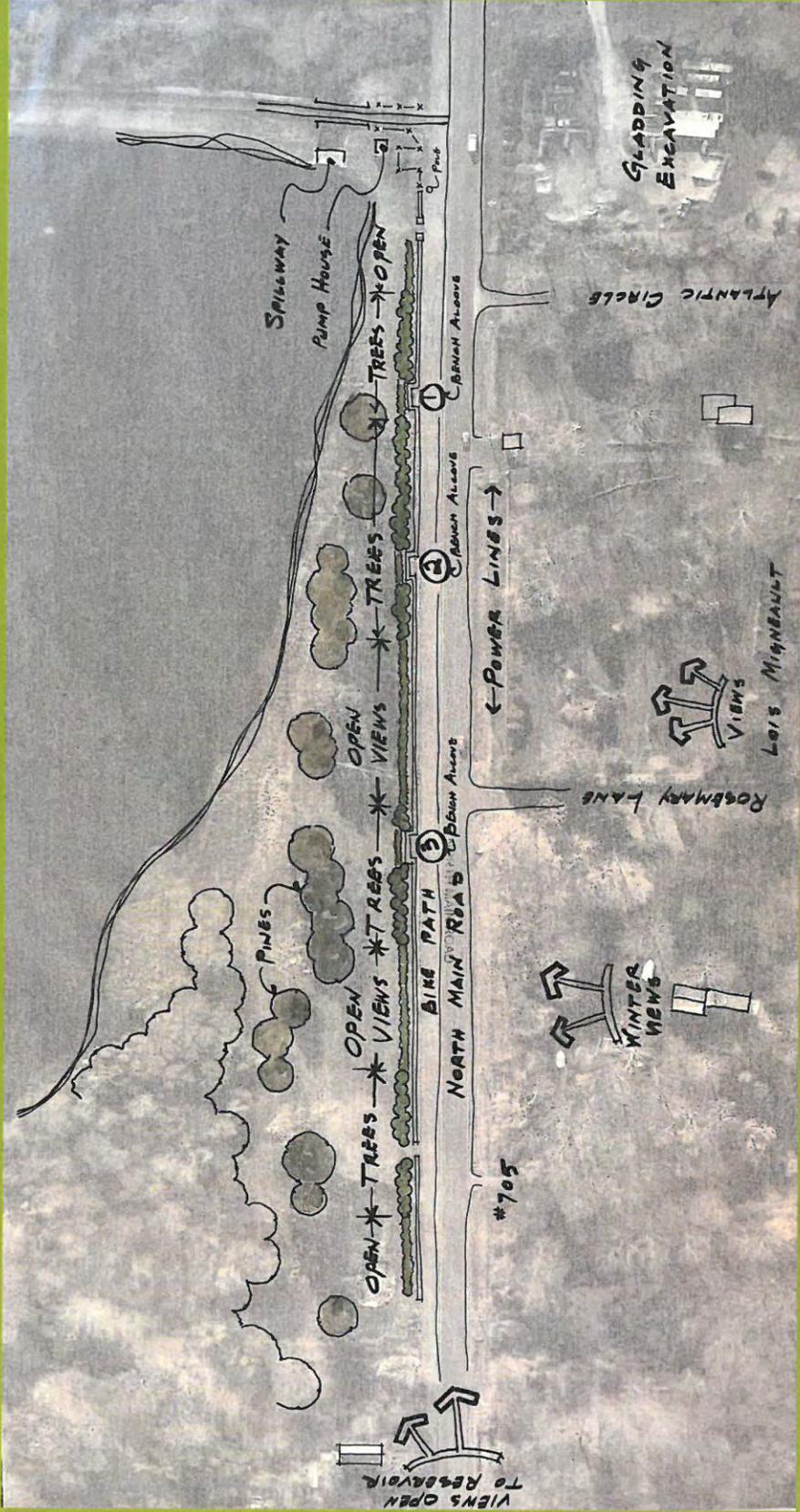


**PHOTO 2: ADD LARGE SHADE  
TREES BETWEEN BIKE PATH AND  
STONE WALL**

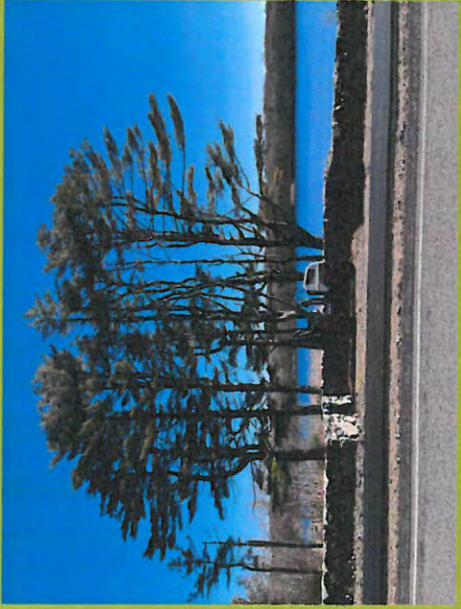


**PLANTING AT GODENA FARM**

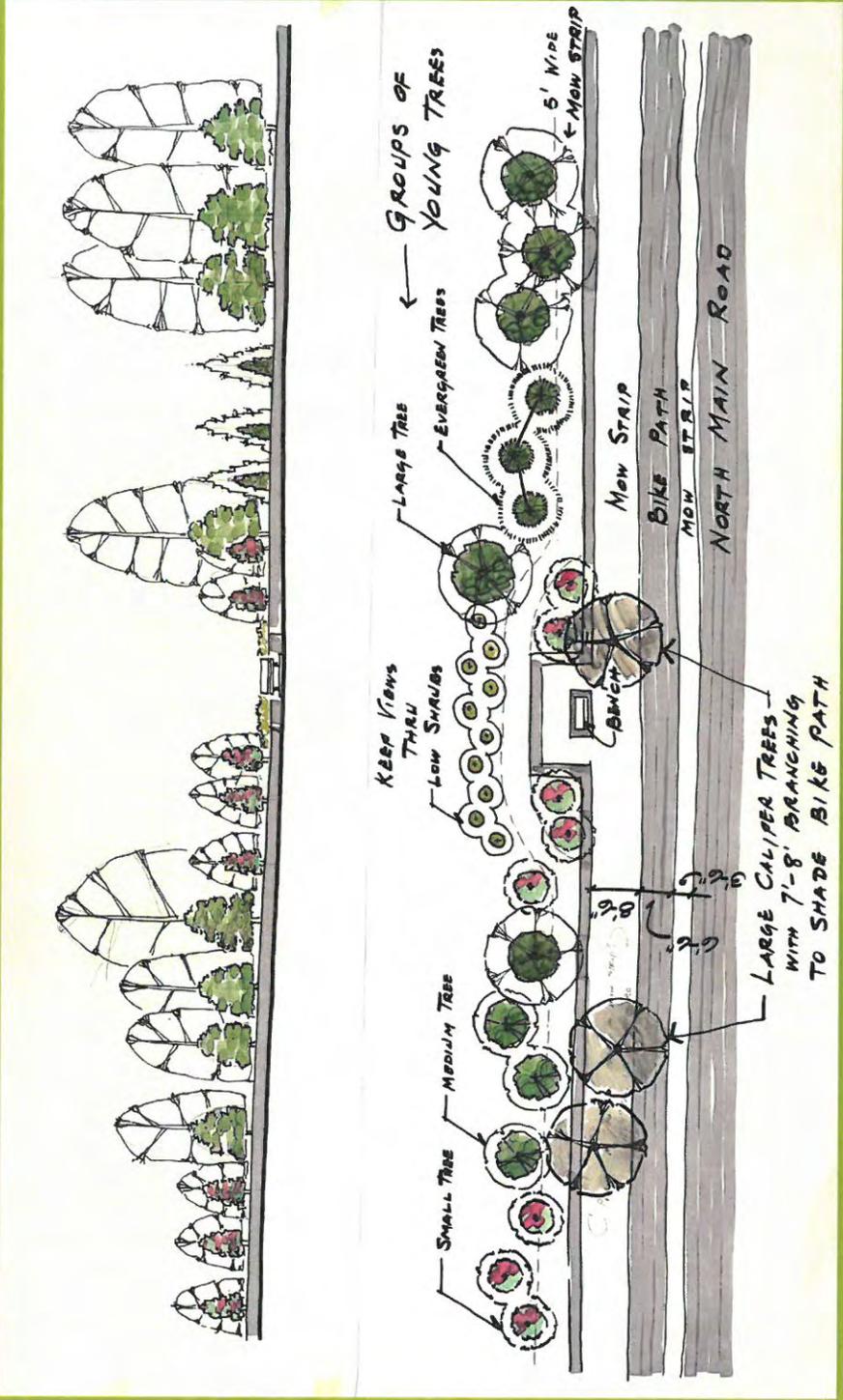
**1 INCH = 50 FEET**



PLANTING ALONG BIKE PATH AT THE RESERVOIR PLAN 1 INCH = 50 FEET

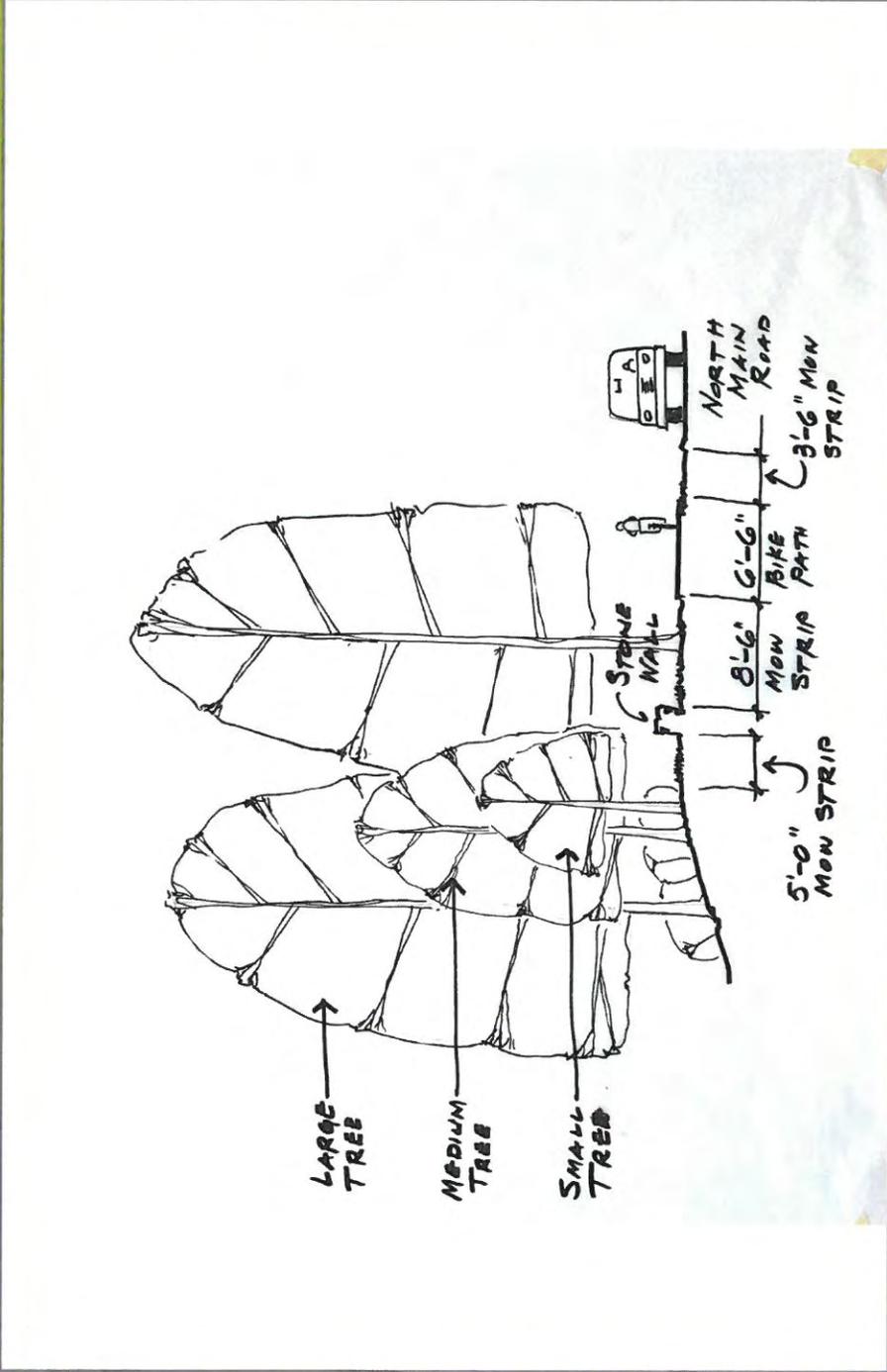


**BENCH ALCOVES ALONG NORTH MAIN ROAD**



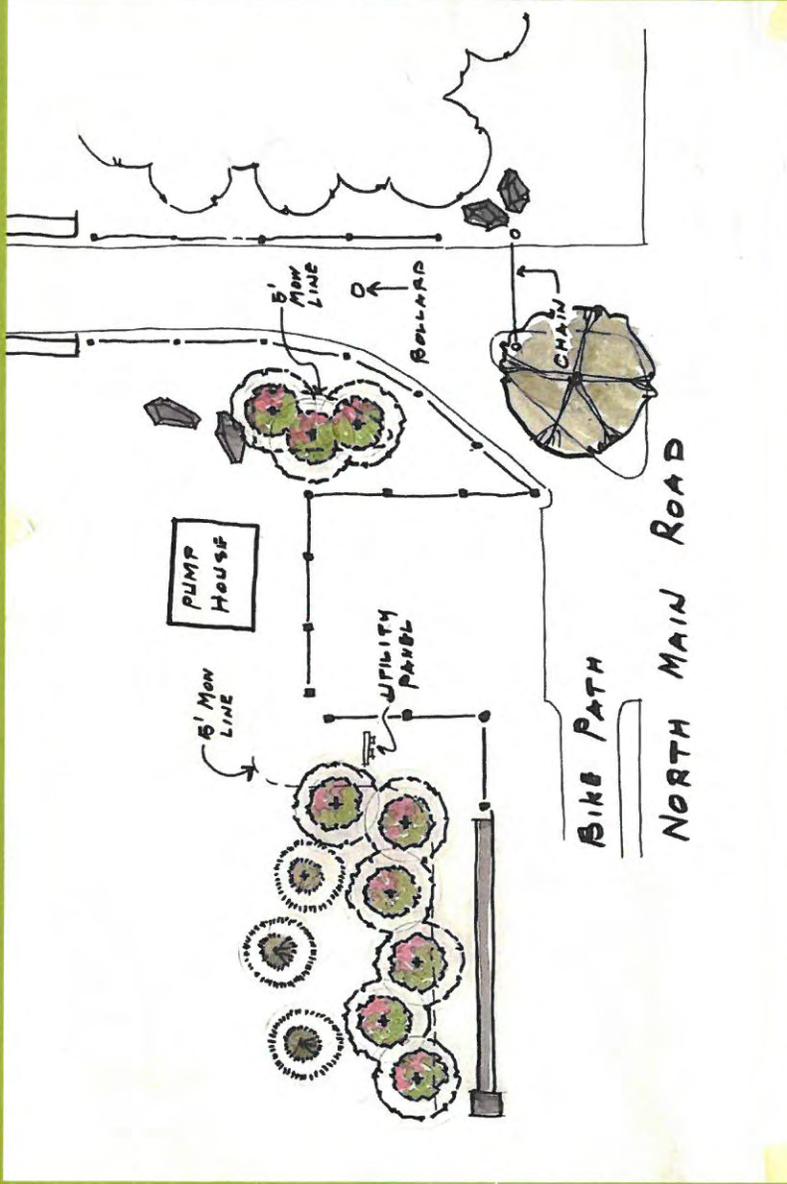
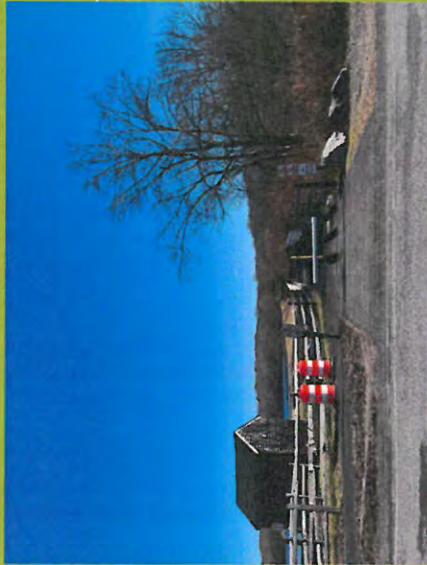
**PLANTING AT BENCH ALCOVE – ENLARGEMENT**

**1 INCH = 8 FEET**



PLANTING AT THE RESERVOIR – SECTION

1 INCH = 4 FEET

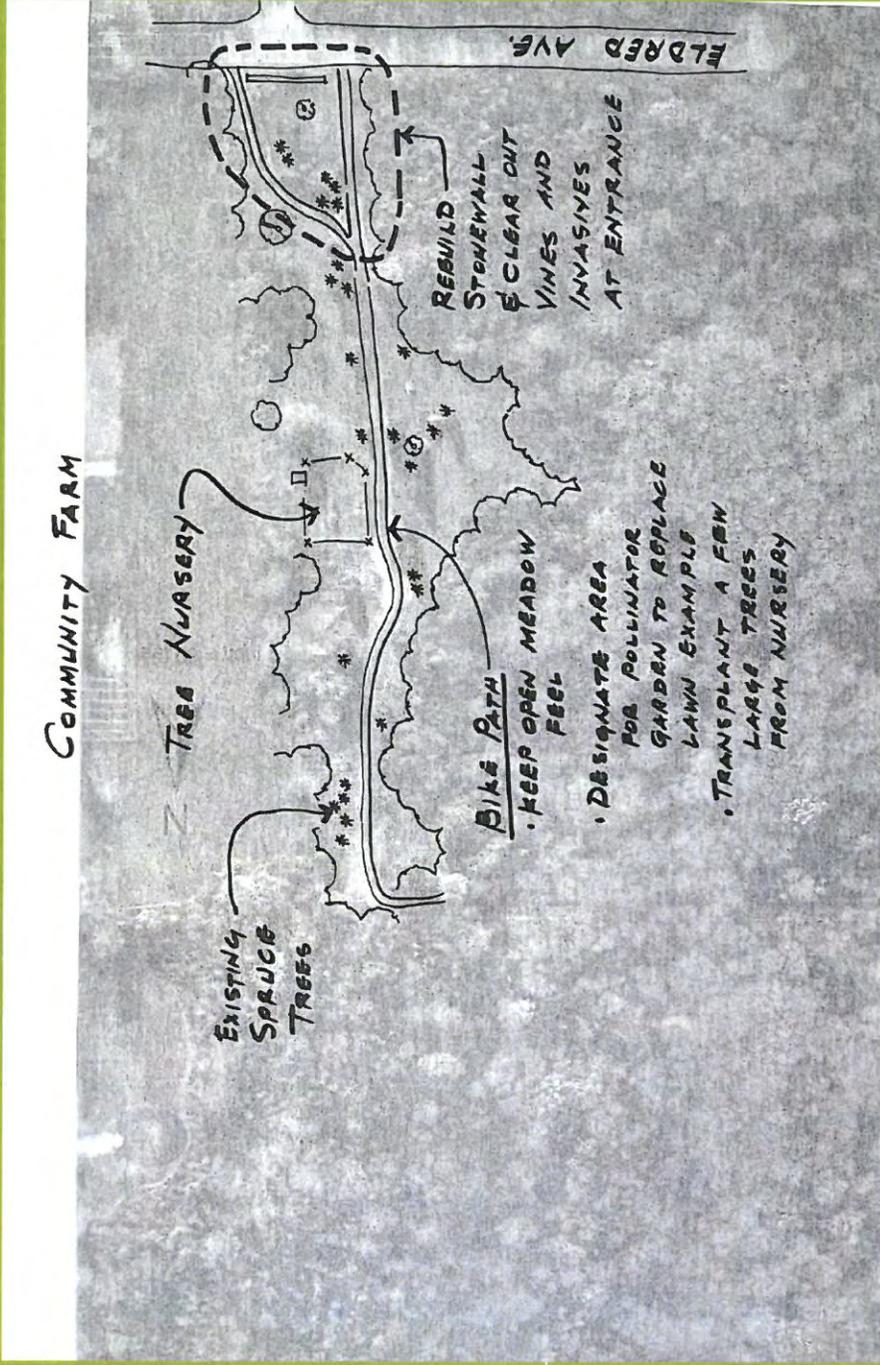


PLANTING AT PUMP HOUSE – ENLARGEMENT

1 INCH = 8 FEET



**15 GALLON NATIVE TREES AT NURSERY FOR MAJORITY OF PLANTING**



COMMUNITY FARM

TREE NURSERY

EXISTING SPRUCE TREES

BIKE PATH

KEEP OPEN MEADOW FEEL

DESIGNATE AREA FOR POLLINATOR GARDEN TO REPLACE LAWN EXAMPLE  
 TRANSPLANT A FEW LARGE TREES FROM NURSERY

REBUILD STONEWALL & CLEAR OUT VINES AND INVASIVES AT ENTRANCE

ELDRED AVE.

BIKE PATH AT ELDRED AVENUE

1 INCH = 80 FEET



## Affordable Housing Committee MEMORANDUM

**TO:** The Honorable Town Council, Nancy Beye, President  
Edward A. Mello, Town Administrator  
**FROM:** Bob Plain, Chair, Jamestown Affordable Housing Committee  
**RE:** Budget Request – Funding Mechanisms for Affordable Housing  
**DATE:** January 3, 2024

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The lack of local affordable housing and fast-evaporating economic diversity in Jamestown is an emergency situation for our community.

As an island, affordable housing and economic diversity are critical resiliency and sustainability issues for Jamestown. Our ability to maintain volunteer fire and EMS services is in danger because of our lack of housing diversity and affordability. If something were to happen to the bridges, we would not be able to educate our children, police our streets, or even plow our snow. Our dearth of diverse housing options has the very real potential of putting Jamestowners in jeopardy.

As such, the Affordable Housing Committee strongly believes the time is right to make an important investment in preserving economic diversity in Jamestown. This Town Council and others have helped by making annual investments of \$100,000, on average, into our Affordable Housing Trust Fund each year. The need has become so severe that Jamestown must now take bold action. We urge the Town Council to take the following immediate actions to begin to address this issue:

- 1) Propose and pass a \$3 million bond earmarked for affordable housing in FY 24-25.
- 2) Increase the yearly allocation to the Affordable Housing Trust Fund to \$225,000.

This investment is necessary in many important ways. It would serve as seed money for the newly-created Affordable Housing Preservation Program, which will help existing Jamestowners of modest means resist the market forces enticing them to sell their property to the highest bidder. It could be used to help build workforce housing for town employees. It could be used to create a housing component to a new senior center, as other communities such as Portsmouth, are doing. The options and needs are myriad, but without financial resources we can't move forward on any of them.

Because of Jamestown's strong bond rating and strong state real estate transfer tax, we think this is a very cost-effective long-term strategy. Jamestown has borrowed more than twice as much to preserve open space. Both open space and housing diversity are critical pieces of the puzzle that will make Jamestown special. It is time for Jamestown to make the same kind of investment in economic diversity that we have made in open space. This combination will ensure that we are able to keep our longtime residents, ensuring generational continuity and guarantee that Jamestown remains the best place to live in Rhode Island long into the future.

Most sincerely,  
The Jamestown Affordable Housing Committee



# SAILING CENTER CONCEPT PLANS

FORT GETTY ROAD  
JAMESTOWN, RHODE ISLAND

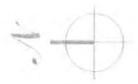
JANUARY 17, 2023





# CISF Sailing Center

EXISTING SITE PLAN | JANUARY 17, 2023





**CISF Sailing Center**

EXISTING SITE CONDITIONS - TOPOGRAPHY | JANUARY 17, 2023



## CISF Sailing Center

EXISTING SITE PHOTOS | JANUARY 17, 2023

PAGE 4



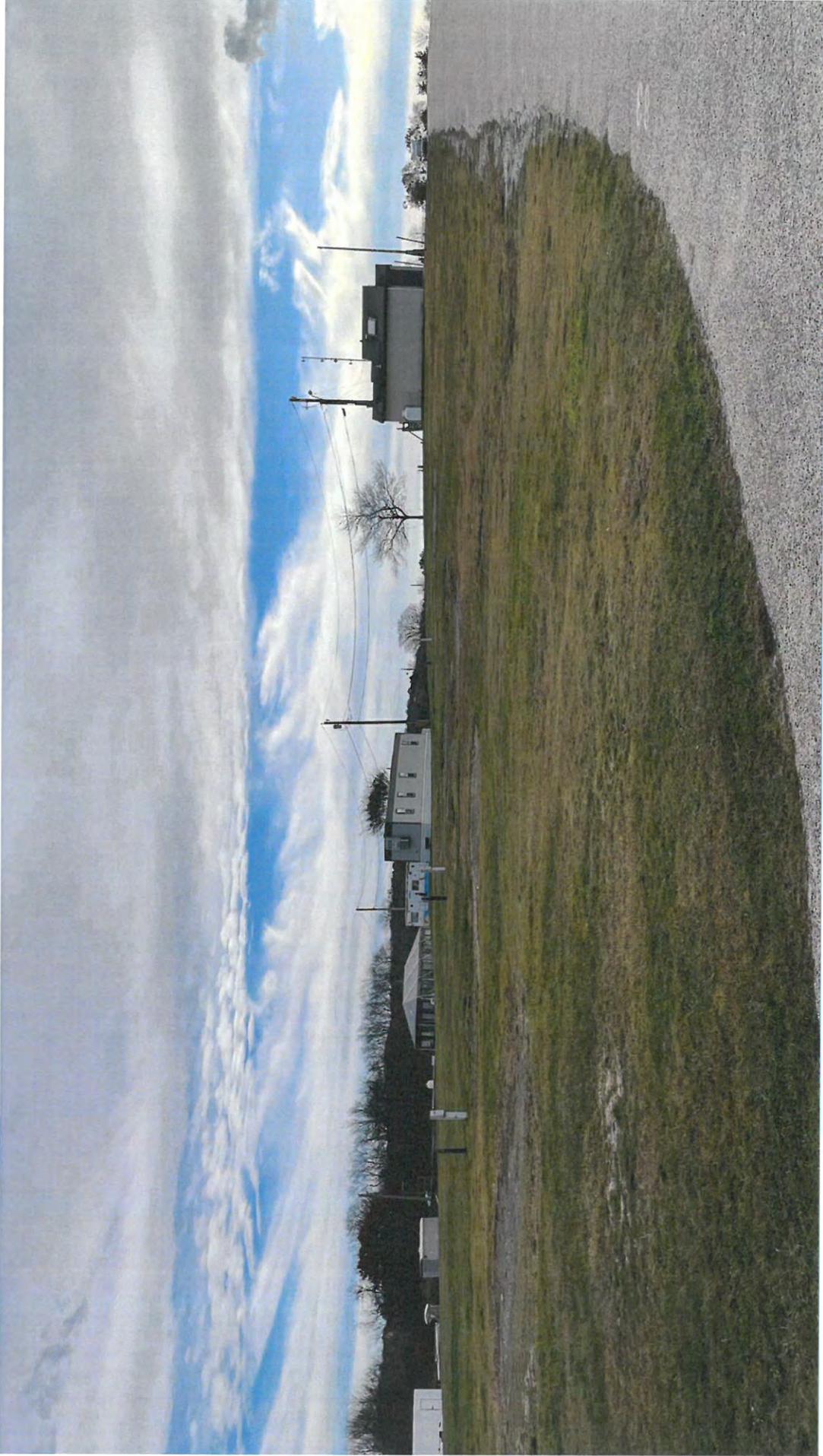


## CISF Sailing Center

EXISTING SITE PHOTOS | JANUARY 17, 2023

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## CISF Sailing Center

EXISTING SITE PHOTOS | JANUARY 17, 2023

PAGE 6





## CISF Sailing Center

EXISTING SITE PHOTOS | JANUARY 17, 2023

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# CISF Sailing Center

LEASE AGREEMENT AREAS | JANUARY 17, 2023





# CISF Sailing Center

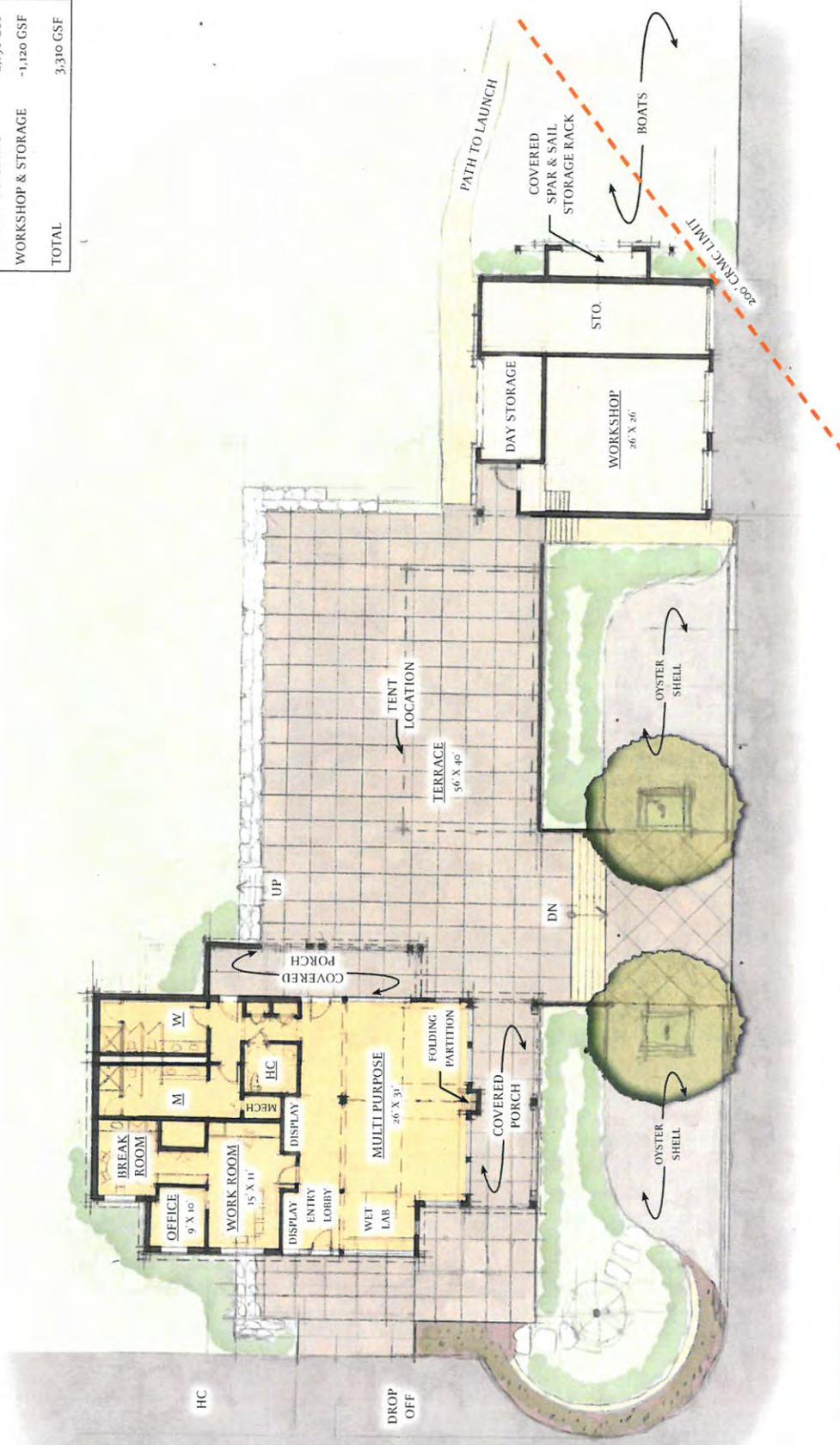
INITIAL CONCEPT SITE PLAN | JANUARY 17, 2023



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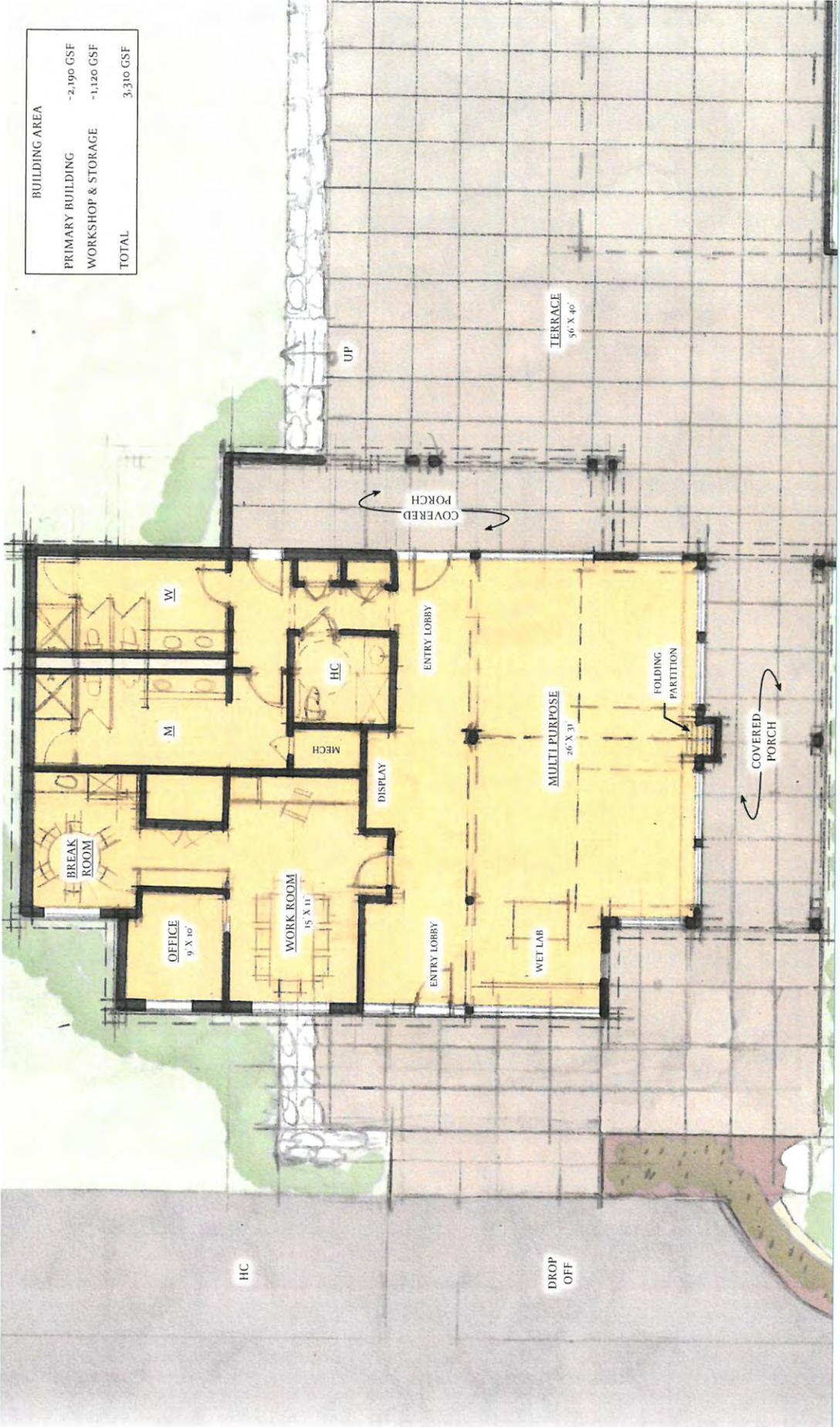
BUILDING AREA	
PRIMARY BUILDING	-2,190 GSF
WORKSHOP & STORAGE	-1,120 GSF
TOTAL	3,310 GSF



# CISF Sailing Center

INITIAL CONCEPT - FIRST FLOOR PLAN | JANUARY 17, 2023





BUILDING AREA	
PRIMARY BUILDING	-2,190 GSF
WORKSHOP & STORAGE	-1,120 GSF
TOTAL	3,310 GSF

# CISF Sailing Center

INITIAL CONCEPT - FIRST FLOOR PLAN | JANUARY 17, 2023



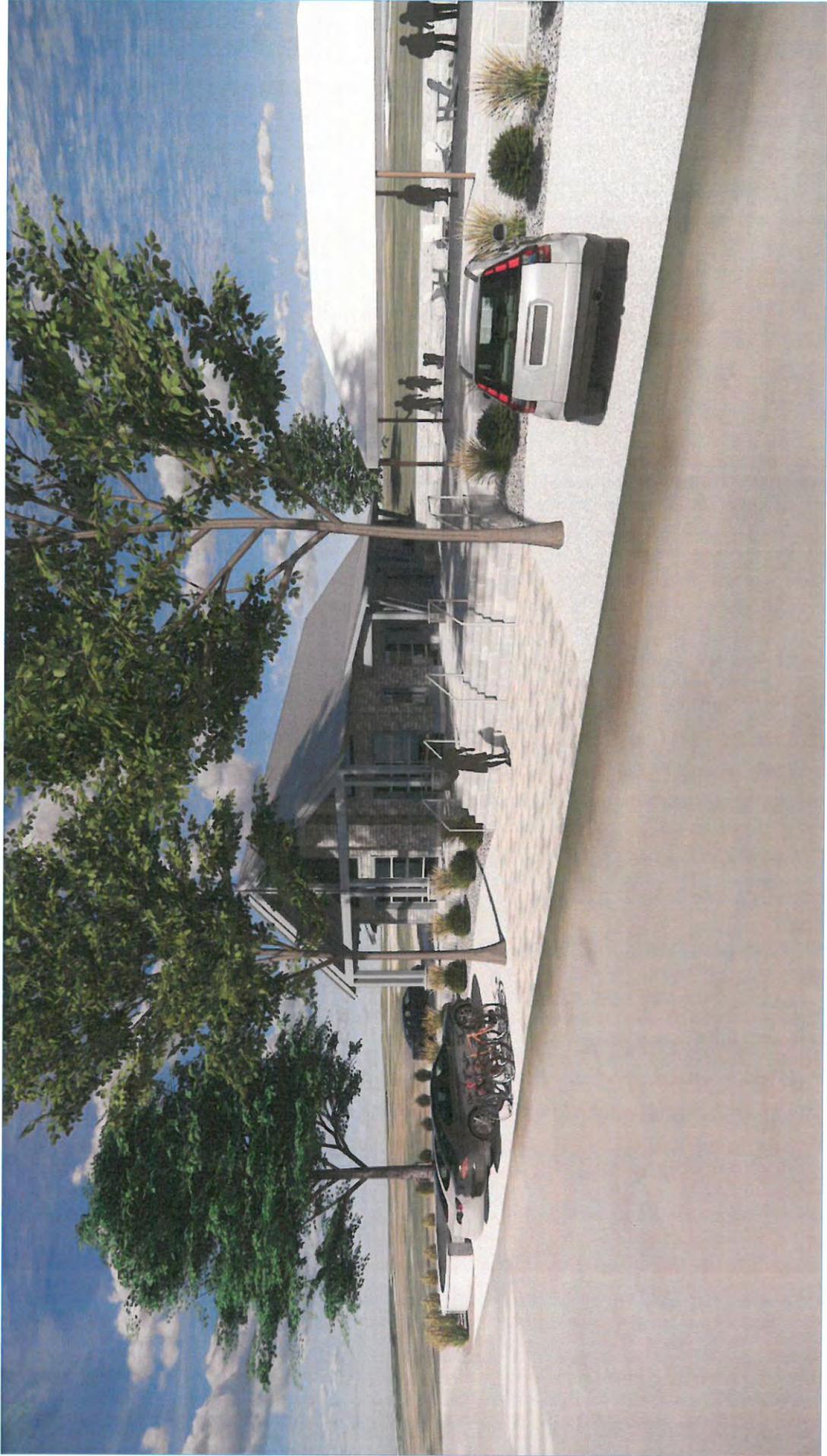


**CISF Sailing Center**

INITIAL CONCEPT RENDERING  
JANUARY 17, 2023

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**CISF Sailing Center**

INITIAL CONCEPT RENDERING  
JANUARY 17, 2023



# CISF Sailing Center

INITIAL CONCEPT RENDERING  
JANUARY 17, 2023

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**CISF Sailing Center**

INITIAL CONCEPT RENDERING  
JANUARY 17, 2023

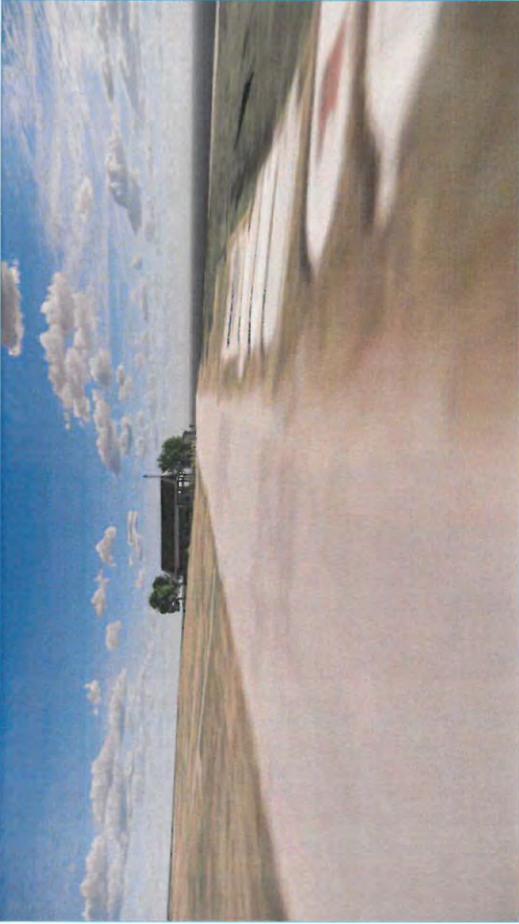
PAGE 15





# CISF Sailing Center

INITIAL CONCEPT RENDERING  
JANUARY 17, 2023



**CISF Sailing Center**

COMPARISON RENDERINGS  
JANUARY 17, 2023





**CISF Sailing Center**

COMPARISON RENDERINGS  
JANUARY 17, 2023