

TOWN COUNCIL AGENDA

TOWN OF SOUTH KINGSTOWN

RHODE ISLAND



Monday, January 12, 2026

CLOSED EXECUTIVE SESSION - 7:00 PM - 7:30 PM
REGULAR SESSION - 7:30 PM

Town Council Chambers
180 High Street
Wakefield, RI

TOWN COUNCIL

Rory H. McEntee, President
Michael K. Marran, Vice President
Patricia A. Alley
Deborah D. Bergner
Jay G. Wegimont

James M. Manni, Town Manager
Michael A. Ursillo, Esq., Town Solicitor
Nichole C. Romane, Town Clerk

Members of the public are welcome and encouraged to attend in person or view the meeting live on the [Town Council YouTube channel](#) or on your local Public Access Television Station.

NOTE: Individuals requesting American Sign Language interpreters or CART service must call the Town Clerk's Office at 401-789-9331 seventy-two (72) hours in advance of the meeting date.

1. Closed Executive Session - 6:30 PM - 7:30 PM

- A.** A Closed Executive Session pursuant to RIGL §42-46-5(a)(1) to discuss matters pertaining to personnel: Town Solicitor

2. Regular Session - 7:30 PM

Please be advised that the Council intends to discuss and/or act upon each and every item appearing on this agenda.

- A.** Pledge of Allegiance to the Flag
B. Land Acknowledgement Statement

3. Roll Call

4. Approval of Minutes of Previous Meetings

- A. Work Session** - December 18, 2025
B. Regular Session - December 8 and December 18, 2025
C. Closed Executive Session - December 18, 2025

5. Appointments

- A.** A resolution appointing _____ to the _____ Board/Committee/Commission for a term to expire in _____.
- B.** A resolution appointing _____ as the Tree Warden for the Town of South Kingstown for the year 2026.

6. Consent Agenda

Rule 13: All items listed with a (CA) are to be considered routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a member of the Council, or a member of the public so requests, in which event the item will be removed from Consent Agenda (CA) consideration and considered in its normal sequence on the agenda.

- (CA) A.** A resolution granting Victualling Licenses for the year beginning December 1, 2025 to the following; Renewals:

Albie's Place, Inc. d/b/a Albie's Place, 99 Fortin Road, Kingston, RI 02881.
Application by Jason Wichert, Owner. License No. 59653.

Town Made LLC d/b/a Town Made, 203 Main Street, Wakefield, RI 02879.
Application by Ken Procaccianti, Principal. License No. 75003.

CL Enterprises, Inc d/b/a Hal's Garage & Auto Body, 171 Old Tower Hill Road, Wakefield, RI 02879. Application by R. Harold Thomas Jr., President. License No. 59175.

- (CA) B.** A resolution granting Holiday Sales Licenses for the year beginning December 1, 2025 to the following; Renewals:

CDM Fitness Holdings, LLC d/b/a Planet Fitness, 160 Old Tower Hill Road, Wakefield, RI 02879. Application by Lane Milliken, Director of Operations. License No. 83123.

H N S, Inc. Healy News Store d/b/a Healy News Store, 231 Robinson Street, Wakefield, RI 02879. Application by David Hall, President. License No. 86527.

Dolgen Rhode Island, LLC d/b/a Dollar General Store 20236, 1860 Kingstown Road, Wakefield, RI 02879. Application by Linda Pearson, Licensing Specialist. License No. 76081.

Ocean State Job Lot of RI2019-3, LLC d/b/a Ocean State Job Lot #127, 688 Kingstown Road, Wakefield, RI 02879. Application by Jennifer Fredette, Licensing Manager. License No. 62624.

Wakefield Music Company d/b/a Wakefield Music, 58 Main Street, Wakefield, RI 02879. Application by Dennis Costa, Owner. License No. 59770.

Wanida Corporation d/b/a The Boss, 682 Kingstown Road, Wakefield, RI 02879. Application by Eakkachai Udomdat, President. License No. 75939.

- (CA) C.** A resolution granting Victualling and Holiday Sales Licenses for the year beginning December 1, 2025 to the following; Renewals:

Bagelz of Wakefield, Inc. d/b/a Bagels, 90 Pershing Avenue, Wakefield, RI 02879. Application by Scott Lieberman, President. License No. 59135.

Rosario's Restaurant, Inc. d/b/a Kingston Pizza, 63 Briar Lane, Kingston, RI 02881. Application by Ina Sciabarrasi, Vice President. License No. 59104.

Belmont Marketplace, Inc. d/b/a Belmont Marketplace, 600 Kingstown Road, Wakefield, RI 02879. Application by Vincent Siravo Jr, President. License No. 59664.

Gansett Craft Chocolate d/b/a Gansett Craft Chocolate, 227 Robinson Street, Wakefield, RI 02879. Application by Steven Schneider, Owner. License No. 87703.

Lamfong LLC d/b/a Simply Thai, 99 Fortin Road, Kingston, RI 02881. Application by Lamphone Voravongsa, Manager. Renewal; License No. 78821.

Ryan Zeolla d/b/a RI Guys Donuts, 621 Kingstown Road, Wakefield, RI 02881. Application by Ryan Zeolla, Owner. License No. 86129.

Little Rhody Pizza Corp. d/b/a Little Rhody Island Deli, 231 Tower Hill Road,

Wakefield, RI 02879. Application by Dennis Webb, President. License No. 88260.

- (CA)** **D.** A resolution granting Victualling, Holiday Sales and Additional Hours Licenses for the year beginning December 1, 2025 to Baked Kingston RI Operators, LLC d/b/a Insomnia Cookies, 99 Fortin Road, Kingston, RI 02881. Application by Mary Fehlner, Permitting and Licensing Coordinator. Renewal; License No. 65535.
- (CA)** **E.** A resolution granting Laundry/Dry Cleaners License for the license years beginning December 1, 2024 and December 1, 2025, to Barbara Placido d/b/a Matunuck Laundry, 706 Matunuck Beach Road, Wakefield, RI 02879. Application by Barbara Placido, Owner. Renewal; License No. 66592.
- (CA)** **F.** A resolution granting a Tourist Accommodations License for the year beginning December 1, 2025 to Stephanie Osborn d/b/a Sugar Loaf Hill Bed and Breakfast, 607 Main Street, Wakefield, RI 02879. Application by Stephanie Osborn, Owner. Renewal; License No. 59733.
- (CA)** **G.** A resolution granting Holiday Sales, Shellfish and Farm Produce Peddler Licenses for the year beginning December 1, 2025 to Whaley Farm d/b/a Whaley Farm, 2 Jerry Brown Farm Road, Wakefield, RI 02879. Application by George Whaley, Owner. Renewal; License No. 78225.
- (CA)** **H.** A resolution granting Theater and Holiday Sales Licenses for the year beginning December 1, 2025 to Matunuck Live Theatre, Inc. d/b/a Theatre By The Sea, 364 Cards Pond Road, Wakefield, RI 02879. Application by Karen Kessler, Vice President & Secretary. Renewal; License No. 78932.
- (CA)** **I.** A resolution granting a Private Detective License for the year beginning December 1, 2025 to Keara Wolstencroft d/b/a Keara Wolstencroft, 1183 Kingstown Road Unit 2R, Wakefield, RI 02879. Application by Keara Wolstencroft, Owner. Renewal; License No. 60170.
- (CA)** **J.** A resolution granting a Trailer Park/Campground License for the year beginning December 1, 2025 to Blackbeard Homeowners Association d/b/a Blackbeard Homeowners Association, 836 Matunuck Beach Road, Wakefield, RI 02879. Application by Sabrina Courville, Treasurer. Renewal; License No. 82430.
- (CA)** **K.** A resolution authorizing the Town Assessor to abate taxes in the amount of \$1,066.54, as shown on Tax Abatement Request No. 656
- (CA)** **L.** A resolution authorizing an award of contract to ATG Group Inc., 188 Airport Road, Warwick, RI 02889, for network infrastructure and wiring upgrades at the Peace Dale Library, in an amount not to exceed \$19,057.75, as further described in a memorandum from the Library Director to the Town Manager dated December 31, 2025 entitled "Award of Contract – Network Infrastructure and Wiring Upgrades, Peace Dale Library".
- M.** A resolution authorizing an award of services to Precision Concrete Cutting, New England Headquarters, 66 N. Rutland Rd, Milford, CT 06461 for Sidewalk Trip Hazard Removal in an amount not to exceed \$20,836.41 from the Highway

Department FY 2025-2026 Operational Budget, and as further described in a memorandum from the Public Services Director to the Town Manager dated December 9, 2025, and entitled "Award of Service Recommendation, Sidewalk Trip Hazard Removal".

7. Licenses

- A.** A resolution granting a Miscellaneous Permit to conduct the annual Angry Unicorn Half Marathon – 5K Road Race on Sunday, November 08, 2026 from 7 am to 11 am to Ocean State Multisport, P.O. Box 14103, East Providence, RI 02914 subject to the execution of a hold harmless agreement indemnifying the Town and receipt of a Certificate of Insurance naming the Town as an additional insured for the event in the amounts specified by the Finance Director. Application by Gary Menissian, Renewal; License No. 91600.
- B.** A resolution granting a Road Race License to Broad Rock Middle School PTO to conduct the Broad Rock Middle School Coyote Chase 5k and 1 mile Fun Run Road Race fundraiser on Saturday, March 28, 2026 at 9:00 am to 11:30 am subject to the execution of a hold harmless agreement indemnifying the Town and Certificate of Insurance naming the Town as an additional insured for the event. Application by Jessica Domack, Member. Renewal; License No. 91343.
- C.** A resolution granting a Special Events Permit to the SK USA 250th Committee to hold the Saugatucket Skirmish at Saugatucket Park on Saturday, February 7, 2026 from 1 PM to 5:30 PM Application by Theresa L. Murphy. New; License No. 91955.

8. Public Comment - 30 Minutes

Rule 10A. for the conduct of the meetings of the South Kingstown Town Council: Members of the public shall be entitled to speak at regular meetings during any period designated on the agenda for public comment, once, for a period of five minutes, or longer at the discretion of the President, and at other times when invited to do so by the President. The public shall address their comments to the question under debate as indicated on the agenda. Pursuant to RI General Laws §42-46-6(b), public comment regarding subject matter not on the agenda but received during the public participation portion of a meeting shall be for information purposes only and may not be voted on except where necessary to address an unexpected occurrence that requires immediate action to protect the public or to refer the matter to an appropriate committee or to another body or official.

9. New Business

- A.** A resolution authorizing the Town Manager to sign an amendment to the AIA A133-2019 Contract, Guaranteed Maximum Price (GMP) Agreement #2 with Gilbane Building Company, 7 Jackson Walkway, Suite 2, Providence, RI 02903 for the South Kingstown High School Replacement Project in an amount not to exceed one hundred fourteen million, five hundred ninety-eight thousand, seven hundred eighty dollars (\$114,598,780), as further detailed in a memorandum from the Deputy Town Manager to the Town Manager dated January 6, 2026, entitled "Authorization to Execute a Guaranteed Maximum Price Agreement #2 for South Kingstown High School (Ref # SK0005TM).

- B. A resolution authorizing an award of bid to Alta Construction Equipment New England LLC, for the purchase of a 2025 ABI Z-23 infield grooming machine with two attachments as specified in an amount not to exceed \$34,525 from the FY2024-25 and FY2025-26 CIP budgets, and as further described in a memorandum from the Director of Leisure Services to the Town Manager dated December 17, 2025 and entitled "Bid Recommendation – Infield Grooming Machine".
- C. A resolution authorizing an award of bid to Downspout, 785 Nooseneck Hill Road, West Greenwich, RI 02817 for exterior power washing for the Victoria Lane and Mautucket Road water tanks in an amount not to exceed \$28,250 which includes a \$5,000 contingency from the Water Division's FY 2024-2025 capital improvement program (CIP) budget, and as further described in a memorandum from the Public Services Director to the Town Manager dated December 22, 2025, and entitled, "Bid Recommendation - Exterior Power Washing, Cleaning & Miscellaneous Repairs - Elevated Water Tanks".
- D. A resolution authorizing the Town Clerk to advertise for Order of Notice a Public Hearing to consider proposed amendments to the Town Code, Chapter 10 Motor Vehicles and Traffic, Article II Stopping, Standing and Parking, Section 10-12, Boulevard and Street Stop Signs Designated for the installation of a stop sign on James Trail where it terminates at Gardner Road as follows:

CHAPTER - 10 MOTOR VEHICLES AND TRAFFIC, Article II – STOPPING, STANDING & PARKING

Sec. 10-12 – Boulevard and street stop signs designated.

Remove:

~~James Trail at Glen Rock Road. Traffic to stop on James Trail at intersection~~

Add:

James Trail. Traffic traveling easterly must stop before entering Glenn Rock Road. Traffic traveling westerly must stop before entering Gardner Road

- E. A resolution authorizing the Town Clerk to advertise for Order of Notice a Public Hearing to consider proposed amendments to the Town's Zoning Ordinance Article 5.5 Rental Dwellings, as shown attached.
- (CA) F. A resolution authorizing the Town Manager to execute a Mutual Aid Agreement between the Town of South Kingstown and the Town of Narragansett for the provision of police services within the Village of Jerusalem, for a three-year term, with annual compensation to the Town of South Kingstown in an amount not to exceed \$8,000, as further described in a memorandum from the Police Chief to the Town Manager dated December 17, 2025 entitled "Mutual Aid Agreement with the Town of Narragansett – Village of Jerusalem".
- G. A resolution dissolving the Sustainability Committee and amending the charge of the Conservation Commission to incorporate sustainability-related advisory functions as further described in a memorandum from the Deputy Town Manager

to the Town Manager dated January 6, 2026, entitled "Dissolution of the Sustainability Committee and Merger of Functions with the Conservation Commission".

- H. A resolution accepting Magnolia Lane into the Towns system of roads, and as further described in a memorandum from the Planning Director to the Town Manager dated December 29, 2025, entitled "Magnolia Lane Road Acceptance".
- I. A resolution authorizing the Town Clerk to advertise for Order of Notice a Public Hearing to consider proposed amendments to the Town Code, Chapter 10 Motor Vehicles and Traffic, Article II Stopping, Standing and Parking, Section 10-12, Boulevard and Street Stop Signs Designated for the installation of a stop sign on Magnolia Lane at its intersection with Oak Street as follows:

CHAPTER - 10 MOTOR VEHICLES AND TRAFFIC, Article II – STOPPING, STANDING & PARKING

Sec. 10-12 – Boulevard and street stop signs designated.

Add:

Magnolia Lane. Traffic to stop at intersection with Oak Street intersection

10. Town Manager's Report

- A. Discussion of a potential Work Session with the Planning Department relative to Form-Based Code for Old Tower Hill Road.

11. Public Hearings

- A. A Public Hearing relative to a renewal of an Indoor Shooting Range License in accordance with the South Kingstown Town Code, Chapter 9 Licenses and Miscellaneous Business Regulation, Article VI Indoor Shooting Ranges, Sec. 9-158 Term of License, Renewal, Transfer. Application by IDGR15, LLC d/b/a Elite Indoor Gun Range, by Mark A. Fay, Member for property located at 371 Rose Hill Road, Wakefield, RI 02879 and designated as Assessor's Plat 33, Lot 30, consisting of 121.57 acres.
- B. A Public Hearing relative to proposed amendments to the Town Code Chapter 9 Licenses and Miscellaneous Business Regulations, Article IX Short-Term Rentals, as shown attached.

12. Public Comments - Continued

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address an unexpected occurrence that requires immediate action to protect the public or to refer the matter to an appropriate committee or to another body or official.

13. Communications

- A. An email dated January 5, 2026 from Dorothy Hill, Bicycle-Pedestrian Advisory Chair concerning a request for additional funding towards the Town's Pavement Management Program for pedestrian and bicyclist enhancements is received, placed on file, and the Town Council further directs _____.

14. Town Council Discussion Items - None

<https://youtube.com/@sktowncouncil/streams>