

TOWN COUNCIL AGENDA

TOWN OF SOUTH KINGSTOWN

RHODE ISLAND



Monday, March 9, 2026

CLOSED EXECUTIVE SESSION - 6:30 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

- A. A Closed Executive Session pursuant to RIGL 42-46-5(a)(5) related to the acquisition or lease of real property for public purposes, or of the disposition of publicly held property wherein advanced public information would be detrimental to the interest of the public and pursuant to RIGL §42-46-5(a)(2) to discuss matters pertaining to potential litigation.

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** - January 29, 2026
- B. **Regular Sessions** - February 9, and February 26, 2026
- C. **Closed Executive Session** - February 9, 2026

5. Interview

- A. Stephen DeMetrick for appointment to the Building Code Board of Appeals / Minimum Housing Code Board of Appeals

6. Appointments

- A. A resolution appointing _____ to the _____ Board/Committee/Commission for a term to expire in _____.

7. 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 a Victualling License for the year beginning December 1, 2025 to DDM, LLC d/b/a Jennifer's Chocolates, 160 Old Tower Hill Road, Wakefield, RI 02879. Application by Dana Dowdell, Member. Renewal; License No. 90521.
- (CA) B. A resolution granting Victualling and Tourist Accommodations Licenses for the year beginning December 1, 2025 to Village Hotel Associates d/b/a Hampton Inn

South Kingstown, 20 Hotel Drive, Wakefield, RI 02879. Application by Bonnie Brake, Director of Hotel Operations. Renewal; License No. 60002.

- (CA) C. A resolution granting a Laundry/ Dry Cleaners License for the year beginning December 1, 2025 to Catherine Wright d/b/a Laundry Matters, 100 Fortin Road, Kingston, RI 02881. Application by Catherine Wright, Owner. Renewal; License No. 87345.
- (CA) D. A resolution authorizing an award to Dejana Truck & Utility Equipment Co. Inc., 9 Business Park Dr, Smithfield, RI 02917 for the purchase of a replacement dump truck bed in an amount not to exceed \$13,495, using the Recreation Capital Equipment Fund, as further described in a memorandum from the Director of Leisure Services to the Town Manager dated February 5, 2026 and entitled "Recommendation to Replace Parks Dump Truck Bed".
- (CA) E. A resolution that Civil Action File No. WC-2024-0575 filed in Superior Court by Martin K. Demagistris Esq. on behalf of his client Arthur Palmer et al. relative to road maintenance in the Mautucket-by-the-Sea neighborhood be referred to the Town Solicitor and the Town's insurance carrier.
- (CA) F. A resolution authorizing the Town Assessor to abate taxes in the amount of \$23,673.64, as a result of Assessment Board of Review decisions, as shown on Tax Abatement Request No. 660
- (CA) G. A resolution authorizing the Town Clerk to advertise for Order of Notice a Public Hearing relative to an application for transfer of a license to keep and sell alcoholic beverages in South Kingstown in accordance with the General Laws of 1956, as amended, as follows:
- CLASS B VICTUALLER LIQUOR LICENSE
- Transfer of a Class B Victualler Liquor License from Yankee Foods, LLC d/b/a Mews Tavern, 456 Main Street, Wakefield, RI by Jeff Cammans, Manager to 456 Opco, LLC d/b/a Mews Tavern by Matthew Lyons, Representative for the for the first and second floor, mezzanine and third floor lounge including a 40 foot expansion, as described in the Special Exception granted April 20, 1994 and Special Use Permits granted September 17, 1997 and January 21, 2004 by the Zoning Board of Review, and additional tavern area in accordance with a Special Use Permit granted on February 20, 2013; and expanded service area at the rear of the existing building within the existing parking lot, consisting of a curbside pickup kiosk and hostess station with dining seating and border/separation from the parking and vehicle access, approximately 8,000 square feet, in accordance with a Special Use Permit granted March 17, 2021 by the Zoning Board of Review; and as further defined in site plans dated March 7, 2013 and April 14, 2021 on file in the Town Clerk's office
- (CA) H. A resolution authorizing an amendment to an award of contract, originally granted on February 26, 2026, to Regal Tree & Shrub Experts, LLC, 111 Eastman Street., Easton, MA 02375 for tree removal in the Hazard Garden for the parking lot expansion at the Peace Dale Library, in an amount not to exceed \$12,000.00 including a contingency using Peace Dale Library Community Learning Center Services Expansion Grant funds, as further described in a

purchasing recommendation from the Director of Facilities to the Town Manager dated March 3, 2026, entitled "Hazard Garden Tree Removal."

8. Licenses

- A.** A resolution granting a Victualling License to Coastal Vitality LLC d/b/a Fresh Monkee, 540 Kingstown Road, Wakefield, RI 02879. Application by Andrew Simmons, Owner. New; License No. 92285.
- B.** A resolution granting a Class F 19-Hour Beverage License to Global Spectrum, LP d/b/a Spectra Venue Management for the XIIR Xtreme International Ice Racing event on Saturday, March 21, 2026 from 1:00 PM to 6:00 PM at the Boss Arena, 1 Kearney Road, Kingston, RI 02881, subject to approval from Kingston Fire. Application by Brian Rothenberg, Applicant. License No. 92203.

9. 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.

10. New Business

- A.** A resolution authorizing an amendment to an award of contract, originally granted on January 13, 2025 to Central Maine Pyrotechnics, PO Box 322, Hallowell, ME, 04347, for the Fourth of July fireworks display in accordance with all bidding specifications, from an amount of \$23,000 to an amount not to exceed \$29,000 using Parks and Recreation Professional Service funds, as further described in a memorandum from the Director of Leisure Services to the Town Manager dated February 18, 2026, and entitled "Recommendation for Contract Amendment – Fourth of July Fireworks Display."
- B.** A Resolution Authorizing the Award of a Contract to Bilray Corporation, 73 Mill Street, Johnston, Rhode Island 02919, for the Demolition of the Former Curtis Corner Middle School (Bid Reference SK0016TM) in the Amount of Six Hundred Seventy-Five Thousand Dollars (\$675,000), with an Additional Contingency of Forty Thousand Dollars (\$40,000), for a Total Project Authorization Not to Exceed Seven Hundred Fifteen Thousand Dollars (\$715,000), as further described in a memorandum from the Deputy Town Manager to the Town Manager Dated March 2, 2026, Entitled "Authorization to Award a Contract for the Demolition of the Former Curtis Corner Middle School (Bid Reference SK0016TM)."
- C.** A resolution, tabled from February 26, 2026, authorizing the Town Manager to

execute change orders to the AIA A133-2019 Contract with Gilbane Building Company, 7 Jackson Walkway, Suite 2, Providence, Rhode Island 02903, in connection with Guaranteed Maximum Price (GMP) Agreement #2 for the South Kingstown High School Replacement Project, specifically Alternate #1 (Ceramic Wall Tile in Lieu of Wall Protection) in the amount of \$74,981 and Alternate #8 (Deduct for PVC Material for Underground Sanitary Lines in Lieu of Cast Iron) in the amount of (\$68,416), as further detailed in a memorandum from the Deputy Town Manager to the Town Manager dated February 13, 2026, and as recommended by the Change Order Task Force and School Building Committee.

- D. A resolution, tabled from February 26, 2026, authorizing the Town Clerk to advertise for Order of Notice a Public Hearing relative to proposed amendments to the Town Code, Chapter 11 Nuisances, Article III. Construction Activities, Section 11-26 Exemptions, as shown attached hereto.
- E. A resolution authorizing an award of contract to Whalley Computer Associates, Inc, 9 Industrial Road, Suite 3, Milford, MA 01757, for the purchase of a HP DesignJet SD Pro 2 MFP Plotter including HP large format scanner, shipping, installation and five (5) year service contract in an amount not to exceed \$25,353 plus a \$2,000 contingency, as further described in a memorandum from the James D. Rabbitt, Planning Director to the Town Manager dated March 3, 2026, entitled "Planning Department – Plotter and Scanner - Recommendation".

11. Town Manager's Report

- A. Update on Rental Registration Program
- B. Presentation of the RIDE 60% schematic design submission for the South Kingstown High School Athletic Track and Field Complex at Curtis Corner Road
- C. Update on Narragansett Housing initiatives

12. Public Comments

13. Communications

- A. A resolution adopted January 29, 2026 by the Tiverton Town Council requesting the General Assembly reinstate "required findings for denial" in the Low and Moderate Income Housing Act and to enact a law providing that for purposes of calculating a municipality's progress toward the 10% affordable housing goal, affordable units shall be counted at the issuance of a building permit related to low and moderate income housing, as requested by Council Member Bergner, is received, placed on file, and the Town Council further directs _____.
- B. An email dated February 10, 2026 from Melissa M. K. Bousquet, Girl Scouts of Southgansett requesting a proclamation recognizing March 8-14 as Girl Scout Week is received, placed on file, and the Town Council further directs _____.
- C. A resolution adopted February 25, 2026 by the Portsmouth Town Council in support of House Bill H7224 proposing amendments to statutory small purchase

limits applicable to municipal procurement, as requested by Council Vice President Marran, is received, placed on file, and the Town Council further directs _____.

- D.** An email dated March 2, 2026 from James Cormier concerning a request to recognize South Kingstown EMS Captain Frank Capaldi for his outstanding support and service to the community is received, placed on file, and the Town Council further directs _____.
- E.** An email dated March 3, 2026 from Representative Teresa Tanzi concerning a request for a resolution in support of House Bill H8010 authorizing the business located at 349 Main Street, Wakefield, RI to have liquor service within 200ft proximity of a church is received, placed on file, and the Town Council further directs _____.