

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

Monday, June 15, 2009

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 6:00 PM by Commission President Julio DiGiando. The following members were present:

Michael White, Vice-President  
William Kelly  
Robert W. Sutton, Jr.  
Barbara A. Szepatowski

Also present were:

Bruce R. Keiser, Town Administrator  
Peter D. Ruggiero, Esq., Town Solicitor  
Steven J. Goslee, Public Works Director  
Denise Jennings, Water and Sewer Clerk

**AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS**

(None)

**READING AND APPROVAL OF MINUTES**

1) 05/18/09 (regular meeting)

Motion was made by Commissioner White, seconded by Commissioner Szepatowski to accept the 05/18/09 (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 Pumping report has taken a different view. The report now shows recycled water used by the new treatment facility. Pumping was down slightly for the month of May.
- o Rainfall was average for the month of May.
- o North Reservoir is @ capacity, usable storage-60MG
- o South Pond is @ capacity, usable storage-7MG.

- 2) Town project reports: (See Project Update Report dated May 2009)

The Public Works Director further reported the following:

- o There are new regulations for the control of cross connections that were recently adopted by the RI Department of Health in May.
- o The State statute requires implementation by June 30, 2009.
- o The RI Department of Health has drafted a blanket consent agreement for water suppliers to enter into for an extension of six months to complete a plan.

The Public Works Director recommended that the Town participate, pending the review of the agreement by the Solicitor. The Public Works Director noted that in the future, backflow devices will need to be placed on all meters.

**Sewer Plant Rehabilitation:**

Commission President DiGiando noted that this project is complete and that the Commission no longer needs to see the Sewer Rehabilitation Project report. Commission consensus: To discontinue the Sewer Rehabilitation Project report.

The Commission asked for clarification on a few items as reported by the Public Works Director.

**LETTERS AND COMMUNICATIONS**

(None)

**UNFINISHED BUSINESS**

**NEW BUSINESS**

1) Application of **Jamestown Arts Center** (Plat, Lot 461; 18,20,22 & 24 Valley Rd.) for **utility service expansion/change of use** (from boat painting/maintenance facility to an art center) Following clarification of a few items, motion was made by Commissioner Kelly, seconded by Commissioner Szepatowski to approve the application of Jamestown Arts Center (Plat, Lot 461; 18,20,22 & 24 Valley Rd.) for utility service expansion/change of use (from boat painting/maintenance facility to an art center). So unanimously voted.

2) Application of **Church Community Housing** (Plat 8, Lot 97; 79 North Rd. formerly Ocean State Scuba) for **utility service expansion/change of use** (from dive shop/ to 10 unit affordable housing rental development)

Commissioner Szepatowski asked Christian Belden, Project Manager of Church Community Housing Corp. if he had any plans for the outside of the building. Mr. Belden stated that he did have plans and he then distributed copies to the Commission, the Public Works Director and the Town Administrator. Commission President DiGiando asked the Public Works Director if he had any comments regarding the application. The Public Works Director expressed his concerns regarding the gray water system and backflow protection and reported the following:

- o Zoning only allows for a duplex in this zone.
- o Sewer fees will have to be established for the gray water system.

The Public Works Director noted that in accordance with the Rules and Regulations of the Board of Water and Sewer Commissioners the Commission can waive tie-in fees on a case by case basis, for connections that will service low or moderate income housing.

Mr. Belden stated that their motivation for re-use of rain water to use as gray water to flush toilets and is more of a drainage issue on site. Mr. Belden further stated that they are trying to collect as much of the rain water that comes off the roof as possible, to prevent it from making it well and not to reduce their consumption of municipal water.

Commission President DiGiando asked Mr. Belden what the size of the holding tank would be. Mr. Belden stated that they are looking to convert the existing swimming pool into a holding tank. Commission President DiGiando stated that since this would be a large tank, it appears as though it is not probable that it will overflow. Mr. Belden stated that they will probably be collecting more water than they can use and it is not probable that it will overflow. Mr. Belden further stated that there will be a mechanism in place for overflow and if there were overflow it would be controlled and would not be released during a storm event.

Commissioner Sutton asked if the town water would be used as a backup system and if they will be installing two separate systems; that would be completely isolated from each other. The Public Works Director stated that they will need to install two separate systems that would need to be isolated from each other. Mr. Belden stated that he was aware of this matter and it has been discussed with plumbers and it does not appear to be difficult to set up. Commission President DiGiando asked Mr. Goslee if the 10 units would be metered separately. Mr. Goslee stated that they would need to be metered separately.

Commissioner Szepatowski reported the following:

- The Town Administrator, the Deputy Public Works Director/Engineer, the Building/Zoning Official, Town Planner and herself had met in April to discuss this project prior to Church Community Housing coming to the Town and that she had put this idea together in February.
- If this project gets built the Town should give a big thanks to Steve Kirby of Marketplace Properties.
- Church Community Housing will be using basically the same footprint of the property.
- The property is in bankruptcy, but this will not affect the project.
- There will be 8 two-bedroom unit and two one-bedroom units.
- The property is on the bus line and is close to all town services.
- This would provide housing to all who meet the requirements including seniors that want to move out of their homes and town employees.
- The proposed exterior of the building is in keeping with anything you could expect in the downtown area and seems like a great use of the property.
- She would like to talk to Conservation and with the residents of the surrounding area to discuss the drainage problem and would like to pursue this project in the fall.
- The property is in a trust and will take 4-5 months to complete all of the paperwork and this will allow Church Community Housing time to get approval from the Town.

Commission President DiGiando asked for clarification regarding the dollar amount of the tie-in fees. The Public Works Director stated that the tie-in fees would be \$3,000 per a unit for water and \$3,000 per a unit for sewer. Brief discussion ensued regarding the Commissions ability to waive the tie-in fees on a case by case basis. Commission President DiGiando asked what kind of impact would the waiving of the tie-in fees would have on the water and sewer side and what would happen if we absorb the \$60,000 and how would the Town recover this.

Administrator Keiser stated that the Town would take on the additional ten units from a physical structure standpoint and the density on this particular lot, given that it is a large multi-family structure for affordable purposes, is beyond what you expect this lot to produce and that he does not feel that it will have a negative impact for the Town and is a benefit to assist the Town with affordable development. He further stated that he does not see a down side for our infrastructure and the Town was not expecting this revenue. Commission President DiGiando noted that we will have ten

additional customers. Brief discussion ensued regarding the gray water system.

Solicitor Ruggiero suggested that if the Commission approves the application they should make it contingent upon the installation of sewer metering system, so that the Town can capture the amount of materials coming out. Commissioner Sutton suggested that it also be contingent upon the construction/design of a gray water system.

Following clarification of a few additional items, motion was made by Commissioner Kelly, seconded by Commissioner White to approve the application of Church Community Housing (Plat 8, Lot 97; 79 North Rd.) for utility service expansion/change of use for a 10 unit affordable housing rental development consistent with the standards of RI affordable housing and is subject to the following:

1. The submission of an approved engineering plan for the capture and use of gray water.
2. A sewer metering system will be put in place for calculating water usage.
3. To waive the tie-in fees.

So unanimously voted.

### **BILLS AND PAYROLL**

Motion was made by Commissioner White, seconded by Commissioner Szepatowski to approve the Water and Sewer Division Bills and Payroll. So unanimously voted.

### **TOWN BUSINESS**

Commissioner Kelly stated that he had a number of questions regarding the Water, Sewer and General Fund bills and that he would like to meet with the Administrator to discuss this matter. Commissioner Kelly further stated that he would like to discuss the Water, Sewer and General Fund budget to actual in detail at the second meeting in August or at a workshop in August. Administrator Keiser suggested that it be discussed at the second meeting in August.

### **ADJOURNMENT**

There being no further business before the Commission, motion was made by Commissioner Szepatowski, seconded by Commissioner White to adjourn the meeting at 6:50 PM. So unanimously voted.

Attest:

Denise Jennings  
Water and Sewer Clerk

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