



**TOWN COUNCIL MEETING**  
**Jamestown Town Hall**  
**Rosamond A. Tefft Council Chambers**  
**93 Narragansett Avenue**  
**Tuesday, February 20, 2024**  
**6:15 P.M.**

THIS MEETING WILL BE CONDUCTED IN PERSON ONLY.

**THIS MEETING WILL BE LIVE STREAMED:** To view the meeting with no interaction:  
<https://jamestownri.gov/how-do-i/watch-live-streamed-town-meetings>

*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/2024meetings-minutes>

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

TIME	NAME	COMMITTEE
6:15	Cynthia Leonard	Tick Task Force Ad Hoc Committee

**II. ROLL CALL**

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

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

A) 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

- 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) None.
  
- D) Unfinished Business
  - 1) Review, Discussion and/or Action and/or Vote and/or Schedule a Special Meeting to review the Water Supply System Management Plan-5 Year Update prepared by Pare Corporation, continued from January 16, 2024.
  
  - 2) Review, Discussion and/or Action and/or Vote, and/or Schedule a Special Meeting to review the Status update of the Rules and Regulations of the Board of Water and Sewer Commissioners, prepared by PARE Corporation, continued from January 16, 2024.
  
- E) New Business
  - 1) Review, Discussion, and/or Action and/or Vote: Memorandum from Public Works Director Michael Gray regarding the Water Extension Application(s) of the 8” water main within East Short Road in the Rural Water District.
  
  - 2) Review, Discussion, and/or Action and/or Vote on the application of Jeffrey and Deborah Saletin. (Plat 7 Lot 135, 14 Seaview Avenue, for utility service connection (water).
  
  - 3) Review, Discussion, and/or Action and/or Vote on the letter dated 01/02/2024 from Attorney Joelle C. Rocha and the application of Glenn and Marjorie Andreoni (Plat 7 Lot 34, 10 Seaview Avenue, for utility service connection (water).
  
  - 4) Review, Discussion, and/or Action and/or Vote on the application of Paul Frechette (Plat 7 Lot 101, 19 Seaview Avenue, for utility service connection (water).
  
  - 5) Review, Discussion, and/or Action and/or Vote on the application of Stephen Zimmiski and Suzanne Gagnon (Plat 7 Lot 94, 7 Seaview Avenue, for utility service connection (water).

- 6) Review, Discussion, and/or Action and/or Vote on the application of Julie T. Berry, (Plat 12 Lot 68, Bayberry Road, for utility service connection, no extension (water only).

F) 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 sitting as the Board of Water and Sewer Commissioners for review, discussion, and/or potential action and or vote.*

- 1) Adoption of Minutes:
  - a) January 16, 2024 (regular meeting).
- 2) Finance Director’s Report:
  - a) Comparison of the Water Budget to Actuals as of January 31, 2024.
  - b) Comparison of the Sewer Budget to Actuals as of January 31, 2024.
- 3) Authorization to execute a multi-year lease with Dish Wireless to install equipment on the Town-owned water towers, subject to Zoning Board of Review approval.
- 4) Approval of the Legal Service Agreement between the Jamestown Water & Sewer Commission (“Client”) and Marin, Barrett, and Murphy Law Firm, Inc; Law Office of Kevin Madonna, PLLC; SL Environmental Law Group PC; Douglas & London, P.C.; Levin, Papantonio, Rafferty, Proctor, Buchanan, O’Brien, Barr, Mougey, P.A. (collectively the “Firms”) for the purpose of investigating and assessing potential claims arising out of the presence of contaminants in water supply wells affecting Client’s water systems and/or Client’s other property, including wastewater; and (ii) to provide for the terms and conditions for the representation of Client in any civil action that may be filed in the appropriate court and any proceeding by writ or appeal related to that action filed on behalf of Client by the Firms (“Legal Action”).

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

**V. OPEN FORUM**

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

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

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

**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 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 March 8, 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
- 2) Pursuant to RIGL §3-7-14, the following license application(s) have been received under said Act for a one-day license(s) on March 6, March 8, March 16, and March 22, 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).

**The Town Council adjourns from sitting as the Alcohol Beverage Licensing Board**

**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: Edward A. Mello  
1) Tax Abatement (Credits) Proposed Ordinance Amendment (revised) and Public Hearing (Unfinished Business).  
2) Ft. Getty Seasonal RV vacant sites (New Business).  
3) Ft. Getty Pier storm damage assessment and repair.  
4) 6 West Street Property update. (Unfinished Business)  
5) Jamestown Art Center art display request (New Business).  
6) Tax Appeal 129 Walcott Avenue Settlement Agreement (Consent).  
7) Report on the recent meeting with Secretary of Housing Stephan Pryor.  
8) Multi-year Water Tower Lease (Water & Sewer Consent Agenda).

**IX. UNFINISHED BUSINESS**

- A) Review, Discussion, and/or Action and/or Vote: At the request of Town Administrator Mello authorization to prepare a warrant for the Financial Town Meeting (FTM) for a bond in the amount of \$2.5 million for the plan development and renovation of the Senior Center located at 6 West Street
  - 1) Memorandum from Town Administrator Mello to the Town Council regarding the Senior Center Project and request to prepare a warrant for the 2024 FTM for a bond in the amount of \$2.5 million.
  
- B) Review, Discussion, and/or Action and/or Vote: At the request of Town Administrator Mello Discussion and Possible Action to Order to Advertise in the Jamestown Press; Notice of a Public Hearing to take place on March 18, 2024, at 6:30 p.m. for Proposed Amendments to the Code of Ordinances (revised) regarding Chapter 66 – Taxation and Finance:
  - 1) Memorandum from Town Administrator Mello to the Town Council regarding the proposed amendment to the Code of Ordinances regarding Chapter 66-Taxation and Finance (revised).
  
  - 2) Consideration of the Town of Jamestown Tax Relief Ad Hoc Committee Report to the Town Council.
  
- C) Review, Discussion, and/or Action and/or Vote: Review and/or Discussion of the Jamestown Affordable Housing Committee (JAH) recommendations:
  - 1) At the request and recommendation of the Jamestown Affordable Housing Committee, Town Council support of the Jamestown Affordable Housing Preservation Program and permission to develop an enabling ordinance by the Town staff with final review by the Town Solicitor.

**X. NEW BUSINESS**

- A) Review, Discussion, and/or Action and/or Vote: Review of the proposed budget for the Fireworks Event to take place on Sunday, July 7, 2024 (rain date July 8, 2024):
  - 1) Memorandum to the Town Council from Parks and Recreation Director Ray DeFalco.
  
- B) Review, Discussion, and/or Action and/or Vote: At the recommendation of Parks and Recreation Director DeFalco approval of a temporary allocation plan for the current vacant RV sites at Fort Getty Park:
  - 1) Memorandum to the Town Council from Parks and Recreation Director Ray DeFalco.
  
- C) Review, Discussion and/or Action and/or Vote regarding the Jamestown Arts Center request for permission to exhibit one (1) temporary artwork outside on Town property, June-October 2024:
  - 1) Letter to the Town Council requesting permission to use Town property to host the artwork.

## **XI. ORDINANCES, APPOINTMENTS, VACANCIES, AND EXPIRING TERMS**

- A) Appointments, Vacancies, and Expiring Terms; Review, Discussion and/or Action and/or Vote:
- 1) Tick Task Force Ad Hoc Committee, Five to Seven (5-7) member vacancy, for an unspecified term, duly advertised in the December 14<sup>th</sup>, 21<sup>st</sup>, January 11<sup>th</sup>, 18<sup>th</sup>, and February 15<sup>th</sup> editions of the Jamestown Press:
    - a) Interested Applicant(s):
      - i) Cynthia Leonard
        - Application received January 2, 2024.
        - Interviewed on February 20, 2024.

## **XII. 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) Adoption of Town Council Meeting Minutes:
- 1) February 5, 2024 (Regular meeting).
- B) Minutes of Boards/Commissions/Committees
- 1) Board of Canvassers Attendance Report- 2023.
  - 2) Tree Preservation and Protection Committee: Final Report to the RIDEM Forest Management Division.
- C) Finance Director's Report: Comparison Budget to Actuals as of January 31, 2024.
- D) Ratification of the Administratively approved Short-Term Rental application for the period of January 1, 2024 through December 31, 2024:
- 1) Michael Abbood, STR-35, 391 Sampan Avenue
  - 2) Vishal Sharma, STR-51, 11 Bryer Avenue
  - 3) Susan Maffei Plowden, STR-33, 45 Calvert Place
  - 4) Lise Santamour, STR-95, 20 Union Street
  - 5) Amy Barclay, STR-106, 85 Westwind Drive
  - 6) Vladimir Vezikov, STR-101, 25 Lincoln Street
- E) Abutter Notifications: Notice is hereby given that the Jamestown Zoning Board of Review will hold a public hearing on February 27, 2024, at the Jamestown Town Hall 93 Narragansett Avenue, Jamestown, Rhode Island at 7:00 p.m. upon the following:
- 1) Application of VHBC, LLC (Lindsay & Stephanie Haigh) whose property is located at 2 Watson Ave. and further identified as Assessor's Plat 8, Lot 774 for a special use permit from Article 6, Section 82-601(Special Use Permits) and Article 3, VI. Commercial Retail C. Eating & Drinking Places, 3. Lunchroom or restaurant (alcoholic beverages), to obtain the right to sell alcoholic beverages (currently limited to beer and wine), with amendment requested as follows: Monday through Sunday, 7am-10pm, with alcohol served during that time, with no other changes in already permitted operation. Said property is located in a CL zone and contains 7000 sq. ft.

- 2) Application of DISH Wireless L.L.C. and property owner of Town of Jamestown whose property is located at 96 Howland Ave, and further identified as Tax Assessor's Plat 9, Lot 152 for a Variance/Special Use Permit from Article 82, Section 601, to add a new wireless carrier, DISH Wireless, to the water tank on Howland Ave. DISH has proposed to install 3 antennas, 6 radios and accompanying wireless equipment to the water tank and will require a 5x7 lease area for ground equipment. Said property is located in a R-8 zone and contains 0.5234 acres.
- F) Consent to release interest and lease of 6 West Street on behalf of the Town of Jamestown.
- G) Approval of the Settlement Agreement regarding a tax assessment for a certain property identified at 129 Walcott Avenue, Plat 9, Lot 651, between the Town of Jamestown and Mary C. Kirk, and Jonathan D. Carlisle(“Owners”) in their capacities as Trustees of the “Marital Trust Under Article Sixth of the Will of Rufus Bullock”.
- H) 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: Rhodéo Poets 2024  
Date: see attached  
Location: 11 Clinton Avenue
  - 2) Applicant: Out of the Box  
Event: Community in Bloom: connecting Through Art & Vision  
Date: March 8, 2024  
Location: 11 Clinton Avenue
  - 3) Applicant: Jamestown Arts Center  
Event: Back to Bucha (film screening)  
Date: February 25, 2024  
Location: 18 Valley Street
  - 4) Applicant: Jamestown Arts Center  
Event: Newport Film: Frida  
Date: March 6, 2024  
Location: 18 Valley Street
  - 5) Applicant: Jamestown Arts Center  
Event: Motion State Dance Film Series  
Date: March 8, 2024  
Location: 18 Valley Street

- 6) Applicant: Jamestown Arts Center  
Event: Newport Live Presents: Jax Hollow  
Date: March 16, 2024  
Location: 18 Valley Street
- 7) Applicant: Jamestown Arts Center  
Event: Opening Reception: “Second Time Around”  
Date: March 22, 2024  
Location: 18 Valley Street
- 8) Applicant: Central Baptist Church  
Event: Indoor Yard Sale  
Date: April 20, 2024  
Location: 99 Narragansett Avenue
- 9) Applicant: Town of Jamestown  
Event: Jamestown 4<sup>th</sup> of July Fireworks  
Date: July 7, 2024 (July 8, 2024 rain date)  
Location: East Ferry
- 10) Applicant: Jamestown Ukraine Relief Project (JURP)  
Event: Sunflower Family Festival  
Date: August 24, 2024  
Location: Lawn School Field

- I) Approval of the Jamestown Community Group Application for use of the Jamestown Clubhouse building:
  - 1) Jamestown Yacht Club.
- J) Approval of the Peddler and Holiday 2024 Renewal License Application:
  - 1) A.B. Munroe Dairy Inc., 151 Brow Street, East Providence, RI 02914.

**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 and Town Administrator  
From: William and Mary Brennan  
Dated: February 6, 2024  
Re: Proposed Changes by the Harbor Management Commission to the West Ferry out hauls.
  - 2) Copy of article to: Town Council and STR stakeholders  
From: Marian Falla  
Dated: February 8, 2024  
Re: Short-Term Rentals Reduce School Funding.



- B) Resolutions from other Rhode Island Cities and Towns:
- 1) Resolution of the Town Council, Town of Charlestown, in Support of Full Funding of Categorical Transportation Aid as Outlined in RIGL§16-7.2-6.
  - 2) Resolution of the Town of Hopkinton, in Support of Rhode Island League of Cities and Towns 2024 Legislative Priorities.
  - 3) Resolution # 2024-2, Town of Richmond, in Opposition of Option A, Chariho Regional School District, New School Initiative & Stage II Application.

#### XIV. 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 Police Department. Notice is also posted 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](mailto:rfagan@jamestownri.net) not less than three (3) business days prior to the meeting.

*Posted on the RI Secretary of State website on February 15, 2024.*