

TOWN COUNCIL AGENDA

TOWN OF SOUTH KINGSTOWN

RHODE ISLAND



Monday, March 23, 2026

WORK 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. Work Session - 6:30 PM - 7:30 PM

All items listed on the Town Council agenda are subject to discussion.

- A. Discussion and potential action relative to the proposed development and implementation of a Homestead Exemption Program in the Town of South Kingstown.

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** - March 10, 2026
- B. **Regular Session** - March 9, 2026
- C. **Closed Executive Session** - March 9, 2026

5. Appointments

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

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 a Victualling License for the year beginning December 1, 2025 to Nitaya Eakapon LLC d/b/a Luk Thai Cuisine, 249 Main Street, Wakefield, RI 02879. Application by Wongphajan Phothisen, Owner. Renewal; License No. 61915.
- (CA) B. A resolution authorizing an award to Eurofins Rhode Island, 646 Camp Avenue, North Kingstown, RI 02852, from April 1, 2026 to January 31, 2029, for water analytical services as required by the Department of Health, in an amount not to exceed \$14,500 per fiscal year at unit pricing in accordance with State MPA 48 Analytical Laboratory Services, and as further described in a purchasing recommendation from the Director of Public Services to the Town Manager dated March 11, 2026, entitled "Award of Contract, Water Testing and Analysis."

- (CA) C. A resolution authorizing the Town Assessor to abate taxes in the amount of \$8,510.11, as shown on Tax Abatement Request No. 661.
- (CA) D. A resolution authorizing an award to NewGen Strategies & Solutions, 900 Bestgate Road, Suite 402, Annapolis, MD 21401 for advisory services relating to the Town of South Kingstown and Narragansett RI Public Utilities Commission Docket No. 25-30-WW, in an amount not to exceed \$12,500, as further described in a purchasing recommendation from the Director of Public Services to the Town Manager dated March 19, 2026, regarding "Expert Advisory Services, Veolia Request to the PUC for Rate Increase."

7. Licenses

- A. A resolution granting a Victualling License to El Macuto Restaurant LLC d/b/a El Macuto Restaurant, 99 Fortin Road, Kingston, RI 02881. Application by Pedro Augusto Cuevas Reyes, Owner. New; License No. 92560.
- B. A resolution granting a Victualling License to Jacks Place, LLC d/b/a Jacks Place, 501 High Street, Wakefield, RI 02879. Application by Quinn Earley, Owner. New; License No. 92308.
- C. A resolution granting a Victualling License to 456 Opco, LLC d/b/a Mews Tavern, 456 Main Street, Wakefield, RI 02879. Application by Matthew Lyons, Representative. New; License No. 92251.

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. Public Hearings

- A. 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 A&S Investments, LLC d/b/a Terminesi's Café, 501 High Street, Wakefield, RI by Albert Terminesi, Partner to Jacks Place, LLC d/b/a Jacks Place by Quinn Earley, Owner for the first floor bar and dining areas; and as further defined in a site plan on file in the Town Clerk's office.

Said transfer is contingent upon the issuance of a Certificate of Good Standing from the Rhode Island Division of Taxation, filing of a Certificate of Insurance evidencing required liability coverage, compliance with all Town ordinances and regulations, the payment of any municipal taxes and user fees in arrears to the Town, the correction of any fire code violations, and the satisfaction of all claims.

- B.** 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.

- C.** A Public Hearing to consider proposed amendments to the South Kingstown Town Code, Chapter 19 Utilities, Article III. Water Supply, Division 8 Penalties and Division 10 Water Supply Restrictions.
- D.** A Public Hearing to consider proposed amendments to the Town Code, Chapter 11 Nuisances, Article III. Construction Activities, Section 11-26 Exemptions.

10. New Business

- A.** A resolution affirming or amending the Town's Liquor License Rules and Regulations, Section I. The current number of licenses for each class shall be authorized as indicated below, unless changed by a majority vote of the Town Council:

<u>Class</u>	<u>Number</u>
A - Retail	4 maximum
B - Victualler	33
B - Tavern	1
B - Limited	5
B - Hotel	1
B - M	0
C	0

D - Club Privilege	1
D - Limited	0
F	Five per year per organization
F - 1	Five per year per organization
J - Limited	1
T - Legitimate Theater	2

- B. A resolution authorizing an award of contract to W.B. Mason Interiors, 99 Bald Hill Road, Cranston, RI 02920 for furniture purchase and installation at the Peace Dale Library Community Learning Center, in an amount not to exceed \$32,982.65 to be paid for by the Friends of the Peace Dale Library and/or the Peace Dale Library Community Learning Center Services Expansion Grant Project (project #24019), and as further described in a memorandum from the Library Director to the Town Manager dated March 13, 2026, entitled "Award of Contract – Furniture, Peace Dale Library."
- C. A resolution in opposition to the rate increases requested by Veolia Water Rhode Island, Inc. in Docket No. 25-30-WW and request the Rhode Island Public Utilities Commission to deny the requested rate increase as presently proposed.
- D. A resolution approving the Town Manager's appointment of Emily Houle as the Town Clerk, effective March 23, 2026, as further described in a memorandum from the Town Manager to the Town Council dated March 17, 2026 entitled "Town Clerk Appointment."

11. Town Solicitor's Report

- A. Rhode Island Low and Moderate Income Housing Law. Clarification regarding application process and changes to the Law effective January 2026.
- B. Update on House Bill H8249 relating to proposed changes to existing Low and Moderate Income Housing Law and support for amendments.

12. Town Manager's Report

- A. Update on future meetings

13. Public Comments

14. Communications

- A. An email dated March 10, 2026 from Lorraine Miller Horton requesting the installation of a speed camera on Kersey Road is received, placed on file, and the Town Council further directs _____.
- B. An email dated March 10, 2025 from Stephen Elmasian, Co-Chair, Armenian National Committee of Rhode Island requesting that the Town fly the Armenian flag on April 24th to commemorate Armenian Genocide Remembrance Day is received, placed on file, and the Town Council further directs _____.
- C. An email dated March 16, 2026 from Marisa Salisbury concerning a budget

request for repairs to the playground at Wakefield Elementary School is received, placed on file, and the Town Council further directs _____.

- D. An email dated March 19, 2026 from Council Member Patricia Alley requesting support for House Bill H8018 relating to proposed changes to the State Building Code requiring a minimum of two (2) means of egress consisting of standard exterior doors, is received, placed on file, and the Town Council further directs _____.
- E. Emails dated March 19, 2026 from Council Member Jay Wegimont and Council Vice President Michael Marran requesting support for House Bill H7911 and Senate Bill S3012 relating to the Extended Producer Responsibility for Packaging and Paper Act are received, placed on file, and the Town Council further directs _____.
- F. An email dated March 19, 2026 from Council Member Jay Wegimont requesting a proclamation recognizing March 25, 2026 as National Medal of Honor Day and to display National Medal of Honor Day banners on Main Street is received, placed on file, and the Town Council further directs _____.

15. Town Council Discussion Items - None