

Tab No. 2

EXHIBIT (A)

**TOWN OF JAMESTOWN
TOWN COUNCIL MEETING
for**

TOWN, WATER AND SEWER MATTERS

Jamestown Town Hall
Council Chambers
93 Narragansett Avenue

Monday, October 7, 2013 @ 6:30 PM

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. It is the Town Council's hope 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.

I. CALL TO ORDER/ROLL CALL:

II. AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS:

III. READING AND APPROVAL OF MINUTES:

Discussion and potential action

- 1) 09/03/13 (regular meeting)

IV. OPEN FORUM:

- 1) Scheduled request to address
- 2) Non-scheduled request to address

V. REPORT OF TOWN OFFICIALS:

Status reports, discussion and potential action

- 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

VI. LETTERS AND COMMUNICATIONS:

(None)

VI. UNFINISHED BUSINESS:

(None)

VIII. NEW BUSINESS:

Discussion and potential action

- 1) Application of Kim et Jeff Westcott (Plat 9, Lot 336; 186 Racquet Road) for water utility extension

IX. TOWN BUSINESS:

(None)

X. ADJOURNMENT:

ALL NOTE: 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.

Pursuant to RIGL 42-46-6(c) Notice of this meeting shall be posted on the Secretary of State's website, at the Town Hall and the Jamestown Philomenian Library.

In addition to the three above-mentioned locations, notice also may be posted from time to time, at the following locations: Jamestown Police Station and on the Internet at www.jamestownri.net

This notice was posted at the following locations on October 4, 2013

Jamestown Town Hall
Jamestown Philomenian Library
Secretary of State's website
Town of Jamestown's website



Doc# 00046148
Bk# 811 Pg# 154
TOWN OF JAMESTOWN
93 NARRAGANSETT AVENUE
P.O. Box 377
JAMESTOWN, RHODE ISLAND 02835

Town Offices - 423-7201
Fax - 423-7229

November 1, 2013

Kim et Jeff Westcott
2 Maywood Road
Darien, CT 06820

Re: Water extension to Plat 9, Lot 336; 186 Racquet Road

Dear Mr. and Mrs. Westcott:

At a meeting of the Jamestown Town Council sitting as the Board of Water and Sewer Commissioners held on 10/07/13 the following vote was passed to wit:

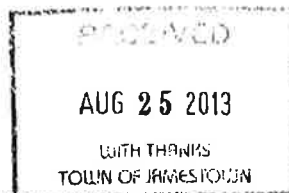
TO APPROVE the application of Kim et Jeff Westcott (Plat 9, Lot 336; 186 Racquet Road for water extension, as recommended by the Public Works Director. So unanimously voted.

Attest:

Denise Jennings
Water and Sewer Clerk

RECEIVED FOR RECORD
Nov 01, 2013 03:34P
JAMESTOWN TOWN CLERK
CHERYL A. FERNSTROM, CHC

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



APPLICATION FOR WATER AND SEWER EXTENSION

COMPLETED BY APPLICANT

DATE: 8/25/13

Applicant:

Name: Kim & Jeff Westcott

Phone: 401-423-1197

Address: 186 Racquet Rd

Cell: 203 326-0247

Jamestown RI

Zoning District: _____

Type of Service Extension Being Requested:

Water ☒ Sewer _____

Use: Residential
(single family) ☒

(multi family) _____

Residential multi family on existing line _____

Commercial _____

Other _____

Location of Extension Request:

Street Racquet Road

Plat: 9 Lot: 336

Please give detail description of proposed plan and anticipated annual water consumption:
See attached.

Please attach "sketch" of proposed installations.

(Applicants signature is required on Page 2)

Westcott Application for Water Extension 8/25/13

Our house at 186 Racquet Road, Jamestown has a well that supplies water to the house. It is hard water with high iron content. Recently the well head had an infestation and tested positive for coliform. It has been treated and we are awaiting tests of the water quality. During wet seasons there is standing ground water (run off) in the vicinity of the well head. The rusty water has been damaging the appliances and does not appear to be correctable by softening.

We want to hook up to town of Jamestown water because the water quality is compromised. There is town water distributed throughout our neighborhood. There are town water hook ups to residences which surround our house. We would anticipate hooking up to the town supply via a pipe in from Racquet Road. We would be willing to work with the town with regard to the costs of connecting to the town water supply.

Our water consumption is difficult to estimate as we currently use a combination of well and bottled water. We anticipate seasonal usage (May-October) by two adults.

Gym Westcott 8/25/13

Rec CK# 144-\$49.00

☒-\$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.

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 extension fee and/or \$3000 for Sewer Service extension 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: 8/25/13

Applicants Signature: _____

Owners Signature: _____

Agreement is valid for 1 year from date of approval.

Gumbury P. Westcott
John J. Westcott

Approval by the Board of Water and Sewer Commissioners:

[Signature]
Commission President

Date 10/7/13

First **ALL NOTE:** Regular meetings of the Board of Water and Sewer Commissioner are held on the third Monday of each month, with the exception of those Mondays that fall on a holiday. The meeting would then be held on the Tuesday following. Meetings are held at the Jamestown Town Hall, Council Chambers, 93 Narragansett Avenue, Jamestown, RI. @ 6:00 PM. 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 encourage 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 proposed Water ☒ Sewer ☐ Extension ☐

Street or Right of Way RACQUET ROAD Urban District ☐

Rural District ☒

Location of Nearest Main:

Water Main 500 L.F.

Sewer Main

Number of Feet Proposed Extension: Water Main APPROX. 500 L.F.

Sewer Main

Number of lots served by proposed extension:

Improved 1

Unimproved

Estimated total cost of project:

Water Line \$10,000 - 15,000-

Sewer Line

Estimated total cost per foot:

Water Line

Sewer Line

Would Town Provide:

Manpower: Yes ☐ No ☐ Equipment: Yes ☐ No ☐ Materials: Yes ☐ No ☒

Public Works Director

Comments: SEE ATTACHED

Date 10-1-13

Signature/Title


Public Works Director

**Town of
Jamestown, Rhode Island**

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



Date: October 1, 2013

To: Board of Water and Sewer Commissioners

From: Michael Gray
Public Works Director

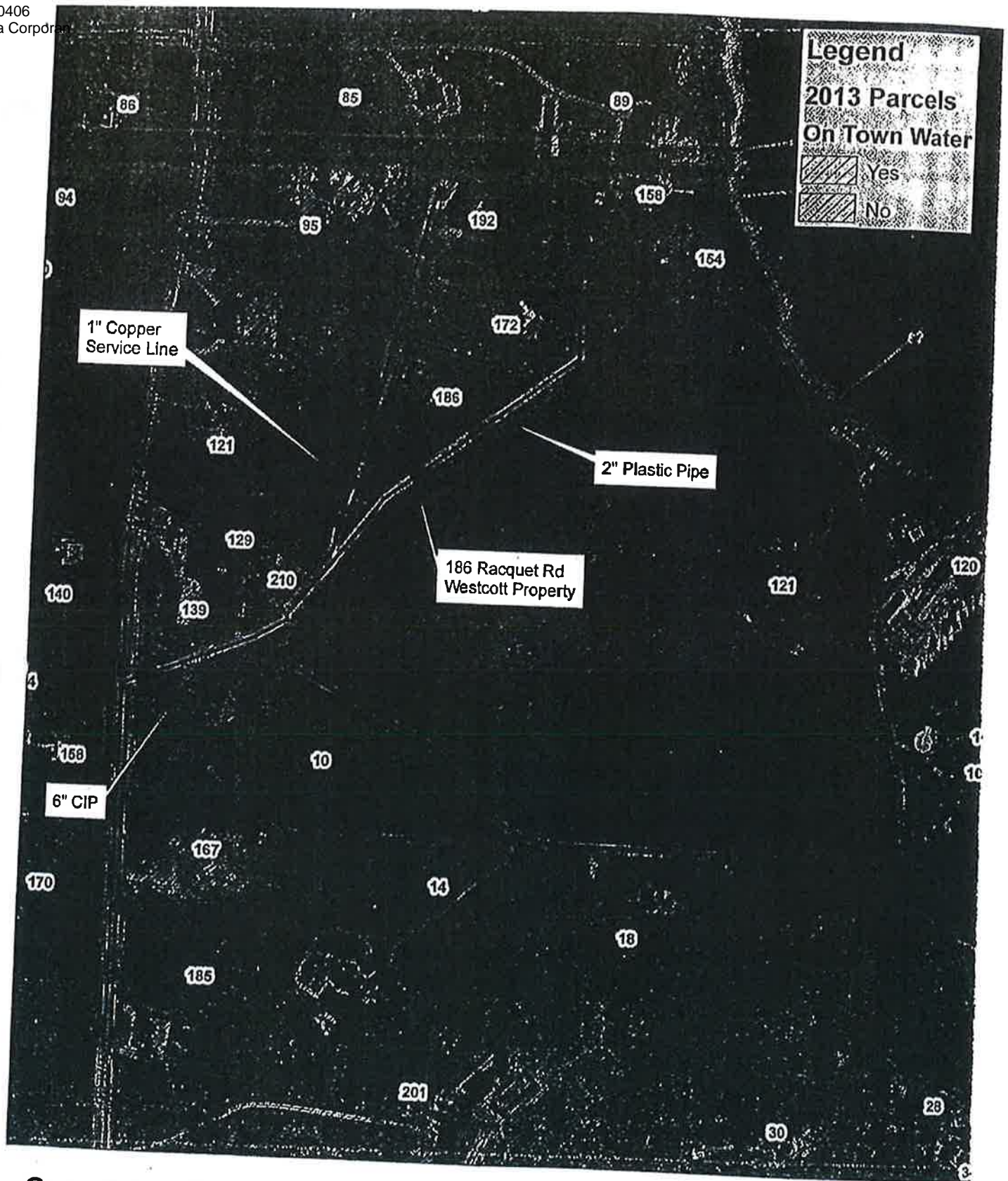
RE: Water Extension Application
Plat 9 Lot 336
186 Racquet Road

Attached is an application for a water extension within the Rural Water District for the above referenced property owned by Kim and Jeff Westcott. The application provides an explanation for the need prepared by the owner based upon water quality reasons. It is important to note that the page 11 of the rules and regulations, Section III, subsection 14B(a)(4) states that extensions within the rural water district shall be prohibited unless approved by the Board.

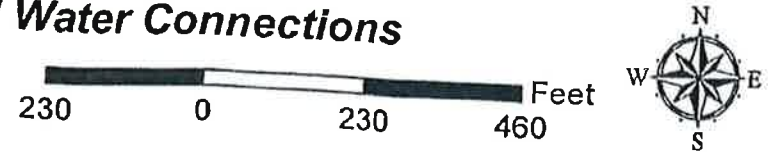
I have provided a figure that includes an overview of Racquet Road Water connections. As shown on the figure there are many homes that have been connected to water that are located beyond this property. Unfortunately they are individual water services and not a water main. The municipal watermain ends at the intersection approximately 500 linear feet to the south west of the subject property, therefore an extension will be necessary.

I support the application for the reasons presented by the owners and that water is located beyond this property. There would only be one property (Lot 154) on this section of road that would not be connected as shown on the figure. The extension will include a new hydrant that will provide additional fire protection to the neighboring homes in the area.

All costs for extension and connection must be borne by the applicant since this has not been identified as a capital project for the Town. There are many projects that we have identified within the Urban District for watermain replacement and upgrades that prohibits the Town from providing resources to the project at this time.



Overview of Racquet Road Water Connections



COMPLETED BY PLANNING DEPARTMENT

Is request consistent with Comprehensive Community Plan?

Please explain: The main service area for the public water supply is the village area. The urban district is the area that has historically served as the commercial focus for the Island. Public services and facilities have traditionally been located in the village area. Water service is also supplied to the rural water district and is restricted by ordinance. Water service connection in this area is subject to the approval of the Towns Board of Water and Sewer Commissioners and must be consistent with the Comprehensive Community Plan.

Goals and Policies relevant to this application are as follows:

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 9, Lot 336) is approximately 1.02 acres in size and has frontage on Racquet Road. This is not adequate land area for subdivision in the R-40 District.

Date: August 29, 2013

Signature/Title _____, Town Planner

COMPLETED BY FIRE CHIEF

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

Fire Hydrants required? Yes _____ No X IN AREA NOW

Date 9.24.13

Signature/Title  CHIEF

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

Monday, October 7, 2013

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 6:36 PM by President, Kristine S. Trocki. The following members were present:

Mary E. Meagher, Vice-President
Blake A. Dickinson
Eugene B. Mihaly
Thomas T. Tighe

Also present were:

Christina D. Collins, Interim Town Administrator/Finance Director
Peter D. Ruggiero, Esq., Town Solicitor
Michael Gray PE, Public Works Director
Denise Jennings, Water and Sewer Clerk

AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS

(None)

READING AND APPROVAL OF MINUTES

1) **09/03/13 minutes** (regular meeting)

Motion was made by Commissioner Mihaly, seconded by Commissioner Meagher to accept the 09/03/13 (regular) meeting minutes. So unanimously voted.

OPEN FORUM

1) Scheduled requests to address:

(None)

2) Non-Scheduled requests to address:

(None)

REPORT OF TOWN OFFICIALS

1) **Pumping Report:**

The Public Works Director reported the following:

- o JR-1 well has been in service since April to supplement the water supply.
- o Transfer pumping has been suspended, due to the level of North Reservoir.
- o Rainfall in September was down slightly compared to August.
- o North Reservoir is @ 36MG, usable storage-60MG. We are past the peak usage period. Reservoir will respond to rainfall over the next few months.
- o South Pond is @ 6MG, usable storage-7MG

2) **Town project reports: (See Project Update Report dated September 2013)**
Public Works Director Mike Gray briefly outlined the recent boil water advisory initiated by the RI Department of Health for the Kent County Water Authority and reported the following:

- All water suppliers are required by the RIDOH to test for Test Coliform within the water distribution system. (See EPA-Total Coliform Rule: A Quick Reference Guide)
- The Jamestown Water Department collects five samples from the distribution system each month for laboratory analysis. The samples are transported to the laboratory the same day that they are collected and analyzed within two hours of receipt at the lab. The test takes 24 hours to complete, however our lab will do a preliminary check and will notify us by telephone if they see that a sample is going to be positive or suspicious.
- If there is a violation the public must be notified within 24 hours, through local media or televised news, once the water supplier becomes aware of the violation.

The Public Director further reported that he is working with the Police Chief on a system through the reverse 911 system to contact customers directly by telephone and that to his knowledge the Town of Jamestown has never had a boil water advisory.

Following clarification on a few items, Motion was made by Commissioner Meagher, seconded by Commissioner Dickinson to accept the reports as submitted by the Public Works Director. So unanimously voted.

LETTERS AND COMMUNICATIONS

(None)

UNFINISHED BUSINESS

(None)

NEW BUSINESS

1) Application of Kim et Jeff Westcott (Plat 9, Lot 336; 186 Racquet Road) for **water utility extension**
President Trocki stated that the applicant is seeking a water utility extension to their house located at 186 Racquet Road.

The Public Works Director reported the following:

- The applicant came to him a few months ago requesting to extend the water service to their property.
- Surrounding properties on Racquet Road are hooked into the municipal water system.
- Regulations require an applicant in the Rural District to come before for the Board to request a water extension to their property and that the applicant must bear cost of the extension.

Kim Westcott of 186 Racquet Road stated that her father owns the house located at 121 Walcott Avenue and that the well water at 186 Racquet Road has always had a very high, unmanageable iron level and is beyond correctable.

Following clarification of a few items, motion was made by Commissioner Meagher, seconded by Commissioner Dickinson to approve the application of Kim et Jeff Westcott (Plat 9, Lot 336; 186 Racquet Road) for water utility extension, as recommended by the Public Works Director. So unanimously voted.

TOWN BUSINESS

(None)

ADJOURNMENT

There being no further business before the Commission, motion was made by Commissioner Tighe, seconded by Commissioner Meagher to adjourn the meeting at 6:51 PM. So unanimously voted.

Attest:

Denise Jennings
Water and Sewer Clerk

xc: Commission Members (5)
Town Administrator
Town Solicitor
Public Works Director
Town Clerk

Tab No. 21

EXHIBIT (B)

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

Jamestown Town Hall
Council Chambers
93 Narragansett Avenue

Monday, February 3, 2014 @ **5:30 PM**

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.

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I. CALL TO ORDER/ROLL CALL:

II. AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS:

III. READING AND APPROVAL OF MINUTES:

Discussion and potential action

- 1) 11/04/13 (regular meeting)

IV. OPEN FORUM:

- 1) Scheduled request to address
- 2) Non-scheduled request to address

V. REPORT OF TOWN OFFICIALS:

Status reports, discussion and potential action

- 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

VI. LETTERS AND COMMUNICATIONS:

(None)

VI. UNFINISHED BUSINESS:

(None)

VII. NEW BUSINESS:

Discussion and potential action

- 1) Application of Jonathan H. Goodman/Owner James Rappaport
(Plat 12, Lot 217; Hull Cove Farm Road) for utility service
extension (water only)

IX. TOWN BUSINESS:

(None)

X. ADJOURNMENT:

ALL NOTE: 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.

Pursuant to RIGL 42-46-6(c) Notice of this meeting shall be posted on the Secretary of State's website, at the Town Hall and the Jamestown Philomenian Library.

In addition to the three above-mentioned locations, notice also may be posted from time to time, at the following locations: Jamestown Police Station and on the Internet at www.jamestownri.net

This notice was posted at the following locations on January 31, 2014

Jamestown Town Hall
Jamestown Philomenian Library
Secretary of State's website
Town of Jamestown's website



TOWN OF JAMESTOWN 00046605
93 NARRAGANSETT AVENUE
P.O. Box 377
JAMESTOWN, RHODE ISLAND 02835

Town Offices - 423-7201
Fax - 423-7229

February 4, 2014

James W. Rappaport
Cecelia C. Rappaport
50 Battery Street #605
Boston, MA 02109-1908

Re: Water extension to Plat 12, Lot 217; Hull Cove Farm Road

Dear Mr. and Mrs. Rappaport:

At a meeting of the Jamestown Town Council sitting as the Board of Water and Sewer Commissioners held on February 3, 2014 the following vote was passed to wit:

TO APPROVE the application of Jonathan H. Goodman/Owner James Rappaport (Plat 12, Lot 217; Hull Cove Farm Road) for utility service extension (water only), as recommended by the Public Works Director and subject to the following:

- The owner must evaluate the flow and pressure of the 4" main and proposed extension to determine if it is adequate for the proposed development.
- All costs for the engineering and the proposed extension including materials and labor shall be the responsibility of the owner.
- In addition, the owner is responsible for the water service connection fee, in the amount of \$3,000.

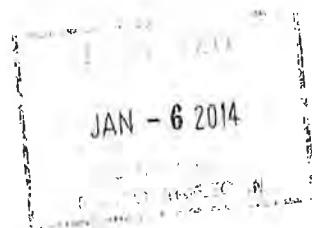
Motion so unanimously voted.

Attest:

Denise Jennings
Water and Sewer Clerk

Xc: Applicant Jonathan H. Goodman

RECEIVED FOR RECORD
Feb 04, 2014 03:53P
JAMESTOWN TOWN CLERK
CHERYL A. FERNSTROM, CMC



January 2, 2014

Kristine S. Trocki, President
Board of Water and Sewer Commissioners
Town of Jamestown
93 Narragansett Avenue
Jamestown, RI 02835

RE: Water Extension/Connection to 0 Hull Cove Farm Road, Plat 12 / Lot 217

Dear Ms. Trocki,

I am writing to respectfully request the approval of the Board of Water and Sewer Commissioners for a new water connection at 0 Hull Cove Farm Road in the Jamestown Rural District.

BACKGROUND

Mr. and Mrs. James W. Rappaport (the "Owners") purchased this vacant buildable lot in 2007 intending to build a single family residence. At the time of their purchase, the property had an existing well that was drilled in 2006 (the "2006 Well"). The Owners subsequently received an Onsite Wastewater Treatment System Construction Permit from RI DEM for a six bedroom house. After suffering a serious illness, Mr. Rappaport decided not to proceed with construction and the Rappaports instead listed the property for sale with Bob Bailey of Lila Delman Real Estate Brokers. On November 13, 2013, my wife and I entered into a contract with the Owners to purchase the land, intending to promptly commence permitting, design and construction of a vacation and weekend home. We were attracted to Jamestown by its natural beauty, charm and character, but we had read stories about the island's aquifer and occasional water shortages; hence we made the closing of our purchase contingent upon access to an adequate and reliable source of potable water.

Shortly after going to contract, we tested the 2006 Well. Initially, this 400' deep well produced a yield that was insufficient to support a fully-occupied six bedroom residence. After the Owners had the well hydrofractured, its yield increased to an acceptable 1.5 gal/minute. Well Works LLC of Jamestown then flushed and chlorinated the well, but it tested positive for coliform bacteria on December 11, 2013. (See Attachment A.) Well Works LLC re-chlorinated and re-flushed the well, but on December 18, 2013 it continued to test positive for coliform. (See Attachment B.)

The Owners then decided to drill a new well ("New Well") approximately 50 feet away from the 2006 Well. The New Well was drilled on December 27, 2013 to a depth of 500 feet but it produced a sustained yield of only 0.25 gal/minute. (See Attachment C.) My understanding is that 0.25 gal/minute is insufficient to supply a six bedroom house and is also below the State minimum yield requirements. The Owners, after consulting with my wife and me, decided not to hydrofracture the New Well because of the low probability of achieving an acceptable yield and

concerns that additional fracking risked spreading the coliform from the 2006 Well to the New Well.

Fortunately, the abutting residence at 223 Hull Cove Farm Road is already served by town water. I sought and received the Owner's approval to submit this Application with the understanding that, pending the Board's approval and our closing, I will be responsible for the costs associated with the new connection. Hence, in addition to your approval of this Application, I kindly request that you provide me with the total costs of the extension and connection. I have enclosed a check in the amount of \$49 for the Decision Letter Recording Fee.

ESTIMATED WATER USAGE

We intend to build a house with no more than six bedrooms and consistent with limitations imposed by the active OWTS Construction Permit. During the summer months and weekends when we host family and friends, we estimate the peak usage will be under 700 gallons/day. During the winter months, we estimate the average usage will be under 110 gallons per day. We believe that for the foreseeable future, it is reasonable and conservative to estimate our annual water usage at less than 100,000 gallons per year.

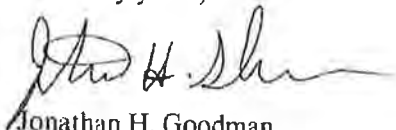
We also understand that the 2006 Well, despite testing positive for coliform, can still be safely used for irrigation and other non-potable purposes, and we hope to retain it for this use.

BASIS FOR REQUEST

The property is already eligible for construction of a single family residence under RR-80 zoning. The State of Rhode Island has established minimum standards for private wells, and the Jamestown Building Code requires potable water as a condition for issuance of a Building Permit and Certificate of Occupancy. Despite the best efforts of the Owners and their having incurred substantial expense, the property continues to lack a reliable source of potable water that complies with State and local regulations. In the face of these extenuating circumstances, I respectfully request that the Board of Water and Sewer Commissioners grant approval for a water extension/connection to the property.

My wife and I thank you for your consideration and we hope to be your Jamestown neighbors in the very near future.

Sincerely yours,



Jonathan H. Goodman
60 Whippoorwill Road
Armonk, NY 10504
Office: (914) 741-5436
Cell: (914) 261-6119
Email: jg@ccmanagement.com

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

APPLICATION FOR WATER AND SEWER EXTENSION

COMPLETED BY APPLICANT

DATE: January 3, 2014

Applicant: Owner: Rappaport, James

Name: Jonathan H. Goodman

Phone: (914) 261-6119

Address: 60 Whippoorwill Road

Armonk, NY 10504

Zoning District: RR-80

Type of Service Extension Being Requested:

Water X Sewer _____

Use: Residential
(single family) X

(multi family) _____

Residential multi family on existing line _____

Commercial _____

Other _____

Location of Extension Request:

Street 0 Hull Cove Farm Road

Plat: 12 Lot: 217

Please give detail description of proposed plan and anticipated annual water consumption:

Please see attached letter and supporting documents.

Please attach "sketch" of proposed installations.

(Applicants signature is required on Page 2)

1/6/14
Rec Check #0775-D1
[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.

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 extension fee and/or \$3000 for Sewer Service extension 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: 1/2/14

Applicants Signature: [Signature]

Owners Signature: [Signature]

Agreement is valid for 1 year from date of approval.

Approval by the Board of Water and Sewer Commissioners:

[Signature]
Commission President

Date February 3, 2014

ALL NOTE: Regular meetings of the Board of Water and Sewer Commissioner are held on the first Monday of each month, with the exception of those Mondays that fall on a holiday. The meeting would then be held on the Tuesday following. Meetings are held at the Jamestown Town Hall, Council Chambers, 93 Narragansett Avenue, Jamestown, RI. @ 6:00 PM. 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 encourage 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 ☒

Attachment
A



3 Research Drive - Woodbridge, CT 06525

WATER ANALYSIS REPORT

TO: WELLWORKS LLC
95 NORTH ROAD
JAMESTOWN, RI 02835-

TEST ID: C12111320
DATE SAMPLED: 12/11/2013
SAMPLE POINT: NONE SPECIFIED
NO TREATMENT SYSTEM SPECIFIED
SAMPLED BY: JAMES MULCAHEY

PROPERTY LOCATION: 0 HULL COVE - JAMESTOWN, RI

| BACTERIA | | | LIMITS | | METHOD |
|--------------------|--|---|--------|---|---------|
| * COLIFORM (total) | <input type="checkbox"/> ABSENT | <input checked="" type="checkbox"/> PRESENT | ABSENT | P | SM 9223 |
| E. COLI (fecal) | <input checked="" type="checkbox"/> ABSENT | <input type="checkbox"/> PRESENT | ABSENT | P | SM 9223 |
| CHLORINE | <input checked="" type="checkbox"/> ABSENT | <input type="checkbox"/> PRESENT | ABSENT | - | |

CONCLUSION: Based on the above results, this water was not safe for drinking purposes at the time of collection. Corrective measures, followed by re-examination, are recommended.

P = Primary limit, used to judge potability

S = Secondary limit, recommended but not required

MRL = Minimum Reportable Level

* Limit exceeded

ND = None Detected

RI License #LAO00332, Aquatek Labs

David M. Graham, Ph.D.
Laboratory Director



Aquatek Labs

3 Research Drive - Woodbridge, CT 06525

WATER ANALYSIS REPORT

TO: WELLWORKS LLC
95 NORTH ROAD
JAMESTOWN, RI 02835-

TEST ID: C12181311
DATE SAMPLED: 12/18/2013
SAMPLE POINT:
NO TREATMENT SYSTEM
SAMPLED BY: JAMES MULCAHEY

PROPERTY LOCATION: 0 HULL COVE - JAMESTOWN, RI

| BACTERIA | | LIMITS | | METHOD |
|--------------------|---|--------|---|---------|
| * COLIFORM (total) | <input type="checkbox"/> ABSENT <input checked="" type="checkbox"/> PRESENT | ABSENT | P | SM 9223 |
| E. COLI (fecal) | <input checked="" type="checkbox"/> ABSENT <input type="checkbox"/> PRESENT | ABSENT | P | SM 9223 |
| CHLORINE | <input checked="" type="checkbox"/> ABSENT <input type="checkbox"/> PRESENT | ABSENT | | |

CONCLUSION: Based on the above results, this water was not safe for drinking purposes at the time of collection. Corrective measures, followed by re-examination, are recommended.

P = Primary limit, used to judge potability

S = Secondary limit, recommended but not required

MRL = Minimum Reportable Level

* Limit exceeded

ND = None Detected

RI License #LA000332, Aquatek Labs

David M. Graham, Ph.D.
Laboratory Director

(C) 1 of 2

R.I. Artesian Well, Inc.
28 Allison Ave
Coventry, RI 02816
Phone 401-397-3772
Fax 401-397-1876

Invoice

| DATE | INVOICE # |
|----------|-----------|
| 1/2/2014 | 3781 |

| BILL TO |
|--|
| James Rappart 50 Battery St # 605 Boston, Ma, 02109-1908 617-875-3323 |

| TERMS |
|----------------|
| Due on receipt |

| DESCRIPTION | AMOUNT |
|---|-------------------------|
| Re:Hull Cove Farm Rd Jamestown well drilled to 500 feet (additional drilling 200 feet @ 9.00 per foot = 1800.00) 40 feet casing (additional casing 20 feet @ 17.00 per foot = 340.00) producing .25 GPM | 4,740.00 |
| Happy New Year !:) Bill is due now, Thank you 10.1 | Total \$4,740.00 |

NOV 2021 12:35 AM

C 2 of 2

WELL COMPLETION REPORT

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
Groundwater Section
235 Promenade St., Providence, RI 02903



DO NOT FILL IN
STATE WELL NUMBER

OTHER NUMBER

| | | | | | | |
|-----------------------------|---------------------------|--|-------------------------------------|--|--|--|
| OWNER | James Ruppert | | 50 Battery ST | | Providence, RI | |
| LOCATION OF WELL | Hull Cove Farm Rd | | Providence | | 01817 | |
| DRILLING EQUIPMENT | ROTARY | | COMPRESSED AIR PERCUSSION | | CABLE PERCUSSION | |
| CASING DETAILS | DIAMETER 6 | | LENGTH 20 | | TYPE 57 NEW X USED | |
| PUMP TEST DATA (5 HR. MIN.) | THREADED X WELDED | | DRIVE SHOE X YES NO | | GROUTING MATERIAL Bentonite | |
| SCREEN DETAILS | MAKE | | MATERIAL | | LENGTH | |
| | HAS WATER BEEN TESTED? NO | | WHEN? | | USE OF WELL BUSINESS ESTABLISHMENT TEST WELL | |
| | WHERE? (LAB) | | LAB # | | X DOMESTIC INDUSTRIAL OTHER (SPECIFY) | |
| | ISDS APPROVAL NUMBER | | LOT SIZE | | PUBLIC SUPPLY FARM | |
| | DEPTH FROM LAND SURFACE | | FORMATION DESCRIPTION | | SKETCH EXACT LOCATION OF WELL WITH DISTANCES, TO AT LEAST TWO PERMANENT LANDMARKS, INCLUDING HOUSE (IF PRESENT). | |
| | FEET TO FEET | | | | | |
| | 0 10 | | Hard pan | | | |
| | 10 500 | | Bedrock | | | |
| | | | | | INDICATE NORTH | |
| | | | | | LOCATION OF LOT TO AT LEAST TWO ROADS (INCLUDE DISTANCES AND A POLE S) | |
| | | | | | INDICATE NORTH | |
| DATE WELL COMPLETED | 12/27/13 | | DATE OF REPORT | | 1/2/14 | |
| REGISTRATION # | 240 | | WELL DRILLER (SIGNATURE) | | WELL DRILLER (PRINT) | |
| | | | Gary Bourque | | Gary Bourque | |
| | | | REGISTERED WELL DRILLER (SIGNATURE) | | REGISTERED WELL DRILLER (PRINT) | |
| | | | Gary Bourque | | Gary Bourque | |
| | | | WELL DRILLER | | | |

P.02

JAN-03-2014 12:35 AM

COMPLETED BY PUBLIC WORKS/ENGINEERING DEPARTMENTS

Location proposed Water X Sewer Extension

Street or Right of Way Hull Cove Farm Road

Urban District

Rural District X

Location of Nearest Main:

Water Main 4" PVC - 400' west of the property

Sewer Main

Number of Feet Proposed Extension: Water Main 400 LF

Sewer Main

Number of lots served by proposed extension: Improved

Unimproved 1

Estimated total cost of project:

Water Line

Sewer Line

Estimated total cost per foot:

Water Line

Sewer Line

Would Town Provide:

Manpower: Yes No X Equipment: Yes No X Materials: Yes No X

Public Works Director Comments: The Owner must evaluate the flow and pressure of the 4" main and proposed extension to determine if it is adequate for the proposed development. All costs for the engineering and the proposed extension including materials and labor shall be the responsibility of the owner.

Date 1-30-14 Signature/Title 7/1/14/17 DIRECTOR

COMPLETED BY PLANNING DEPARTMENT

Is request consistent with Comprehensive Community Plan?

Please explain

Although the Comprehensive Plan does not provide specific policy in terms of water or sewer connections in the Rural district, it does have reference to the issue as follows:

The main service area for the public water supply is the village area. The urban district is the area that has historically served as the commercial and residential focus for the Island. Public services and facilities have traditionally been located in the village area. Water service is also supplied to the rural water district. The current policy of the Town would rather have residents drill private wells rather than new water connections in the rural district, this is due only to the water shortage problems. Water service connection in this area is subject to the approval of the Towns Board of Water and Sewer Commissioners and must be consistent with the Comprehensive Community Plan.

Goals and Policies relevant to this application are as follows:

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 12, Lot 17) is an existing lot of record containing 2.66 acres (115,870 square feet). This parcel is in the RR-80 Zoning District requiring 80,000 square feet of land per residential dwelling. This is currently a conforming lot by size. Based upon the size and the Dimensional Regulations listed in Table 3-2 of the Zoning Ordinance, it is not subdividable due to insufficient land area and frontage on a public street.

Date January 27, 2014 Signature/Title Lisa W. Bryer, AICP, Town Planner

Water-Sewer Applications/Rappaport-Goodman, Plat 12 Lot 17

8 Hm Coks Farm Rd.



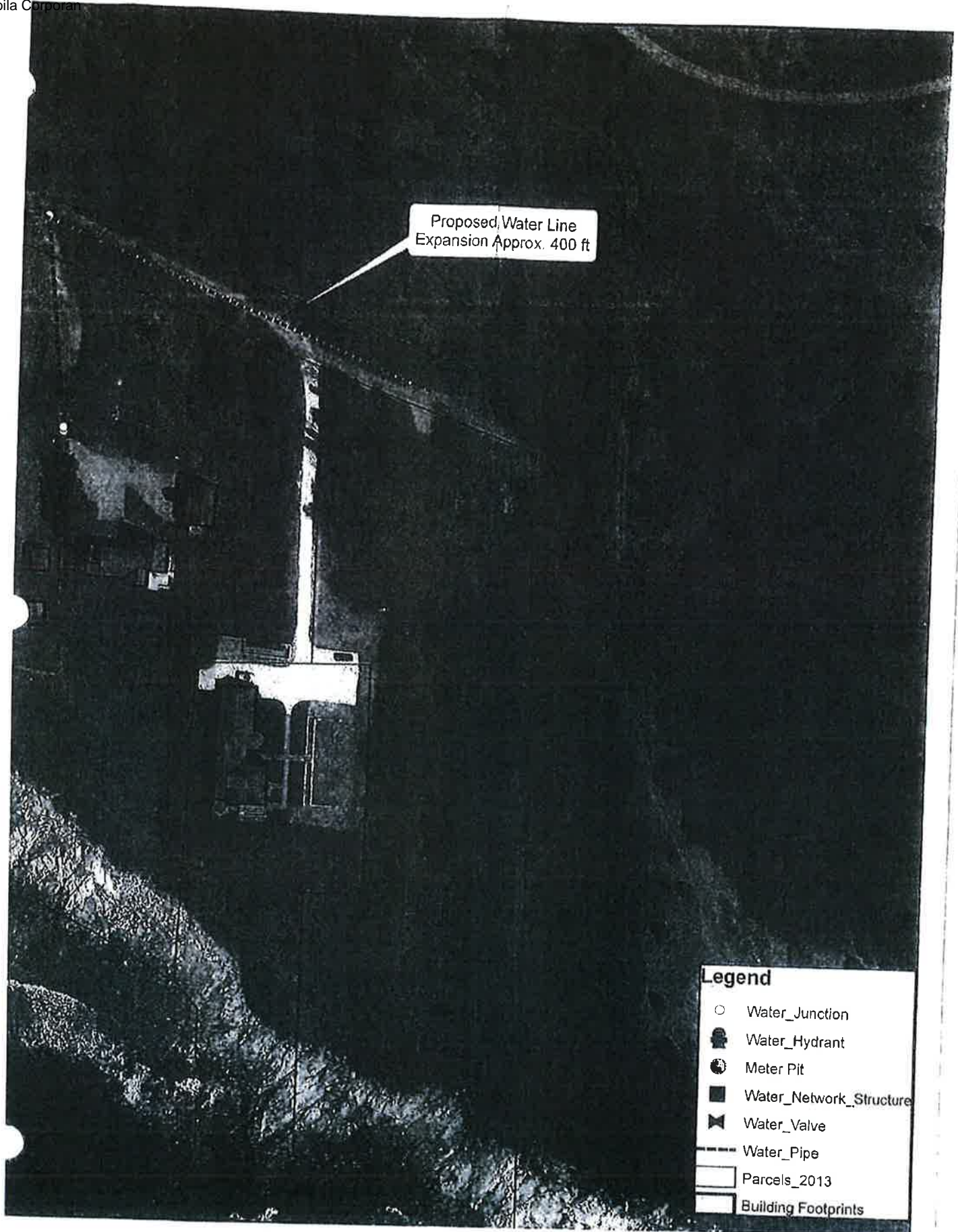
COMPLETED BY FIRE CHIEF

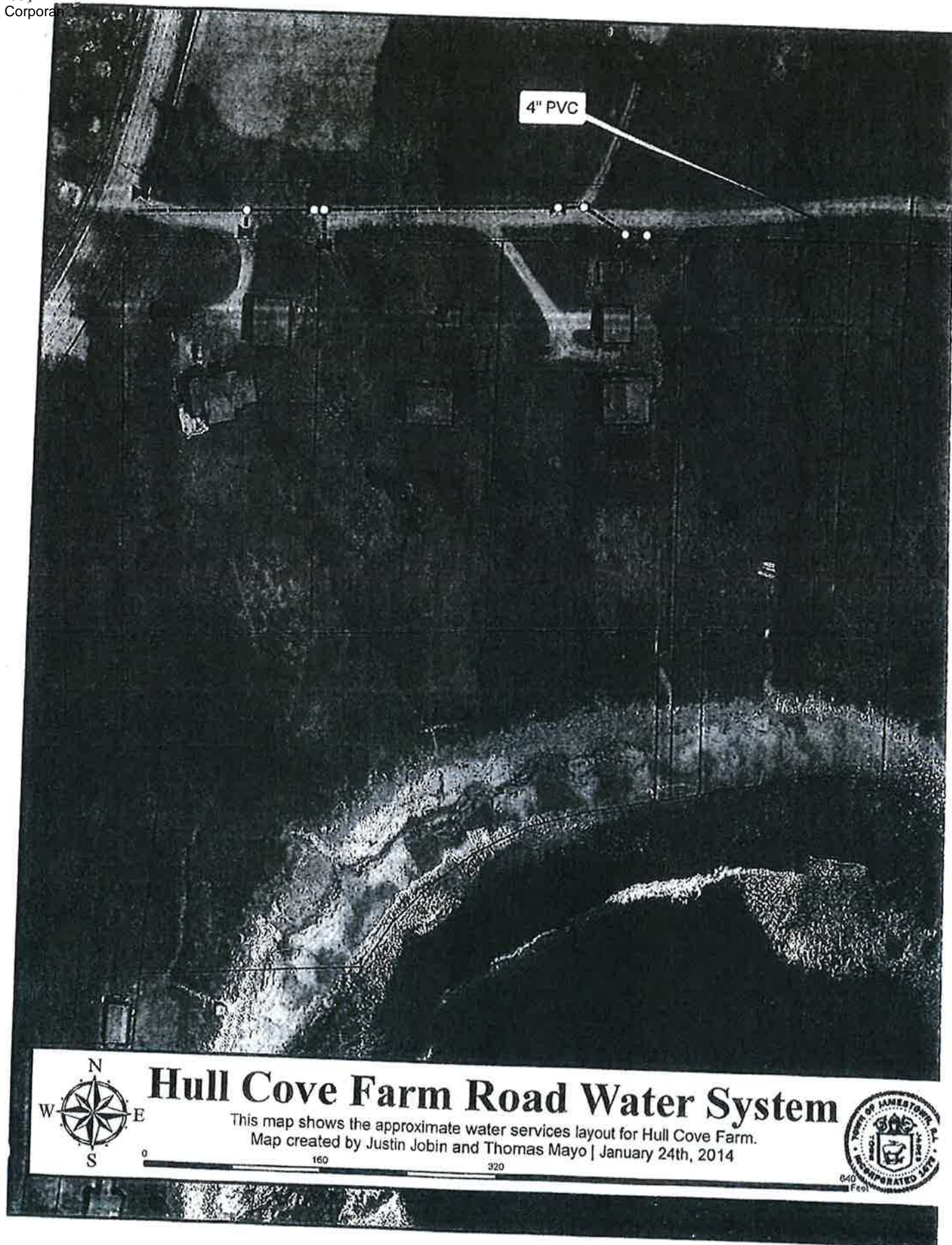
Request will or will not reduce the level of fire protection of the community? Please explain _____

HYDRANTS ON BEAVERTAIL RD. ALREADY EXISTING

Fire Hydrants required? Yes ☒ No ☐ ON BEAVERTAIL RD. (EXISTING)

Date 1/13/14 Signature/Title [Signature] CHIEF





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

Monday, February 3, 2014

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 5:55 PM by President, Kristine S. Trocki. The following members were present:

Mary E. Meagher, Commission Vice-President
Blake A. Dickinson
Eugene B. Mihaly
Thomas T. Tighe

Also present were:

Kevin Paicos, Town Administrator
Christina D. Collins, Finance Director
Peter D. Ruggiero, Esq., Town Solicitor
Michael Gray PE, Public Works Director
Denise Jennings, Water and Sewer Clerk

AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS

(None)

READING AND APPROVAL OF MINUTES

1) **11/04/13 minutes** (regular meeting)

Motion was made by Commissioner Meagher, seconded by Commissioner Dickinson to accept the 11/04/13 (regular) meeting minutes. So unanimously voted.

OPEN FORUM

1) Scheduled requests to address:

(None)

2) Non-Scheduled requests to address:

(None)

REPORT OF TOWN OFFICIALS

1) **Pumping Report:**

The Public Works Director reported the following:

- o JR-1 well has been taken off-line for the season.
- o Transfer pumping has been suspended for the season.
- o North Reservoir is rising and is @ 55MG, usable storage-60MG.
- o South Pond is @ 7MG, usable storage-7MG

2) **Town project reports: (See Project Update Report dated January 2014)**

The Public Works Director reported the following:

Reservoir and Distribution-

- o The Public Works staff has begun cutting down the trees along the North Reservoir property. The condition

- of the trees was worse than expected.
- He has received a report from Pare Engineering on their inspection and evaluation of the North and South reservoir dams and will be meeting with their engineer to discuss their findings and recommendations and that he will report back to the Commission in March.
- A water main leak was discovered and repaired on East Shore Road.

Wastewater Treatment Plant-

The Public Works Director reported the following:

- There were no SSO's for the month of January.
- The Wastewater Treatment Plant staff was recognized in the January issue of the *Treatment Plant Operator Magazine* for their outstanding work.

Commission President Trocki asked the Public Works Director to extend the Commissions gratitude to the Wastewater Treatment Plant staff for being acknowledged in the January issue of the *Treatment Plant Operator Magazine* and their hard work.

The Public Works Director stated that he had enclosed a copy of the Town's annual CMOM (Capacity, Management, Operation and Maintenance) report in the Commission's meeting packet. The Public Works Director reported that the data for the CMOM is collected during the year and the report is submitted annually to the EPA.

Following clarification on a few items, Motion was made by Commissioner Dickinson, seconded by Commissioner Mihaly to accept the reports as submitted by the Public Works Director. So unanimously voted.

LETTERS AND COMMUNICATIONS

(None)

UNFINISHED BUSINESS

(None)

NEW BUSINESS

1) Application of Jonathan H. Goodman/Owner James Rappaport (Plat 12, Lot 217; Hull Cove Farm Road) for **utility service extension (water only)**

Commissioner Meagher stated that she must recuse on this matter.

President Trocki stated that the applicant is seeking a water utility extension to their property located on Hull Cove Farm Road.

The Public Works Director stated the following:

- The property is located in the rural district and those requesting utility service must come before the board for approval.
- The owner has attempted to drill two wells.
- The owner must evaluate the flow and pressure of the 4" main and proposed extension to determine if it is adequate for the proposed development.
- All costs for the engineering and the proposed extension including materials and labor shall be the responsibility of the owner.
- In addition, the owner is responsible for the water service connection fee, in the amount of \$3,000.

Following clarification on a few items, motion was made by Commissioner Mihaly, seconded by Commissioner Dickinson to approve the application of Jonathan H. Goodman/Owner James Rappaport (Plat 12, Lot 217; Hull Cove Farm Road) for utility service extension (water only), as recommended by the Public Works Director and subject to the following:

- The owner must evaluate the flow and pressure of the 4" main and proposed extension to determine if it is adequate for the proposed development.
 - All costs for the engineering and the proposed extension including materials and labor shall be the responsibility of the owner.
 - In addition, the owner is responsible for the water service connection fee, in the amount of \$3,000.
- Motion so voted, 4 in favor; Commissioner Meagher recused.

TOWN BUSINESS

(None)

ADJOURNMENT

There being no further business before the Commission, motion was made by Commissioner Tighe, seconded by Commissioner Dickinson to adjourn the meeting at 6:04 PM. So unanimously voted.

Attest:



Denise Jennings
Water and Sewer Clerk

xc: Commission Members (5)
Town Administrator
Town Solicitor
Public Works Director
Town Clerk

Tab No. 22

EXHIBIT (C)

**TOWN OF JAMESTOWN
TOWN COUNCIL MEETING
for
TOWN, WATER AND SEWER MATTERS**
Jamestown Town Hall
Council Chambers
93 Narragansett Avenue
Monday, March 3, 2014 @ 6:30 PM

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. It is the Town Council's hope 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.

I. CALL TO ORDER/ROLL CALL:

II. AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS:

III. READING AND APPROVAL OF MINUTES:

Discussion and potential action

- 1) 02/03/14 (regular meeting)

IV. OPEN FORUM:

- 1) Scheduled request to address
- 2) Non-scheduled request to address

V. REPORT OF TOWN OFFICIALS:

Status reports, discussion and potential action

- 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

VI. LETTERS AND COMMUNICATIONS:

(None)

VI. UNFINISHED BUSINESS:

(None)

VII. NEW BUSINESS:

Discussion and potential action

- 1) Application of Lucky Ridge Co., LLC dba Spinnaker's Café (Owner: Regnum, LLC) (Plat 9, Lot 791-Unit D; 3 Ferry Wharf) for utility service expansion/change of use.
- 2) Application of David Fitzgerald (154 Racquet Road; Plat 9, Lot 327) for utility service extension (water only).

IX. TOWN BUSINESS:

(None)

X. ADJOURNMENT:

ALL NOTE: 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.

Pursuant to RIGL 42-46-6(c) Notice of this meeting shall be posted on the Secretary of State's website, at the Town Hall and the Jamestown Philomenian Library.

In addition to the three above-mentioned locations, notice also may be posted from time to time, at the following locations: Jamestown Police Station and on the Internet at www.jamestownri.net

This notice was posted at the following locations on February 27, 2014

Jamestown Town Hall
Jamestown Philomenian Library
Secretary of State's website
Town of Jamestown's website



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

Town Offices - 423-7201
Fax - 423-7229

May 13, 2014

David E. Fitzgerald
200 Concord Road
Sudbury, MA 01776

Re: Water extension to Plat 9, Lot 327; 154 Racquet Road

Dear Mr. Fitzgerald:

At a meeting of the Jamestown Town Council sitting as the Board of Water and Sewer Commissioners held on 03/03/14 the following vote was passed to wit:

TO APPROVE the application of David Fitzgerald (Plat 9, Lot 327; 154 Racquet Road for utility (water) extension, as recommended by the Public Works Director. So unanimously voted.

Attest:

Denise Jennings
Water and Sewer Clerk

FEB 13 2014

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

APPLICATION FOR WATER AND SEWER EXTENSION

COMPLETED BY APPLICANT

DATE: 2/14/14

Applicant:

Name: David Fitzgerald
Address: 154 Racquet Rd

Phone: 617-620-2312

Zoning District: R40

Type of Service Extension Being Requested:

Water ☒ Sewer _____

Use: Residential
(single family) ☒

(multi family) B

Residential multi family on existing line _____

Commercial _____

Other _____

Location of Extension Request:

Street Racquet Road

Plat: 9 Lot: 327

Please give detail description of proposed plan and anticipated annual water consumption:

Extend water line down Racquet Rd from
186 Racquet Rd. to our property which has no water service.

Please attach "sketch" of proposed installations.

(Applicants signature is required on Page 2)

☒ --\$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.

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 extension fee and/or \$3000 for Sewer Service extension 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: 2/14/14

Applicants Signature: [Signature]

Owners Signature: [Signature]

Agreement is valid for 1 year from date of approval.

Approval by the Board of Water and Sewer Commissioners:

[Signature]
Commission President

Date March 3, 2014

ALL NOTE: Regular meetings of the Board of Water and Sewer Commissioner are held on the first Monday of each month, with the exception of those Mondays that fall on a holiday. The meeting would then be held on the Tuesday following. Meetings are held at the Jamestown Town Hall, Council Chambers, 93 Narragansett Avenue, Jamestown, RI. @ 6:00 PM. 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 encourage 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 proposed Water ☒ Sewer ☐ Extension ☐

Street or Right of Way RACQUET RD Urban District ☐

Rural District ☒

Location of Nearest Main:

Water Main 1,000 LF

Sewer Main

Number of Feet Proposed Extension: Water Main APPROX. 1,000 LF

Sewer Main

Number of lots served by proposed extension: Improved 1

Unimproved

Estimated total cost of project:

Water Line 20K (EXTENSION BEYOND LOT 186 RACQUET RD)

Sewer Line

Estimated total cost per foot:

Water Line

Sewer Line

Would Town Provide:

Manpower: Yes ☐ No ☒ Equipment: Yes ☐ No ☒ Materials: Yes ☐ No ☒

Public Works Director

Comments: SEE ATTACHED

Date 2-27-14

Signature/Title



PUBLIC WORKS DIRECTOR

**Town of
Jamestown, Rhode Island**

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



Date: February 27, 2014

To: Board of Water and Sewer Commissioners

From: Michael Gray
Public Works Director

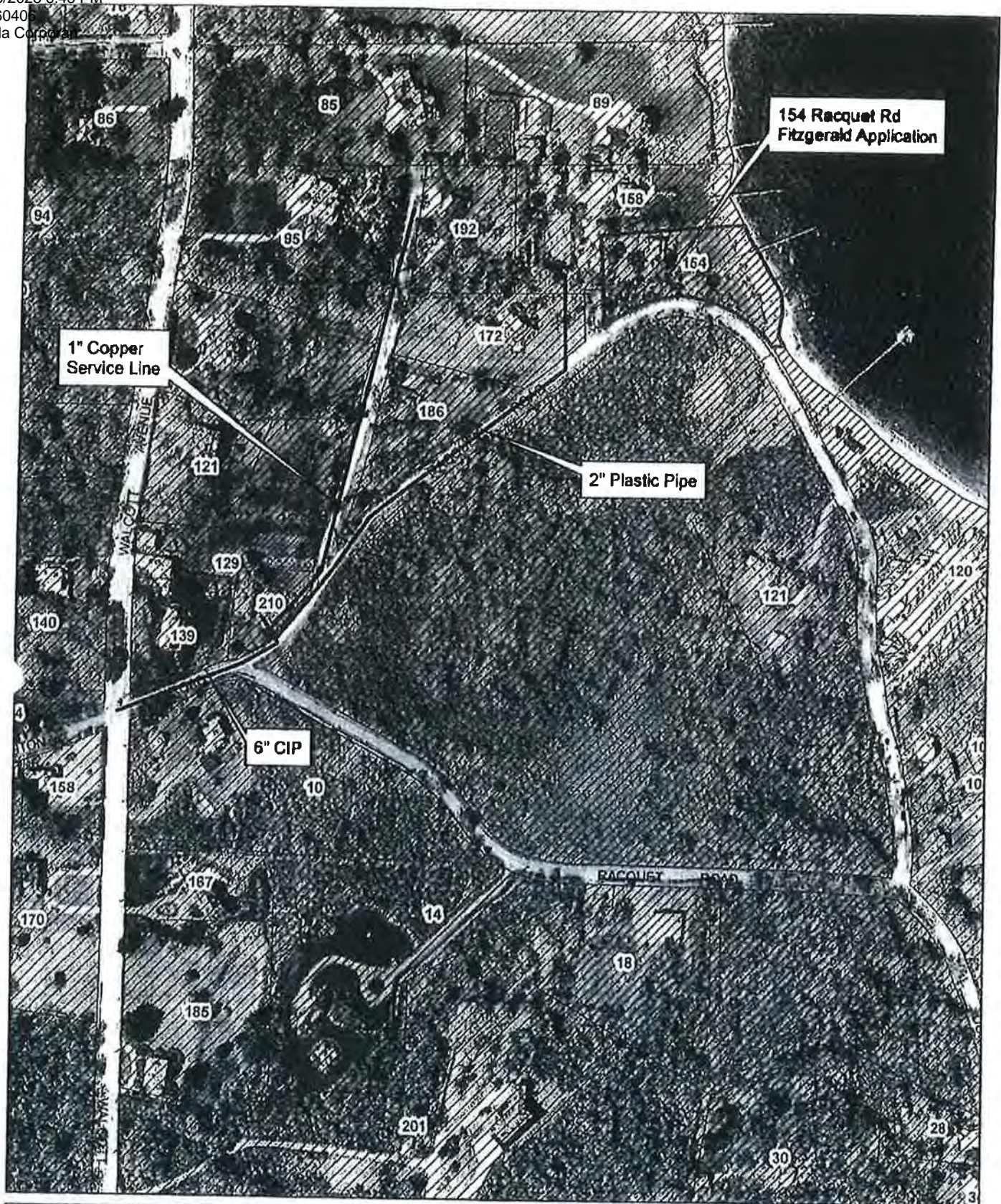
RE: Water Extension Application
Plat 9 Lot 327
154 Racquet Road

Attached is an application for a water extension within the Rural Water District for the above referenced property owned by David Fitzgerald. The rules and regulations, Section III, subsection 14B(a)(4) states that extensions within the rural water district shall be prohibited unless approved by the Board.

I have provided a figure that includes an overview of Racquet Road Water connections. In November 2013 the board approved an extension to the neighboring property at 186 Racquet Road. This property is the last remaining lot on this section of road that does not have town water. The municipal watermain ends at the intersection approximately 1000 linear feet to the south west of the subject property, therefore an extension will be necessary.

I support the application since water is already extended to the neighboring properties. Construction of the watermain will be coordinated with the extension to Lot #186 that was previously approved by the board. The extension will include a new hydrant that will provide additional fire protection to the neighboring homes in the area.

All costs for extension and connection must be borne by the applicant since this has not been identified as a capital project for the Town. There are many projects that we have identified within the Urban District for watermain replacement and upgrades that prohibits the Town from providing resources to the project at this time.



Overview of Racquet Road Water Connections

250 0 250 500 Feet



Town Water

- No
- Yes

COMPLETED BY PLANNING DEPARTMENT

Is request consistent with Comprehensive Community Plan?

Please explain: The main service area for the public water supply is the village area. The urban district is the area that has historically served as the commercial focus for the Island. Public services and facilities have traditionally been located in the village area. Water service is also supplied to the rural water district and is restricted by ordinance. Water service connection in this area is subject to the approval of the Towns Board of Water and Sewer Commissioners and must be consistent with the Comprehensive Community Plan.
Goals and Policies relevant to this application are as follows:

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 9, Lot 327) is approximately 1.27 acres in size and has frontage on Racquet Road. This is not adequate land area for subdivision in the R-40 District.

Date February 26, 2014 Signature/Title Lisa W. Bryer, Town Planner

154 RACQUET RD.

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

NOTE: PER MIKE GRAY, A HYDRANT WILL
BE INSTALLED AT END OF WATER LINE.
(6" WATER LINE)

Fire Hydrants required? Yes ☒ No ☐

Date 2.25.14 Signature/Title JR CHIEF

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

Monday, March 3, 2014

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 6:30 PM by President, Kristine S. Trocki. The following members were present:

Mary E. Meagher, Commission Vice-President
Blake A. Dickinson
Eugene B. Mihaly
Thomas T. Tighe

Also present were:

Christina D. Collins, Interim Town Administrator/Finance Director
Peter D. Ruggiero, Esq., Town Solicitor
Michael Gray PE, Public Works Director
Denise Jennings, Water and Sewer Clerk

AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS

(None)

Motion was made by Commissioner Mihaly, seconded by Commissioner Dickinson to discuss **NEW BUSINESS**, item #1- Application of **Lucky Ridge Co., LLC dba Spinnaker's Café (Owner: Regnum, LLC)** and item #2- Application of **David Fitzgerald**, as the next item of business. So unanimously voted.

1) Application of **Lucky Ridge Co., LLC dba Spinnaker's Café (Owner: Regnum, LLC)** (Plat 9, Lot 791-Unit D; 3 Ferry Wharf) for utility service expansion/change of use. President Trocki stated that the applicant is seeking utility service expansion/change of use for their business located at 3 Ferry Wharf, Unit D.

John A. Murphy, Esq. attorney for the applicant stated that his client has been in business for over ten years and has undergone several stages of permitting and that although the Town application states expansion, his client is seeking permission for a change of use. Attorney Murphy further stated that even though the business has increased in size, his client's water usage has actually decreased and that the addition of beer and wine to the business will not increase water consumption. Attorney Murphy requested that the application for change of use from Lucky Ridge Co., LLC dba Spinnaker's Café be approved by the Board.

Discussion followed regarding the need for the change of use application and the proposed rescheduling of the liquor license application for public hearing. Solicitor Ruggiero stated that if the Board is concerned and if they so choose, they could approve the application for change of use conditionally or could continue the application to the April 7th Water and Sewer meeting. The Public Works Director stated that the change of use to sell liquor will not have any impact on water usage, since it is already a restaurant.

Following clarification of a few items, motion was made by Commissioner Mihaly, seconded by Commissioner Meagher to approve the Application of Lucky Ridge Co., LLC dba Spinnaker's Café (Owner: Regnum, LLC) (Plat 9, Lot 791-Unit D; 3 Ferry Wharf) for utility service expansion/change of use, contingent upon the issuance of a liquor license at a hearing to be scheduled later this month. So unanimously voted.

2) Application of **David Fitzgerald** (154 Racquet Road; Plat 9, Lot 327) for **utility service extension** (water only).

President Trocki stated that the applicant is seeking a water utility extension to their house located at 154 Racquet Road.

David Fitzgerald of 154 Racquet Road; Plat 9 Lot 327 was present and stated that his neighbor located at 186 Racquet was recently granted approval by the Board to extend town water to their lot and that he is hoping to further extend the water out to his property located at 154 Racquet Road.

The Public Works Director reported the following:

- o Regulations require an applicant in the Rural District to come before for the Board to request a water to their property and that the applicant must bear cost of the extension
- o In October 2013, the Board approved an application for an extension to the neighboring property at 186 Racquet Road.
- o This property located at 154 Racquet Road is the last remaining lot on this section of the road that does not have town water.
- o Construction of the water main will be coordinated with the owner of 186 Racquet Road and will include a new hydrant that will provide fire protection to the neighboring homes in the area.

The Public Works Director stated that he that he supports the application of David Fitzgerald since water is already extended to the neighboring properties.

Following clarification of a few items, motion was made by Commissioner Meagher, seconded by Commissioner Mihaly to approve the application David Fitzgerald (154 Racquet Road; Plat 9, Lot 327) for utility (water) service extension, as recommended by the Public Works Director. So unanimously voted.

READING AND APPROVAL OF MINUTES

1) 02/03/14 minutes (regular meeting)

Motion was made by Commissioner Dickinson, seconded by Commissioner Mihaly to accept the 02/03/14 (regular) meeting minutes. So unanimously voted.

OPEN FORUM

1) Scheduled requests to address:

(None)

2) Non-Scheduled requests to address:

(None)

REPORT OF TOWN OFFICIALS

1) **Pumping Report:**

The Public Works Director reported the following:

- o JR-1 well has been taken off-line for the season.
- o Transfer pumping has been suspended for the season.
- o North Reservoir is @ 60MG, usable storage-60MG.
- o South Pond is @ 7MG, usable storage-7MG

2) **Town project reports: (See Project Update Report dated February 2014)**

The Public Works Director reported the following:

Treatment Plant-

- o Briefly outlined the disinfection process and the sampling process.

EXHIBIT D

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

Jamestown Town Hall
Council Chambers
93 Narragansett Avenue
Monday, July 7, 2014 @ 6:30 PM

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. It is the Town Council's hope 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.

I. CALL TO ORDER/ROLL CALL:

II. AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS:

III. READING AND APPROVAL OF MINUTES:

Discussion and potential action

- 1) 05/05/14 (regular meeting)

IV. OPEN FORUM:

- 1) Scheduled request to address
- 2) Non-scheduled request to address

V. REPORT OF TOWN OFFICIALS:

Status reports, discussion and potential action

- 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) Annual Drinking Water Quality Report for 2013

VI. LETTERS AND COMMUNICATIONS:

(None)

VII. UNFINISHED BUSINESS:

(None)

VIII. NEW BUSINESS:

Discussion and potential action

- 1) Application of Norton H. Reamer 2002 Trust (Plat 12, Lot 29/a 2.98 acre lot will be created from Lot 29); Hull Cove Farm Road) for utility service extension (water only)
- 2) Application of Mark S. Weil (Plat 8, Lot 23; 34 West Bay View Drive) for utility service extension (water only)

IX. TOWN BUSINESS:

(None)

X. ADJOURNMENT:

ALL NOTE: 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.

Pursuant to RIGL 42-46-6(c) Notice of this meeting shall be posted on the Secretary of State's website, at the Town Hall and the Jamestown Philomenian Library.

In addition to the three above-mentioned locations, notice also may be posted from time to time, at the following locations: Jamestown Police Station and on the Internet at www.jamestownri.net

This notice was posted at the following locations on July 3, 2014

Jamestown Town Hall
Jamestown Philomenian Library
Secretary of State's website
Town of Jamestown's website



TOWN OF JAMESTOWN Doc# 47828
93 NARRAGANSETT AVENUE Pk# 833 Pg# 106
P.O. Box 377
JAMESTOWN, RHODE ISLAND 02835

Town Offices - 423-7201
Fax - 423-7229

November 12, 2014

Norton H. Reamer 2002 Trust
191 Commonwealth Avenue, #51
Boston, MA 02116

Re: Water extension to Plat 12, a portion of lot 29; Hull Cove Farm Road

Dear Mr. Reamer:

At a meeting of the Jamestown Town Council sitting as the Board of Water and Sewer Commissioners held on 07/07/14 the following vote was passed to wit:

TO APPROVE the application the application of Norton H. Reamer 2002 Trust (Plat 12, Lot 29/a 2.98 acre lot to be created from Lot 29); Hull Cove Farm Road) for utility service extension (water only), as recommended by the Public Works Director and subject to the following:

- The review of ownership of the new line by the Town Solicitor.
- The condition that the project will be under the direction of the Public Works Director/Town Engineer.

The amended motion so voted, 4 in favor; Commissioner Meagher abstained.

Enclosed you will find the invoice for said water hook up.

Attest:

Denise Jennings
Water and Sewer Clerk

Xc: Quentin Anthony, Esq.

RECEIVED FOR RECORD
Nov 14, 2014 09:01A
JAMESTOWN TOWN CLERK
CHERYL A. FERNSTROM, CMC



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

APPLICATION FOR WATER AND SEWER EXTENSION

COMPLETED BY APPLICANT

DATE: 6/23/14

Applicant:

Name: NORTON H. REAMER 2002 TRUST

Phone: (401) 847-1008 *

Address: 191 COMMONWEALTH AVE, #51

BOSTON, MA 02116

Zoning District: RR 80

Type of Service Extension Being Requested:

Water XX Sewer _____

Use: Residential

(single family) XX

(multi family) _____

Residential multi family on existing line _____

Commercial _____

Other _____

Location of Extension Request:

Street HULL COVE FARM ROAD

Plat: _____ Lot: _____

Please give detail description of proposed plan and anticipated annual water consumption:

SEE ADDENDUM A

Please attach "sketch" of proposed installations.

(Applicants signature is required on Page 2)

* *Quentin Anthony, Esq.*

✓ Pd CK# 2380 DA 6/23/14
[✓]--\$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.

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 extension fee and/or \$3000 for Sewer Service extension 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: June 23 2014 Applicants Signature: _____

Owners Signature: Norton H. Reamer

Agreement is valid for 1 year from date of approval.

by my attorney
Quentin Anthony

Approval by the Board of Water and Sewer Commissioners:

Kristine S. Trocki
Commission President

Date 7/7/14

ALL NOTE: Regular meetings of the Board of Water and Sewer Commissioner are held on the first Monday of each month, with the exception of those Mondays that fall on a holiday. The meeting would then be held on the Tuesday following. Meetings are held at the Jamestown Town Hall, Council Chambers, 93 Narragansett Avenue, Jamestown, RI. @ 6:00 PM. 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.

ADDENDUM A

The owner of Plat 12 Lot 29 plans to create one (1) residential lot consisting of 2.98 acres at the easterly end of Hull Cove Farm Road, a private road off Beavertail Road. The owner, through its representatives, has been told by the Town Engineer and the Chief of the Fire Department that adequate fire protection for the proposed lot requires a 6 inch line extending approximately 1300 feet from Hull Cove Farm Road to the proposed lot. The existing private line is a 4 inch line, and it is inadequate to provide meaningful fire protection. If this proposed replacement of the existing line with a 6 inch line is approved, the owner intends to finance the new line himself and install fire hydrants along Hull Cove Farm Road as recommended by the Town Engineer. In addition, the owner will tie in all the existing homes to the new line at no cost. All owners along Hull Cove Farm Road have been apprised of this request. It is contemplated that the 6 inch line would be installed over the course of several days and excavations closed at the end of each day. Once the new line was completed installed, the road would be opened again to tie in the existing homes. Thus, disruption of daily life would be kept to a minimum.

Well water in this area of Jamestown has been notoriously problematic. The owners of the lot abutting the proposed lot, Jonathan Goodman and Robin Henry, were recently before the Board with extensive data over the inadequate well production. In response to the presentation of Mr. Goodman and Ms. Henry, the Board allowed them to extend the private line to their lot. The owner of Plat 12 Lot 29 has multiple wells which, operating together, produce only a minimum supply of potable water. The creation of a 6 inch line running the length of Hull Cove Farm Road would improve fire protection for all and provide sufficient potable water for the single family residential lot proposed.

Attached to this proposal are engineered drawings of the existing road and the proposed lot.

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 encourage 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 proposed Water _____ Sewer _____ Extension _____

**Town of
Jamestown, Rhode Island**

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



Date: July 3, 2014

To: Board of Water and Sewer Commissioners

From: Michael Gray
Public Works Director

RE: Water Extension Application
Plat 12 Lot 29
Hull Cove Farm Road

Attached is an application for a water extension within the Rural Water District for the above referenced property owned by Norton Reamer. The proposed water extension and connection is for a new lot to be created from Lot 29 at the most easterly end of Hull Cove Farm Road as shown on the attached plan prepared by Darveau Associates. It is important to note that the page 11 of the rules and regulations, Section III, subsection 14B(a)(4) states that extensions within the rural water district shall be prohibited unless approved by the Board.

As shown on the attached plan, the owner has proposed to install a new 6" watermain with fire hydrants within Hull Cove Farm Road to service all of the existing homes and the newly created lot. The existing homes are serviced by an existing 4" watermain with only one hydrant at the beginning of the road. Upgrading the watermain to the larger piping size will improve pressure and flow to the neighboring properties and allow the installation of hydrants for fire protection and maintenance.

All costs for extension and connection must be borne by the applicant since this is a private road and has not been identified as a capital project for the Town. There are many projects that we have identified within the Urban District for watermain replacement and upgrades.

Although expressly prohibited by regulation I support the application since it will improve service and fire protection capabilities. I recommend that the board consider a condition of approval for this lot only with no further extension or connection to the main. Also that all existing homes be connected to the new 6" watermain and that the existing 4" piping be disconnected and abandoned.

Street or Right of Way HULL COVE FARM RD Urban District _____

Rural District X

Location of Nearest Main:

Water Main BEAVERTAIL & HULL COVE FARM

Sewer Main _____

Number of Feet Proposed Extension: Water Main 1300 LF OF 6" w/ HYDRANTS

Sewer Main _____

Number of lots served by proposed extension: Improved 1 NEW LOT

Unimproved _____

Estimated total cost of project:

Water Line TO BE PAID BY OWNER

Sewer Line _____

Estimated total cost per foot:

Water Line TO BE PAID BY OWNER

Sewer Line _____

Would Town Provide:

Manpower: Yes _____ No X Equipment: Yes _____ No X Materials: Yes _____ No X

Public Works Director

Comments: SEE ATTACHED

Date 7-3-14

Signature/Title  PWD

COMPLETED BY PLANNING DEPARTMENT

COMPLETED BY PLANNING DEPARTMENT

Is request consistent with Comprehensive Community Plan?

Please explain

Although the Comprehensive Plan does not provide specific policy in terms of water or sewer connections in the Rural district, it does have reference to the issue as follows:

The main service area for the public water supply is the village area. The urban district is the area that has historically served as the commercial and residential focus for the Island.

Public services and facilities have traditionally been located in the village area. Water service is also supplied to the rural water district. The current policy of the Town in the rural water district is to provide public water only to existing lots and not subdivided lots.

Water service connections in this area are subject to the approval of the Town's Board of Water and Sewer Commissioners, and must be consistent with the Comprehensive Community Plan.

Goals and Policies relevant to this application are as follows:

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 12, Lot 29) is an existing lot of record containing 80.72 acres. This parcel is in the RR-80 Zoning District requiring 80,000 square feet of land per residential dwelling. The owner has filed a minor subdivision application to create a new 2.89 acre lot from Lot 29. Town policy has required Board of Water and Sewer Commissioners approval prior to subdivision approval. Based upon the size and the Dimensional Regulations listed in Table 3-2 of the Zoning Ordinance, Lot 29 is subdividable with further street extension.

Date July 1, 2014 Signature/Title Lisa W. Bryer, AICP, Town Planner

FEARER

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

ADDING NEW HYDRANTS PER PLAN ON 6" MAIN

Fire Hydrants required? Yes ☒ No ☐

Date 7.1.14

Signature/Title

JPJ CHIEF

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

Monday, July 7, 2014

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 6:32 PM by President, Kristine S. Trocki. The following members were present:

Mary E. Meagher, Commission Vice-President
Blake A. Dickinson
Eugene B. Mihaly
Thomas T. Tighe

Also present were:

Andrew Nota, Town Administrator
Christina D. Collins, Finance Director
Peter D. Ruggiero, Esq., Town Solicitor
Michael Gray PE, Public Works Director
Denise Jennings, Water and Sewer Clerk

AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS

(None)

READING AND APPROVAL OF MINUTES

1) **05/05/14 minutes** (regular meeting)

Motion was made by Commissioner Mihaly, seconded by Commissioner Meagher to accept the 05/05/14 (regular) meeting minutes. So unanimously voted.

Motion was made by Commissioner Meagher, seconded by Commissioner Mihaly to discuss **New Business** as the next item of business. So unanimously voted.

NEW BUSINESS

1) Application of **Norton H. Reamer 2002 Trust** (Plat 12, Lot 29/a 2.98 acre lot will be created from Lot 29); Hull Cove Farm Road) for **utility service extension (water only)**

Commissioner Meagher stated that she had a conflict of interest with the application of Norton H. Reamer 2002 Trust and recused herself.

Attorney Quentin Anthony stated that he was present for the applicant. Michael Darveau, Land Surveyor was Present also.

Attorney Anthony reported the following:

- o His client Mr. Reamer has proposed to extend the water service down Hull Cove Farm Road for approximately 1400 feet to his lot (Plat 12, Lot 29/a 2.98 acre lot will be created from Lot 29), as outlined on a plan submitted by Michael Darveau, Land Surveyor.
- o His client, through his representative, has been advised by the Public Works Director/Town Engineer and the Fire Chief and in accordance with town standards, that adequate fire protection for the proposed

- lot requires a 6 inch line and additional fire hydrants.
- His client will finance the new water line and hydrants.
- The existing homes on Hull Cove Farms Road are serviced by a 4 inch line and it is proposed that those homes will be upgraded to a 6 inch line.
- The Commission recently granted approval to Jonathan Goodman the owner of the abutting lot to extend water service to his property located at Plat 12, Lot 217.

The Public Works Director stated the following:

- He received an email today from the abutters, stating that they supported the application of Mr. Reamer.
- Only one new house is proposed.
- All will benefit from this proposed extension.
- He supports the application of Mr. Reamer for extension, as presented.

Attorney Anthony stated that if the application was approved, work would begin in September. Attorney Anthony briefly outlined the construction schedule and further stated that the Public Works Director has suggested that upon completion of the project, that ownership of the line be turned over to the Town. The Public Works Director confirmed this statement and stated that the details could be worked out with the Town Solicitor.

Administrator Nota asked Attorney Anthony if his client had any plans to develop the remaining property. Attorney Anthony stated that Mr. Reamer has approval for development of 6 lots, one of which was already sold to Mr. Goodman, one lot for this this proposed application, which leaves four lots remaining that could be built upon.

Attorney Anthony distributed a copy of the Declaration of Restrictions dated July 19, 1993 to the Commission and asked that it be added to the record.

Following clarification of a few items, motion was made by Commissioner Mihaly, seconded by Commissioner Tighe to approve the application of Norton H. Reamer 2002 Trust (Plat 12, Lot 29/a 2.98 acre lot will be created from Lot 29); Hull Cove Farm Road) for utility service extension (water only), as recommended by the Public Works Director and subject to review of ownership of the new line by the Town Solicitor.

Brief discussion ensued regarding having the Public Works Director/Town Engineer oversee the Reamer extension project.

A motion was made by Commissioner Mihaly, seconded by Commissioner Dickinson to amend the original motion to include the condition that the project is under the direction of the Public Works Director/Town Engineer. The amended motion so voted, 4 in favor; Commissioner Meagher abstained.

2) Application of Mark S. Weil (Plat 8, Lot 23; 34 West Bay View Drive) for utility service extension (water only)

Attorney Geoffrey Turner stated that he was present for the applicant. Attorney Turner reported that his client Mr. Weil has proposed to extend the water service from Watson Avenue around the corner, down West Bay View Drive to the northeast corner of his lot (Plat 8, Lot 23), as outlined on a plan submitted by Michael Darveau, Land Surveyor.

The Public Works Director stated that an extension is allowed in the Urban District and the application for extension will allow maintenance and greater fire protection with the installation of a new hydrant. The Public Works Director further stated that all costs of the extension will be borne by the owner and that he supports the application of Weil, as presented.