

## **REGULAR SESSION**

**MARCH 9, 2026**

At a REGULAR SESSION of the Town Council of the Town of South Kingstown, County of Washington, in the State of Rhode Island held at the Town Hall, in and for said Town on the 9<sup>th</sup> day of March, 2026 at 6:31 PM.

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

### **1.     A.     CLOSED EXECUTIVE SESSION**

UNANIMOUSLY VOTED: to recess to 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.

Regular Session is reconvened at 7:20 PM.

UNANIMOUSLY VOTED: to seal the minutes of 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.

Nichole C. Romane  
Town Clerk

## **REGULAR SESSION**

**MARCH 9, 2026**

At a REGULAR SESSION of the Town Council of the Town of South Kingstown, County of Washington, in the State of Rhode Island held at the Town Hall, in and for said Town on the 9<sup>th</sup> day of March, 2026 at 7:30 PM.

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

### **2. REGULAR SESSION**

#### **A. Pledge of Allegiance to the Flag**

The Pledge of Allegiance to the Flag is given, led by the Girl Scouts of Southgansett.

#### **B. Land Acknowledgment Statement**

The Land Acknowledgement Statement is read.

### **3. ROLL CALL**

Roll Call is taken and all members are present.

Communications 13B is brought forward.

Council President McEntee reads the proclamation into the record and invites the Girl Scouts of Southgansett forward to take a photograph with the Town Council Members.

UNANIMOUSLY VOTED: that an email dated February 10, 2026 from Melissa M. Bousquet, Girl Scouts of Southgansett requesting a proclamation recognizing March 8-14 as Girl Scout Week is received, placed on file, and the proclamation is adopted as follows:

## **GIRL SCOUT WEEK MARCH 8 – MARCH 14, 2026**

**WHEREAS,** Thursday, March 12, 2026, marks the 114<sup>th</sup> anniversary of Girl Scouts of the U.S.A., founded by Juliette Gordon Low in 1912 in Savannah, Georgia. The Girl Scouts of Southeastern New England is one of 111 Girl Scout councils in the United States, serving girls in the greater Rhode Island area; and

**WHEREAS,** through Girl Scouting, girls grow in courage, confidence, character, and learn to make the world a better place; and

**WHEREAS,** throughout its long and distinguished history, Girl Scouts – the pre-eminent organization for girls – has inspired millions of girls and women with the highest ideals of character, conduct and patriotism; and

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- WHEREAS,** Girl Scouting takes an active role in increasing the interest and skill levels of today's youth in math, science and technology careers and to fulfill our country's economic needs; and
- WHEREAS,** through participation in community service and highest awards, every girl will learn that she can make a change for the better in her community; and
- WHEREAS,** the Girl Scout cookie sale is the world's largest girl-led business, teaching financial literacy to girls of all ages; and
- WHEREAS,** the Girl Scouts of Southeastern New England which serves 3,264 girls in the Rhode Island area will be celebrating 114 years of an American tradition with more than 1.5 million current Girl Scout members nationwide.

**NOW THEREFORE, WE THE TOWN COUNCIL OF THE TOWN OF SOUTH KINGSTOWN** do hereby proclaim the week of March 8-14, 2026 as Girl Scout Week in the Town of South Kingstown and urge our citizens to support Girls Scouts in their endeavors.

**WITNESS,** my hand and the official seal of the Town of South Kingstown, County of Washington, State of Rhode Island, this 23<sup>rd</sup> day of February 2026.

Communications 13D is brought forward.

Craig Stanley, Chief of EMS speaks to EMS Captain Frank Capaldi's dedication to the residents of South Kingstown within the Community Paramedicine Program.

Captain Capaldi thanks Chief Stanley and says a few words describing the goals of the Community Paramedicine Program.

Discussion ensues relative to the importance of aging in place, providing resources at the Community Learning Center, adding a social worker to the program staff, pursuing grants to support the program, the possibility of employing interns, and the importance of proactive community healthcare amidst the breakdown of the traditional healthcare system.

The Town Council commends and applauds Captain Capaldi.

Further discussion ensues relative to House Bill H7485 and Senate Bill S2685 regarding reimbursement for Community Paramedicine Programs.

#### **4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

**A. Work Session:** UNANIMOUSLY VOTED: that the minutes of the Work Session held on January 29, 2026 are accepted, approved and placed on file.

**B. Regular Session:** UNANIMOUSLY VOTED: that the minutes of the Regular Sessions held

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on February 9 and February 26, 2026 are accepted, approved and placed on file.

**C. Closed Executive Session:** UNANIMOUSLY VOTED: that the minutes of the Closed Executive Session held on February 9, 2026 are accepted.

### **5. INTERVIEWS**

The Town Council interviews Stephen DeMetrick relative to his interest in being appointed to the Building Code Board of Appeals and Minimum Housing Code Board of Appeals.

### **6. APPOINTMENTS**

UNANIMOUSLY VOTED: to appoint Stephen DeMetrick to the Building Code Board of Appeals for a term to expire June 2029.

### **7. CONSENT AGENDA**

UNANIMOUSLY VOTED: to approve the Consent Agenda as indicated by (CA) on same.

**(CA) A.** UNANIMOUSLY VOTED: to grant 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.** UNANIMOUSLY VOTED: to grant 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.** UNANIMOUSLY VOTED: to grant 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.** UNANIMOUSLY VOTED: to authorize 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.** UNANIMOUSLY VOTED: 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.** UNANIMOUSLY VOTED: to authorize 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.

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**(CA) G.** UNANIMOUSLY VOTED: to authorize 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 VICTUALLING 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.** UNANIMOUSLY VOTED: to authorize 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 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.** Andrew Simmons, Owner is present and after testimony and discussion it is

UNANIMOUSLY VOTED: to grant 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.** Brian Rothenberg is present and after testimony and discussion it is

UNANIMOUSLY VOTED: to grant 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 COMMENTS – 30 Minutes**

Council President McEntee invites residents to come forward with comments.

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Elizabeth Gardner is present and comments in opposition of Coastal Resource Management projects, in opposition of the demolition of Wakefield Elementary School, and reviews her family history.

Bob Trager is present and comments on the state of the world.

### **10. NEW BUSINESS**

**A.** Theresa Murphy, Director of Leisure Services reviews an amendment to the Fourth of July fireworks to add additional shells in honor of the United States' 250<sup>th</sup> Anniversary.

Council Member Alley requests that Public Safety personnel who assisted during the February blizzard be commended during Fourth of July celebrations.

Discussion ensues relative to funding and the decrease in fireworks shells in previous years.

UNANIMOUSLY VOTED: to authorize an amendment to an award of contract, originally granted on January 13, 2025 to Central Maine Pyrotechnics, PO Box 32, 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.** Kate Turner, LeftField reviews the Curtis Corner Middle School (CCMS) budget and the School Building Committee's decision to proceed with full demolition.

Discussion ensues relative to the cost differences between a full and partial demolition, the possibility of utilizing demolition cost savings for construction of an equipment storage building or additional field upgrades, reimbursement from the Rhode Island Department of Education (RIDE) for demolition costs, annual operating costs for CCMS maintenance, timeline for demolition, and the inability to rebid the scope of work.

UNANIMOUSLY VOTED: to authorize an award of contract to Bilray Corporation, 73 Mill Street, Johnston, RI 02919, for the demolition of the former Curtis Corner Middle School (Bid Reference SK0016TM) in the amount of \$675,000, with an additional contingency of \$40,000, for a total project authorization not to exceed \$715,000, as further described in a memorandum from the Deputy Town Manager to the Town Manager dated March 2, 2206, entitled "Authorization to Award a Contract for the Demolition of the Former Curtis Corner Middle School (Bid Reference SK0016TM)."

**C.** Kate Turner reviews Change Orders for Alternate #1 for ceramic tile wall in lieu of wall protection, Alternate #5 for infrastructure for future additional wireless microphones, and Alternate #8 to deduct for PVC material for underground sanitary lines in lieu of cast iron.

Discussion ensues relative to the intention of the changes.

UNANIMOUSLY VOTED: to authorize a resolution, tabled from February 26, 2026, for the Town Manager to execute change orders to the AIA A133-2019 Contract with Gilbane Building Company,

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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, Alternate #5 (Infrastructure for future Additional Wireless Microphones) in the amount of \$5,472, 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. Kate Turner reviews the project scope for pouring concrete, weather dependency for the curing time of concrete, anticipation of after-hour work due to concrete curing time, and abutter notifications for after-hours work performed.

Discussion ensues relative to exempting approved school projects from Town Code of Ordinances Chapter 11 Nuisances and potential timeframes for concrete pouring.

UNANIMOUSLY VOTED: to authorize a resolution, tabled from February 26, 2026, for 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 follows:

### PROPOSED AMENDMENTS TO CHAPTER 11 OF THE ORDINANCES OF THE TOWN OF SOUTH KINGSTOWN

#### Chapter 11 - NUISANCES

\* \* \*

#### Article III. – CONSTRUCTION ACTIVITIES

\* \* \*

##### Sec. 11-26. - Exemptions.

The provisions of this article shall not apply to:

(1) The operation of snow removal equipment at any time provided that such equipment shall be maintained in good repair so as to minimize noise. Noise discharged from exhausts shall be adequately muffled so as to prevent loud and/or explosive sounds;

(2) Lawn care and grounds maintenance equipment in normal daytime use if used and maintained in accordance with the manufacturer's specifications;

(3) Public emergency activities required to ensure the health, safety and welfare of the citizenry.

(4) The normal day to day agricultural activities associated with the raising of livestock and crops.

(5) Construction or demolition activities conducted on property owned by the Town of South Kingstown, provided that such activities are associated with a specific project that has been expressly approved by the Town Council by resolution, and that advance public notice of such authorized construction activity is provided.

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This ordinance shall take effect upon passage.

Town Manager's Report 11B is brought forward.

Phil Conte, Studio JAED reviews the Athletic Field Project at Curtis Corner Middle School (CCMS), the encapsulated system track design to promote long-term durability, and the synthetic turf system installed for dependability and all-weather playability.

Discussion ensues relative to maintenance required for the turf, track color, life expectancy of turf and track, the use of synthetic turf, and recognition of sponsorship.

Phil Conte continues relative to design of the field entrance and concessions, the raised field design, and parking lot design.

Discussion ensues.

Phil Conte continues relative to the schematic design cost estimate, preliminary schedule for submissions to the Rhode Island Department of Education (RIDE), bidding and awards, construction, and the Phase III site work.

New Business 10E is brought back.

**E.** James Rabbitt, Planning Director reviews a request for a new plotter.

UNANIMOUSLY VOTED: to authorize 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 Planning Director to the Town Manager dated March 3, 2026, entitled "Planning Director – Plotter and Scanner – Recommendation."

### **11. TOWN MANAGER'S REPORT**

**A.** James Manni, Town Manager provides an update on the Rental Registration Program and commends Building Department staff for their efforts.

**C.** The Town Manager provides an update on Narragansett housing initiatives and notes that although funds have been allotted, a decision has not yet been made regarding the housing bond distribution.

Brian Wagner, Deputy Planning Director reviews a recent conversation with a representative from Placemate.com who administers a lease to locals program, which has had some success but is costly to the community for both the monthly administration fee and financial incentives to landlords for their participation in the program, notes that Placemate.com offers discounts to communities who cooperate in the same geographic area, and recommends continuing to monitor Narragansett's progress with the program.

Discussion ensues relative to sources of funding.

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The Town Manager reports on the Perryville EMS Station dedication ceremony scheduled for April 13, 2026.

The Town Manager reports on the announcement scheduled for March 12, 2026 of Congressman Seth Magaziner's earmark grants to the Housing Authority in the amount of \$850,000 to facilitate construction of a new community house at Champagne Heights and to the Town in the amount of \$250,000 to combat beach erosion.

### **12. PUBLIC COMMENTS**

Bob Trager comments on the potential for a Youth Advisory Board.

### **13. COMMUNICATIONS**

**A.** Council Member Bergner reviews her request to discuss "required findings for denial" in the Low and Moderate Income Housing Act.

Amy Goins, Town Solicitor reviews that the Town does not receive credit for building affordable housing units until a Certificate of Occupancy is issued and the unit is certified as a qualifying affordable unit by Rhode Island Housing and the elimination for required findings for denial when the State overhauled land use legislation.

Discussion ensues relative to the State-required 10% affordable housing threshold, 2030 housing goals, the inability to continue to accept comprehensive permits after the 10% threshold has been reached if the Town has inclusionary zoning, and whether to pass a resolution of support.

UNANIMOUSLY VOTED: that 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, be referred to the Town Solicitor's Office for further study and brought back for discussion at the March 23, 2026 Town Council meeting.

**C.** Council Vice President Marran reviews his request to support House Bill H7224 that would amend statutory amounts for small purchases.

UNANIMOUSLY VOTED: that 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 that a resolution of support be sent.

**E.** Nichole Romane, Town Clerk reviews a request from House Representative Teresa Tanzi to support proposed legislation to exempt the soon-to-be Sheldon Hotel located at 349 Main Street from State law that prevents them from having a liquor license due to proximity of the building to a church. It is noted that the church has submitted a letter of support.

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UNANIMOUSLY VOTED: that an email dated March 3, 2026 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 that a resolution of support be sent.

UNANIMOUSLY VOTED: to adjourn at 9:44 PM.

Nichole C. Romane  
Town Clerk