

**TUESDAY, SEPTEMBER 5, 2017**  
**WOONSOCKET CITY COUNCIL AGENDA**  
**CITY COUNCIL PRESIDENT DANIEL M. GENDRON PRESIDING**  
**7:00 PM. – HARRIS HALL**  
**169 MAIN STREET, WOONSOCKET, RHODE ISLAND 02895**

**REGULAR MEETING**

1. **ROLL CALL**
2. **PRAYER**
3. **PLEDGE OF ALLEGIANCE**
4. **CITIZENS GOOD AND WELFARE**  
(Please limit comments to five minutes)
5. **APPROVAL/CORRECTION OF MINUTES OF REGULAR MEETING HELD AUGUST 7<sup>TH</sup> & SPECIAL MEETING HELD AUGUST 22<sup>ND</sup>**
6. **CONSENT AGENDA**  
All items on the consent agenda are indicated with an asterisk (\*).
7. **COMMUNICATIONS FROM MAYOR**  
  
None.
8. **COMMUNICATIONS FROM CITY OFFICERS**  
  
17 CO 54\* From Director D'Agostino regarding Solid Waste Division vehicle.  
17 CO 55\* From Director of Planning & Development regarding Ayotte Field, Assessor's Plat 5, Lot 79.  
17 CO 56\* From Director of Planning & Development regarding proposed Ordinances 17-O-57 & 17-O-58.  
17 CO 57\* From City Clerk regarding status update on new Tobacco License Vendors.  
17 CO 58\* From Director of Planning & Development regarding proposed ordinances 17-O-59, 17-O-60, 17-O-61 and resolutions 17-R-93 & 17-R-94.  
17 CO 59\* From City Solicitor regarding claim of Derick Vann.
9. **AGENDA FOR BOARD OF LICENSE COMMISSIONERS**  
  
17 LC 35 Application of licenses and renewal of licenses (listing attached).
10. **COMMUNICATIONS AND PETITIONS**  
  
17 CP 46 A request of Albert G. Brien to address the City Council regarding staffing within the City Clerk's Department, WTP 17-O-56 & \$90,000,000. Police Fire Pension Bond - St. Joseph's Health.  
17 CP 47 Request of Councilman Fagnant to address the following items:
  1. Council approval of gun range on River Street, Ordinance 17-O-09.
  2. Woonsocket Municipal Housing Court.
  3. Senior Tax Relief Program passed in 2013.
  4. Property taxes paid by Woonsocket Neighborhood Development Corporation.
  5. Update on the sale of the Gaston A. Ayotte, Jr. Field – Providence Street, (question to Mr. N. David Bouley update for citizens).
  6. Notice of hearing on September 11, 2017 – combined preliminary Plat and Final Plan Review.
  7. Lajoie Baseball Field.
  8. City boards and how citizens can serve their city.

**11. GOOD AND WELFARE**

(Five minute limit, per Council Rules of Order)

**12. ORDINANCE PASSED FOR THE FIRST TIME AUGUST 7<sup>TH</sup>**

- 17 O 56 Ordinance of the City of Woonsocket approving the financing of the acquisition, construction and equipping of a new drinking Water Treatment Plant and other improvements to the water supply system of the City and all attendant expenses and approving the issuance of water revenue bonds and notes therefore in an amount not to exceed [\$65,000,000].-Gendron

**13. NEW ORDINANCES**

- 17 O 57 In amendment of the Code of Ordinances, City of Woonsocket, R.I. Appendix C, Entitled "Zoning" regarding "Various Technical Changes".-Fagnant
- 17 O 58 Amending Chapter 12 Entitled "Housing" Article XII, Entitled "Rooming Houses" and 13.37 of the Code of Ordinances of the City of Woonsocket, Rhode Island Entitled "Licensing of Rooming Houses"-Fagnant
- 17 O 59 Amending the Code of Ordinances, City of Woonsocket, Rhode Island Appendix C, Entitled "Zoning" to create a Historic Structures Floating Overlay District.-Gendron
- 17 O 60 Establishing a Tax Stabilization Plan for Woonsocket Park Place, L.L.C., for property at 357 Park Place, Woonsocket, Rhode Island [Woonsocket Assessor's Plat 27, Lot 113].-Gendron
- 17 O 61 Establishing a maximum building permit fee for property at 357 Park Place, Woonsocket, Rhode Island [Woonsocket Assessor's Plat 27, Lot 113] to be purchased & redeveloped by Woonsocket Park Place, LLC.-Gendron
- 17 O 62 In amendment of the Code of Ordinances, City of Woonsocket, Rhode Island Appendix C, Entitled "Zoning" regulating micro-lofts, micro-apartments and studios.-Murray
- 17 O 63 Transferring Funds – from Contingency to Finance Department (Tax Assessing Division).-Gendron
- 17 O 64 Authorization to sell the property located at 707 Park Avenue, Woonsocket, Rhode Island.-Beauchamp

**14. NEW RESOLUTIONS**

- 17 R 91 Authorizing the use of City funds to purchase a Solid Waste vehicle.-Gendron
- 17 R 92 Granting permission to use City property.-Gendron
- 17 R 93 Approving a Terms & Conditions Agreement by and between the City of Woonsocket, Rhode Island & Woonsocket Park Place, LLC for the sale & redevelopment of the former Woonsocket Middle School.-Gendron
- 17 R 94 Referring a request for designation of a Historic Structure Floating Overlay District for property at Woonsocket Assessor's Plat 27, Lot 113 [former Woonsocket Middle School] to the Woonsocket Planning Board.-Gendron
- 17 R 95 Authorizing the cancellation of certain taxes.-Gendron
- 17 R 96 Authorizing the cancellation of certain taxes.-Gendron
- 17 R 97 Accepting deed for property located at 117 East School Street, Woonsocket, Rhode Island.-Beauchamp
- 17 R 98 Authorizing the use of City property.-Gendron

**15. ADJOURNMENT**

For additional information or to request interpreter services, or other special services for the hearing impaired, please contact City Clerk Christina Harmon-Duarte three days prior to the meeting at (401) 762-6400, or by the Thursday prior to the meeting.

Posted August 31, 2017

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AGENDA FOR BOARD OF LICENSE COMMISSIONERS

NEW LICENSES

CLASS F LIQUOR & ENTERTAINMENT

Museum of Work & Culture, 42 South Main Street (Live Band) - 11/18/17  
Northern RI Council of Arts, 1409 Park Avenue (Live Band) - 9/9/17

CLASS FI LIQUOR

St. Ann Arts & Cultural Center, 84 Cumberland Street - 9/26/17

DAILY ENTERTAINMENT

NeighborWorks Blackstone River Valley, 40 South Main Street (Live Band) - 9/8 & 10/13/17  
St. Ann Arts & Cultural Center, 84 Cumberland Street (Piano) - 10/1/17

HOLIDAY LICENSE

Murphy's Petroleum, 1023 Social Street  
Trendz, 116 Main Street

STREET VENDOR

Noble Knots, LLC, 48 Bainbridge Avenue, Providence, RI

TOBACCO LICENSE

A & S Variety Store, 710 Elm Street  
Dollar General Store #15533, 1265 Mendon Road  
Murphy's Petroleum, 1023 Social Street

RENEWALS

QUARTERLY ENTERTAINMENT

Back Street Sport Bar RI, 33 Arnold Street (Live Band, DJ, Karaoke)  
Belhumeur Duhamel American Legion Post #62 (Live Band, DJ, Karaoke)  
Cooky's Bar & Grill, 1689 Mendon Road (Live Band, DJ, Karaoke)  
Rick's Bar & Grill, Inc. 297 Cass Avenue (Live Band, DJ, Karaoke)  
The River Falls Complex, 74 South Main Street (Live Band, DJ, Karaoke)

TATTOO LICENSE

The Art Den, 285 Main Street, Suite 3

Monday, August 7, 2017

At a regular meeting of the City Council, in the City of Woonsocket, County of Providence, State of Rhode Island in Harris Hall on Monday, August 7, 2017 at 7 P.M.

Six members are present. Councilman Beauchamp is absent.

The prayer is read by the Clerk. The Pledge of Allegiance is given by the assembly.

The following persons addressed the council under citizens good and welfare: Charles Lemoine, Roger Beaudry, Robert A. Rainville, Dave Gouin and Leslie Page.

Upon motion of Councilwoman Murray seconded by Councilman Brien it is voted that the minutes of the regular meeting held July 3<sup>rd</sup> and special meeting held July 25<sup>th</sup> be approved as submitted, a voice vote on same being unanimous.

Upon motion of Councilwoman Murray seconded by Councilman Fagnant it is voted that the consent agenda be approved as submitted, a voice vote on same being unanimous:

- 17 M 13 A communication from Mayor appointing Matthew Wilson as an alternate member of the Personnel Board.
- 17 CO 47 A communication from Planning & Development Director regarding the Unified Development Review-proposed ordinance 17 O 54.
- 17 CO 48 An opinion of City Solicitor regarding property damage claim of Tammy Burns.
- 17 CO 49 An opinion of City Solicitor regarding claim of Alice M. Pratt.
- 17 CO 50 An opinion of City Solicitor regarding property damage claim of Jason Barnett.
- 17 CO 51 An opinion of City Solicitor regarding claim of Jared Bourk.
- 17 CO 52 An opinion of City Solicitor regarding claim of Maxwell Cirelli.
- 17 CO 53 An opinion of City Solicitor regarding claim of Jonathan Paine.
- 17 CP 41 Monthly June odor report from CH2M Hill.
- 17 CP 42 Monthly July odor report from CH2M Hill.
- 17 M 12 A communication from Mayor vetoing Ordinance 17 O 44 is read by title, and  
Upon motion of Councilman Cournoyer seconded by Councilman Fagnant it is voted to override the veto, notwithstanding the disapproval of the Mayor, a roll call vote on same being 5-1 with Councilwoman Murray voting no.
- 17 LC 30 An application of Aroma CT Café, 17 Front Street to hold extension of hours license in conjunction with first class victualing license, which was advertised for hearing on this date, is read by title, and  
Upon motion of Councilman Brien seconded by Councilwoman Murray it is voted that the license be granted, a voice vote on same being unanimous. Jennifer Saleba addressed the council.
- 17 LC 31 An application for transfer of Class C license from James Pub on the Main Inc. d/b/a James Pub on the Main to James Court Street Pub Inc. d/b/a James Court

Street Pub at 111 Main Street, which was advertised for hearing on this date, is read by title, and

Upon motion of Councilman Brien seconded by Councilwoman Murray it is voted that the license be granted, a voice vote on same being unanimous. James Darveau addressed the council.

- 17 LC 32      An application of Jackson Recycling Co. to hold junkyard license at 632 River Street, which was advertised for hearing on this date, is read by title, and

Upon motion of Councilman Brien seconded by Councilman Fagnant it is voted that the license be tabled, a voice vote on same being unanimous.

- 17 LC 33      A request of Woonsocket High School Wrestling to hold a tag day on Sunday, September 24, 2017 with a rain date of October 1, 2017 is read by title, and

Upon motion of Councilman Brien seconded by Councilors Cournoyer and Murray it is voted that the license be granted, a roll call vote on same being 5-1 with President Gendron voting no.

- 17 LC 34      Upon motion of Councilwoman Murray seconded by Councilman Fagnant it is voted that the following licenses be granted, a voice vote on same being unanimous: 1 applications for Class F1 and entertainment license, 1 applications for Class F license, 1 applications for daily entertainment license, 1 application for extension of Class D license, 1 application for extension of quarterly entertainment license, 1 application for holiday license, 1 application for tattoo license, 7 applications for tobacco vendor license, 2 applications for renewal of quarterly entertainment license, 1 application for renewal of holiday license and 1 application for renewal of private detective license.

Upon motion of Councilman Fagnant seconded by Councilman Cournoyer it is voted to grant a daily entertainment license to Downtown Woonsocket Collaborative, a voice vote on same being 4-0 with Councilors Murray and Sierra recusing them from the vote.

Upon motion of Councilwoman Murray seconded by Councilors Cournoyer & Fagnant it is voted to grant 1 license for Class F1 and entertainment to the Museum of Work & Culture and 1 Class F license to the Museum of Work and Culture, a voice vote on same being 5-0 with President Gendron recusing himself from the vote.

Upon motion of Councilwoman Murray seconded by Councilman Cournoyer it is voted to dispense with the regular order of business and take up the following ordinance:

- 17 O 56      An ordinance approving the financing of the acquisition, construction and equipping of a new drinking water treatment plant and other improvements to the water supply system of the City and all attendant expenses and approving the issuance of water revenue bonds and notes therefore in an amount not to exceed \$65,000,000 is read by title, and

Upon motion of Councilman Cournoyer seconded by Councilman Fagnant it is voted that the ordinance be passed for the first time, a roll call vote on same being unanimous.

Upon motion of Councilwoman Murray seconded by Councilwoman Sierra it is voted to dispense with the regular order of business and take up the following resolution:

- 17 R 89      A resolution appointing Matthew Wilson as a member of the Personnel Board of the City of Woonsocket is read by title, and

A motion is made by Councilwoman Murray that the resolution be passed, however, the motion died for lack of a second.

Upon motion of President Gendron seconded by Councilmen Brien and Cournoyer it is voted to further dispense with the regular order of business and take up the following resolution:

17 R 86 A resolution granting permission to use city property is read by title, and

Upon motion of Councilwoman Murray seconded by Councilors Brien and Cournoyer it is voted that the resolution be passed, a voice vote on same being unanimous.

17 CP 43 Request of Councilman Fagnant to address the following items: zoning board problems causing the city government and economic development to come to a stop and reasons why, Council approval of gun range 17 O 9, Planning Board and list of projects being worked on for the benefit of the city and taxpayers, City Council members requesting information from the different departments in order to do their jobs and the interference from the Mayor and her administration blocking this important information, illegal swimming pools on properties and the lack of code enforcement to protect young children from entering these pools.

17 CP 44 Request of President Gendron to address the following items: zoning-signage, senior tax exemption and communication/information request.

17 CP 45 Request of Councilman Cournoyer to address the following items: trash fees relative to multi-family residential units and condominiums, blight and budget head count/staffing.

The following remarks are made under good and welfare:

Councilman Beauchamp was absent.

Councilman Brien addressed odor reports. He congratulated Councilman Fagnant on his wrestling debut commentating.

Councilman Cournoyer passed.

Councilman Fagnant addressed Mayor regarding vehicle tax on vehicles 2002 and older. He addressed procedure for inquiries and APRA requests. He addressed Michael "Moniz" Disney's bon voyage to Disney.

Councilwoman Murray highlighted Twilight on the Blackstone event to be held on August 26<sup>th</sup>.

Councilwoman Sierra addressed ticket information for Twilight on the Blackstone event.

President Gendron passed.

17 O 49 An ordinance authorizing connection to the Woonsocket Water Works System, which was passed for the first time on July 3<sup>rd</sup>, is read by title, and

Upon motion of Councilman Cournoyer seconded by Councilman Brien it is voted that the ordinance be passed, a roll call vote on same being unanimous.

17 O 52 An ordinance authorizing the sale of property located at 46 First Avenue, which was passed for the first time on July 3<sup>rd</sup>, is read by title, and

Upon motion of Councilman Fagnant seconded by Councilman Cournoyer it is voted that the ordinance be passed, a roll call vote on same being unanimous.

- 17 O 53      An ordinance authorizing the sale of property located at 50 First Avenue, which was passed for the first time on July 3<sup>rd</sup>, is read by title, and
- Upon motion of Councilman Fagnant seconded by Councilman Cournoyer it is voted that the ordinance be passed, a roll call vote on same being unanimous.
- 17 O 54      An ordinance in amendment of Code of Ordinances, Appendix C entitled "Zoning" Unified Development Review Procedure is read by title, and
- Upon motion of Councilman Fagnant seconded by Councilman Cournoyer it is voted that the ordinance be tabled, a roll call vote on same being 5-1 with Councilwoman Murray voting no.
- 17 O 55      An ordinance in amendment of Code of Ordinances, Appendix C entitled "Zoning" regarding various technical changes is read by title, and
- Upon motion of Councilman Cournoyer seconded by Councilman Fagnant it is voted that the ordinance be tabled for advice and recommendation from the Planning Board to September 18th, roll call vote on same being unanimous.
- 17 R 65      A resolution in support of property tax exemption for Connecting for Children and Families, which was tabled at the meeting of June 19<sup>th</sup>, is read by title, and
- A motion is made by Councilwoman Murray seconded by President Gendron that the resolution be passed, however, before this is voted on
- Upon motion of Councilwoman Murray seconded by Councilman Brien it is voted that the resolution be tabled, a voice vote on same being unanimous.
- 17 R 81      A resolution granting permission to use City property is read by title, and
- Upon motion of Councilwoman Murray seconded by Councilman Fagnant it is voted that the resolution be passed, a voice vote on same being unanimous.
- 17 R 82      A resolution authorizing the Mayor to enter into a one year lease renewal for the storage of equipment and vehicles for the Woonsocket Water Division is read by title, and
- A motion is made by Councilman Fagnant that the resolution be tabled, however, the motion died for lack of a second.
- Upon motion of Councilwoman Murray seconded by Councilman Cournoyer it is voted that the resolution be passed, a voice vote on same being unanimous.
- 17 R 83      A resolution authorizing the cancellation of certain taxes is read by title, and
- Upon motion of Councilwoman Murray seconded by Councilman Cournoyer it is voted that the resolution be passed, a voice vote on same being unanimous. Councilman Brien recused himself from this vote.
- 17 R 84      A resolution granting permission to use city property is read by title, and
- Upon motion of Councilwoman Murray seconded by Councilman Brien it is voted that the resolution be passed, a voice vote on same being unanimous.
- 17 R 85      A resolution granting permission to use city property is read by title, and
- A motion is made by Councilwoman Murray seconded by Councilman Cournoyer that the resolution be passed, however, before this is voted on
- Upon motion of Councilman Cournoyer seconded by Councilman Fagnant it is voted that the resolution be amended by eliminating date of October 13, however this motion is voted on and fails on a 5-1 roll call vote with Councilman



Cournoyer voting yes. The motion to pass is then voted on and passed on a 4-2 roll call vote with Councilors Fagnant and Sierra voting no.

17 R 87 A resolution granting permission to use city property is read by title, and

Upon motion of Councilman Brien seconded by Councilman Fagnant it is voted that the resolution be passed, a voice vote on same being 5-0 with Councilwoman Murray recusing herself from the vote.

17 R 88 A resolution granting permission to use city property is read by title, and

Upon motion of Councilwoman Murray seconded by Councilmen Brien and Fagnant it is voted that the resolution be passed, a voice vote on same being unanimous.

Upon motion of Councilwoman Sierra seconded by Councilman Cournoyer it is voted that the meeting be and it is hereby adjourned at 10:45 P.M.

Attest:

Christina Harmon-Duarte

City Clerk

**Tuesday, August 22, 2017**

At a special meeting of the City Council, in the City of Woonsocket, County of Providence, State of Rhode Island on Tuesday, August 22, 2017 in Harris Hall at City Hall at 6:15 P.M.

Six (6) members are present. Councilman Beauchamp arrived at 6:30 P.M.

17 R 90

A resolution granting permission to use city property is read by title, and

Upon motion of Councilwoman Murray seconded by Councilman Brien that the resolution be passed, a voice vote on same 5-1 with Councilwoman Sierra voting no.

**Subject matter discussed was:** Staffing within the City Clerk's Department.

**Subject matter discussed was:** Discussion regarding information requests and communications from the City Council.

Upon motion of Councilman Beauchamp seconded by Councilors Cournoyer, Fagnant & Sierra it is voted that the meeting be and it is hereby adjourned at 8:10 P.M.

Attest:

Christina Harmon-Duarte

City Clerk



City of Woonsocket  
Department of Public Works  
Engineering Division

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Lisa Baldeili-Hunt  
Mayor

Steven D'Agostino  
Director

August 24, 2017

The Honorable City Council  
Legislative Chambers  
City Hall – 169 Main Street  
Woonsocket, RI 02895

**Subject: Solid Waste Division vehicle**

Dear Councillors:

Before you this evening is legislation authorizing the City to use City funds for the purchase of a vehicle for the Solid Waste Division. This vehicle will accommodate the needs of the division by assisting with the collection of waste material throughout the City.

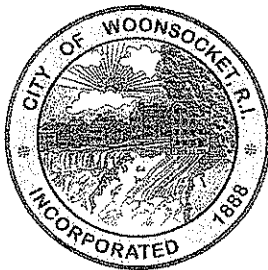
Presently the division uses a vehicle from the Public Services Division. The Solid Waste Division operates with two Public Services employees in the trash collection districts each day. There are numerous times that due to the vehicle assigned to them that a request must be made to send help to load waste that may be too large or heavy. The new vehicle will eliminate this need.

Therefore, I recommend the temporary use of City funds for this purchase.

Sincerely,



Steven D'Agostino  
Director of Public Works



**City of Woonsocket, Rhode Island**  
**DEPARTMENT OF PLANNING & DEVELOPMENT**  
 169 Main Street — Post Box B — Woonsocket, Rhode Island 02895-4379

N. David Bouley  
 Director

Telephone: 401-767-9231  
 ndbouley@woonsocketri.org

August 28, 2017

Honorable City Council  
 Legislative Chamber  
 Harris Hall • 169 Main Street  
 Woonsocket, Rhode Island 02895

**Re: Woonsocket Assessor's Plat 5, lot 79 – Ayotte Field**

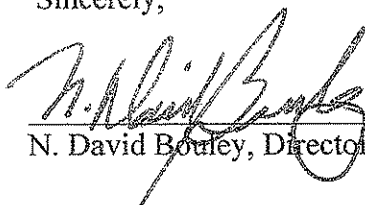
Dear Councilors:

Attached please find a copy of correspondence received by me from James M. Karam of First Bristol Corporation notifying the City of Woonsocket of that firm's wish to terminate their interest expressed in purchasing and developing the city-owned property at Woonsocket Assessor's Plat 5, lot 79, the so-called "Ayotte Field."

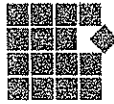
In addition, please find a copy of an earlier email from Mr. Karam further outlining the reasons for this decision.

If you have any questions regarding this or any other matter, or, if you require any additional information, please do not hesitate to contact this office at any time.

Sincerely,

  
 N. David Bouley, Director

xc: Honorable Lisa Baldelli-Hunt, Mayor  
 John J. DeSimone, City Solicitor



## FIRST BRISTOL CORPORATION

August 24, 2017

**Via Overnight Delivery**

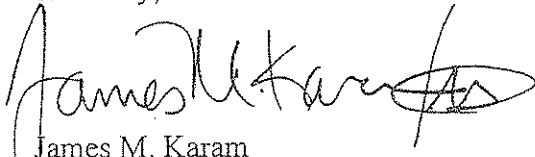
Mr. N. David Bouley  
Director  
Department of Planning and Development  
169 Main Street  
Woonsocket, RI 02895

**Re: Termination of Proposal  
First Bristol Corporation, Buyer  
City of Woonsocket, Seller  
Property: Map G2, lot 5-79 Ayotte Field**

To Whom It May Concern:

This is a formal notice that Buyer wishes to terminate the subject Proposal Agreement per Section 1 of the Resolution authorizing a purchase and sale of said Property. Upon receiving this notice, please return the refundable deposit of \$21,330.00. Thank you for your help with this project and we look forward to working with you in the future.

Sincerely,



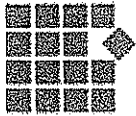
James M. Karam  
Vice President

JMK/ak

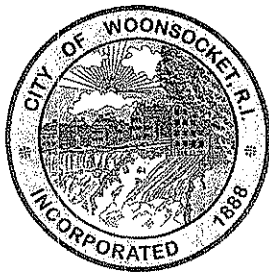
David,

I wanted to thank you and everyone involved with for their time and hard work trying to make this project a reality. I just left you a voicemail and will send a formal letter in response to the attached July 6<sup>th</sup>, letter. Our team has spent considerable time and resources trying to make the Ayotte Field Site a viable development project for retail and office/medical type use. Unfortunately several of the Tenants we work with expressed serious interest a while back when we started discussing this location but unfortunately have found alternative locations within the Woonsocket/North Smithfield area. In addition we have reached out to a majority of the banks, medical/retail type tenants, auto parts, discounters and other retail tenant's expanding in the region without any positive response. At this time we will send a formal letter terminating our interest in the site and requesting our deposit back. Please call or email with any questions.

Sincerely, Jamie Karam



James M Karam  
Vice President  
First Bristol Corporation  
10 North Main Street  
P.O. Box 2516  
Fall River, MA 02722  
P: 508-679-1180  
F: 508-677-4940  
E: [jamie@firstbristol.com](mailto:jamie@firstbristol.com)  
[WWW.FIRSTBRISTOL.COM](http://WWW.FIRSTBRISTOL.COM)



**City of Woonsocket, Rhode Island**  
**DEPARTMENT OF PLANNING & DEVELOPMENT**  
 169 Main Street — Post Box B — Woonsocket, Rhode Island 02895-4379

**N. David Bouley**  
 Director

Telephone: 401-767-9231  
 ndbouley@woonsocketri.org

August 28, 2017

Honorable City Council  
 Legislative Chamber  
 Harris Hall • 169 Main Street  
 Woonsocket, Rhode Island 02895

***Re: Proposed Ordinance 17-O-57 & 17-O-58***

Dear Councilors:

On your agenda tonight is proposed Ordinance 17-O-57, entitled "*Amending the Code of Ordinances, City of Woonsocket, Rhode Island, Appendix C, Entitled "Zoning", regarding "Various Technical Changes*" and 17-O-58 "*Amending Chapter 12 Entitled "Housing" Chapter Xii Entitled "Rooming Houses" and 13.37 of the Code of Ordinances of the City of Woonsocket, Rhode Island, entitled "Licensing of Rooming Houses."*" These proposed ordinances are a result of a recent workshop held by the City Council to discuss the previously proposed zoning ordinance change that would govern rooming houses in the City.

17-O-57, would replace previous proposed ordinance 17-O-55, which was previously submitted and which would have completely prohibited additional rooming, boarding or lodging houses in the City of Woonsocket. The Council expressed the sentiment at the workshop that it wished to allow some limited opportunities to permit such facilities and not prohibit them completely. 17-O-57 accomplished this goal. In addition, this proposed ordinance clarified the methodology for dealing with the application process for extensions of approvals granted by the Zoning Board of Review. Since 17-O-57 is an amendment to the Zoning Ordinance of the City of Woonsocket, the appropriate action to undertake is as follows:

MOTION to receive 17-O-57; place it upon the table, refer it to the Woonsocket Planning Board for advice and recommendation per RIGL § 45-24-52; transmit a copy to the Associate Director of the Rhode Island Department of Administration per RIGL § 45-24-53(a); and order it advertised, also in accordance with RIGL § 45-24-53(a) and a public hearing scheduled for Monday, October 2, 2017.

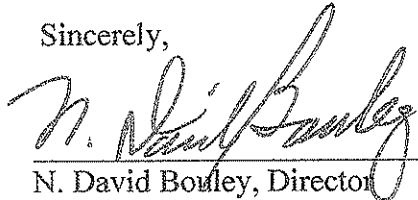
Letter to: Honorable City Council  
City of Woonsocket, Rhode Island  
August 28, 2017  
Page Two [2]

Proposed ordinance 17-O-58 is designed to handle the administrative and licensing aspects of rooming houses by including boarding and lodging houses in the relevant portions of the Code of Ordinances. Amendments to Chapter 12, Article XI bring the requirements for rooming houses to bear on boarding and lodging houses in the same way as presently imposed on rooming houses. Amendments to Chapter 13.37 of the Code brings the licensing requirements for boarding and lodging houses to the same level as those for rooming houses establishing consistency in dealing with these various types of housing accommodations.

This proposed ordinance does not require formal published notifications but is governed by the regular agenda notice of the Council's meeting.

If you have any questions regarding this or any other matter, or, if you require any additional information, please do not hesitate to contact this office at any time.

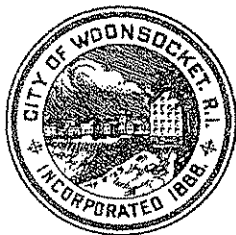
Sincerely,



N. David Bouley, Director

xc: Honorable Lisa Baldelli-Hunt, Mayor  
John J. DeSimone, City Solicitor  
Brad R. Ward, Building Official  
Carl J. Johnson, Zoning Official/ADA Compliance Officer





# City of Woonsocket Office of the City Clerk

## MEMORANDUM

**TO:** The Honorable City Council

**FROM:** Christina Harmon-Duarte  
City Clerk

**DATE:** September 5, 2017

**RE:** Tobacco Vendors

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Councilors,

As you can see from the attached Tobacco License list, there are currently thirty-seven (37) registered vendors in the City of Woonsocket. The only exclusion is Wally's Market Place located at 198 Front Street, whom I believe is still temporarily closed.

With the assistance of Ms. Lisa Carcifero and the Woonsocket Prevention Coalition I believe that we have captured most, if not all, of tobacco dealers in the city.

Note that all vendors have paid their fee which results in a total collection fee of \$9,250.00 to be transferred to the Woonsocket Police Department for enforcement upon the direction of the Finance Department.

Should you have any further questions or concerns, please do not hesitate to contact me.

/chd

cc: Christine Chamberland, Finance Director  
Chief Thomas F. Oates

Attachment

## TOBACCO LICENSE

April 1, 2017 – March 30, 2018

<u>Lic. #</u>	<u>Tang #</u>	<u>Business Name</u>	<u>Address</u>
1	T01-0005-90	<b>AJ's Mini Market, Inc.</b> Antoine Elhosri (401) 769-3073	939 Social Street
3	T00-0360-21	<b>A &amp; S Variety Store</b> Syvilay Sompaseuth	710 Elm Street
4	T00-4002-56	<b>City Street Liquors</b> Michael Hull (401) 356-4810	61 Hamlet Avenue
5	T00-0236-02	<b>Colbea Enterprises, LLC d/b/a Seasons Corner Market</b> Mail to: Attn: Normand Lemay, 2050 Plainfield Pike, Cranston, RI 02921 Angelo Ruo (401) 769-1242 / (401) 241-0828	1325 Diamond Hill Road
6	T23-1215-00	<b>Consumers</b> c/o Consumers Propane, P.O. Box 628, Woonsocket, RI Kenneth Bousquet (401) 762-5461	139 Hamlet Avenue
7	T00-0212-15	<b>Convenience Store</b> Kevin Tran, (401) 762-1256	260 Logee Street
8	T00-0103-44	<b>Cumberland Farms #1120</b> Mail: Cumberland Farms, Inc., Attn: Tax Dept. 100 Crossing Blvd., Framingham, MA 01702	261 South Main Street
12	T00-1501-04	<b>Cumberland Farms #1294</b> Mail: Cumberland Farms, Inc., Attn: Tax Dept. 100 Crossing Blvd., Framingham, MA 01702 (401) 766-8905 / Richard Fournier (800) 225-9702, x5704	2200 Mendon Road
21	T00-1501-45	<b>Dollar General Store #15533</b> Attn: Tax Dept., 100 Mission Ridge, Goodlettsville, TN 37072	1265 Mendon Road
32	T00-8391-49	<b>El Coqui Supermarket</b> Chaceryn Ortiz (401) 636-9564	218 High Street
11	T00-0101-11	<b>Fairmount Liquors</b> Christopher Correia, (401) 767-2670 / (401) 481-1183	300 Second Avenue
39	T00-0237-40	<b>Family Dollar Stores of RI, Inc. #25073</b> Joyce K. Thaggard, 500 Volvo Parkway, Chesapeake, VA 23320	403 Clinton Street
13	T00-0334-28	<b>Gulf Express</b> Vasuden Thakkar (401) 769-7717	852 Park Avenue

14	T10-0001-30	<b>JB Liquors, Inc.</b> Rachael A. Routhier (401) 762-6422 / (508) 989-4690	1100 Social Street
15	T00-4003-33	<b>Kimo, Inc. d/b/a Li'l General #1</b> c/o Kimo, Inc. (401) 356-1676 Jessica Brien (401) 692-9411	547 Cumberland Hill Road
16	T00-0334-60	<b>L &amp; B Variety, Inc.</b> Mukhlis A. Waahid, (401) 766-4070 / (401) 556-8349	367 Fairmount Street
17	T00-1100-86	<b>Lee's Convenience Store</b> Le Dung Huu, (401) 309-8777	628 Social Street
18	T00-1500-88	<b>Los Amigos Market, LLC</b> Roberto Vinas, (401) 356-0198 / (401) 865-8554	575 Mason Street
19	T00-1501-66	<b>Luz Mini Market, Inc.</b> Solcire Roman Rivera (401) 356-0856 / (401) 617-9131	134 Rathbun Street
2	T13-1155-50	<b>Manville Road General, Inc.</b> Raymond E. Hebert, (401) 766-6599 / (401) 639-2837	37 Manville Road
22	T00-1200-79	<b>MVC Enterprises, Inc./Shell</b> Mail to: Attn: Normand Lemay, 2050 Plainfield Pike, Cranston, RI 02921 Angelo Ruo (401) 241-0828	1030 Social Street
23	T00-4001-78	<b>Pia Dia Convenience, Inc.</b> Chaouki Khalil, (401) 597-6420 / (857) 284-2111	11 Hamlet Avenue
24	T00-1500-08	<b>RI Liquors, Inc.</b> Mr. Trushal (401) 766-9715	820 Cumberland Hill Road
25	T20-1773-70	<b>Providence Street Liquors</b> Omaira Thornton, (401) 767-3305 / (508) 212-6174	800 Providence Street
26	T00-4000-04	<b>Quick Mart</b> Kiran Safdar (401) 769-6200 / (401) 340-6868	85 Mason Street
27	T00-0077-69	<b>Rite Aid Pharmacy</b> Attn: Licensing, P.O. Box 3165, Harrisburg, PA 17105 Daniel Miller (717) 214-8548	200 Social Street
28	T00-0039-29	<b>RJ's Hill Liquors</b> Kristine M. Lambert, (401) 766-8715 / (401) 639-1789	820 Cumberland Hill Road
29	T00-0186-08	<b>Sam's Food &amp; Smoke Shop</b> Sam's Smoke Shop, (401) 766-3402 Zia Rehman (508) 714-1932	805 Park Avenue
30	T00-8391-55	<b>Sassy General, Inc. d/b/a Li'l General #2</b> Mail to: Li'l General, Inc. 571 Cumberland Hill Road (401) 766-8454 Roger L. Lapierre (401) 368-1328	601 Winter Street

31	T00-1500-17	<b>Speedway, LLC d/b/a Speedway 2835</b> Mail to: License Dept., P.O. Box 1580, Springfield, OH 45501 (401) 765-4056 Sharon Stevens (937) 863-7382	300 Social Street
33	T00-1500-62	<b>Stop N Go Deli-Grocery</b> Rahid Gaffney (347) 751-9446	66 Cass Avenue
10	T00-0237-06	<b>Stop Quick Mart</b> Mukamil Shah, (401) 765-8018 / (401) 651-8401	814 Diamond Hill Road
35	T00-1101-48	<b>T &amp; D's Market</b> Debra A. Aubin	261 Dulude Avenue
9	T00-0202-92	<b>Tesoro Market</b> Danilo Dilone, (401) 765-6280	1047 Social Street
36	T00-0237-38	<b>Walgreen's Pharmacy #3898</b> Mail: Helen Smith, License Specialist, P.O. Box 901, Deerfield, IL 60015-4600 (401) 765-5010 / (847) 527-4669	45 Cumberland Street
	T00-0210-85	<b>Wally's Market Place (CLOSED/temp-?)</b> "Wally" Mahmoud Hassan (401) 597-6077	198 Front Street
37	T00-0236-39	<b>WTT Liquors, Inc. d/b/a Warehouse Liquors</b> Will Tang, (401) 766-9333 / (401) 744-9333	373 North Main Street
38	T00-0187-15	<b>Woonsocket Convenience Store</b> Maher Tanbakji, (401) 765-2986	575 South Main Street



**City of Woonsocket, Rhode Island**  
**DEPARTMENT OF PLANNING & DEVELOPMENT**  
 169 Main Street — Post Box B — Woonsocket, Rhode Island 02895-4379

N. David Bouley  
 Director

Telephone: 401-767-9231  
 ndbouley@woonsocketri.org

August 30, 2017

Honorable City Council  
 Legislative Chamber  
 Harris Hall • 169 Main Street  
 Woonsocket, Rhode Island 02895

**Re: Proposed Ordinances 17-O-59, 17-O-60, 17-O-61,**  
**And Resolutions 17-R-93, 17-R-94**

Dear Councilors:

On the agenda for your meeting tonight are three [3] proposed ordinances and two [2] proposed resolutions which have been presented in order to move forward with the proposed sale and redevelopment of the Former Woonsocket Middle School at 357 Park Place, Woonsocket, from the City of Woonsocket to Woonsocket Park Place LLC. Follows is a brief description of each and the recommended parliamentary action for each.

**17-O-59 • Amending the Code of Ordinances of the City of Woonsocket, Rhode Island, entitled Appendix C "Zoning" to Create a Historic Structure Floating Overlay District.**

This proposed ordinance, if enacted, would permit the City Council to grant regulatory approval to an agreed-upon development plan for the redevelopment of the Former Woonsocket Middle School property at 357 Park Place, Woonsocket, after a public hearing and after review by the Woonsocket Planning Board.

Letter to: Honorable City Council  
City of Woonsocket, Rhode Island  
August 30, 2017  
Page Two [2]

The Planning Board and City Council public hearings may be held coincidentally. This Ordinance would permit the City, through the City Council, the ability to grant any and all variances necessary to permit this project to move forward based upon an overall presentation and explanation by the proposed developer which is satisfactory to the City.

In order to pursue adoption of this amendment to the City's Zoning Ordinance, the Council should move to receive the proposal; place on the table; refer it to the Woonsocket Planning Board for advice and recommendation as required by RIGL §45-24-52; forward a copy to the Associate Director of the Rhode Island Department of Administration for Statewide Planning pursuant to RIGL §45-24-53; advertised in a newspaper of general circulation in the City of Woonsocket pursuant to RIGL §45-24-53; and set down for a public hearing on Monday, October 16, 2017, pursuant to RIGL §45-24-53.

**17-O-60 • Establishing a Tax Stabilization Plan for Woonsocket Park Place, LLC. for Property at 357 Park Place, Woonsocket, Rhode Island [Woonsocket Assessor's Plat 27, lot 113].** This proposed ordinance, if enacted, would establish a Tax Stabilization Plan between the City of Woonsocket and the proposed developers, Woonsocket Park Place LLC, for the purchase and redevelopment of the Former Woonsocket Middle School.

This ordinance is proposed under the provisions of RIGL §44-4 Properties Subject to Taxation, §§44-3-9 Exemption or stabilization of taxes on property used for manufacturing, commercial, or residential purposes, which requires that the city council hold a public hearing, noticed in a newspaper of general circulation in the community, at least ten (10) days prior to the public hearing. It is recommended that the City Council receive the proposed ordinance, place it on the table, and order a public hearing on Monday, October 16, 2017, contemporaneously with the above-referenced public hearing for the proposed amendment to the Zoning Ordinance.

Letter to: Honorable City Council  
City of Woonsocket, Rhode Island  
August 30, 2017  
Page Three [3]

**17-O-61 • Establishing a Maximum Building Permit Fee for Property at 357 Park Place, Woonsocket, Rhode Island [Woonsocket Assessor's Plat 27, lot 113] to be Purchased and Redeveloped by Woonsocket Park Place, LLC.**

This proposed ordinance would establish a maximum fee charged for building, electrical, plumbing and mechanical permits, as well as the *Fire Prevention Plan Review Fee* of fifty percent (50%) as agreed to assist the development of this large project. Additionally, this legislation identifies known fees that are not controlled by the City of Woonsocket and excludes such fees from this limit as the City holds no authority to waive such fees. It also notes that the developer will be utilizing the so-called "128" inspection methodology whereby a designated architect or engineer working on the project approves inspection reports to the Office of the Building Inspector, thereby reducing the overall supervisory burden of this undertaking.

**17-R-93 • Approving A Terms & Conditions Agreement by and between the City of Woonsocket, Rhode Island & Woonsocket Park Place LLC for the Sale & Redevelopment of the Former Woonsocket Middle School.**

This legislation would approve the Terms & Conditions Agreement negotiated by and agreed to by the Administration and Woonsocket Park Place LLC. This agreement is called for by Resolution 17-R-23 as a prelude to and basis for a Purchase & Sales Agreement. It outlines the process and expectations of the 'due diligence period' as a precursor to a P&S for both the City and the proposed developer. This Resolution and the attendant exhibit should be considered this evening by the Council in order to move this project forward.

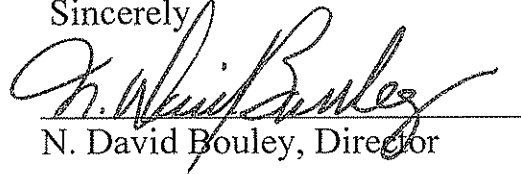
**17-R-94 • Referring A Request for Designation of a Historic Structures Floating Overlay District For Property at Woonsocket Assessor's Plat 27, lot 113 [Former Woonsocket Middle School] to the Woonsocket Planning Board].**

This proposed resolution would begin the process of designating the subject property as under the *Historic Structures Floating Overlay District* as part of the sale and redevelopment process anticipated. Unless the council does not intend to enact the appropriate zoning amendment, there is little reason why this resolution cannot be enacted and the review process by the Woonsocket Planning Board commenced.

Letter to: Honorable City Council  
City of Woonsocket, Rhode Island  
August 30, 2017  
Page Four (4)

As always, if you have any questions regarding this or any other matter, or, if you require and additional information, please do not hesitate to contact this office at any time.

Sincerely



N. David Bouley, Director

xc: Honorable Lisa Baldelli-Hunt, Mayor  
John J. DeSimone, Esquire, City Solicitor  
Jevon Chan, Principal, Tai-O Group  
William Lynch, Esquire, Lynch & Pine, Attorneys-at-Law





☎P-401-767-9201 F-401-769-8712

✉jdesimone@woonsocketri.org

CITY OF WOONSOCKET, RHODE ISLAND  
LAW DEPARTMENT

September 5, 2017

Woonsocket City Council  
169 Main Street  
P.O. Box B  
Woonsocket, RI 02895

RE: Derick Vann  
DOI: 07/14/17

Dear Councilors:

Attached is a Presentment of Claim to the City of Woonsocket, which was received by the City as a result of an incident that occurred on or about July 14, 2017. As this claim involves an accident after allegedly striking a pothole and the repair estimate is above the deductible of \$2,500, I recommend that the City deny action in this matter at this time, and refer it to the Rhode Island Interlocal Trust, who provides coverage for such claims under the City's policy of insurance.

If you have any questions or concerns, please do not hesitate to contact me

Sincerely,



John J. DeSimone, Esq.  
City Solicitor

JJD/ps  
Enclosure

PLEASE PRINT CLEARLY APPLICABLE INFORMATION

**CITY OF WOONSOCKET  
PROPERTY DAMAGE CLAIM FORM**

1. Name: Derick Vaan  
2. Address: 11 Elmwood Street Blackstone MA 01504  
3. Telephone: Day: \_\_\_\_\_ Evening: \_\_\_\_\_ Cell: 774-633-4600

4. Check the type of claim:

Automobile Accident: ☒ Pothole Damage: ☒ Other: ☐ \_\_\_\_\_

5. Below, explain the circumstances of the incident for which you are claiming property damage. Please include the date, time, and the exact location of the alleged incident.

Date: 7/14 Time: 6:20 A.M. Location: Intersection of Rathbun St & Privilege St. I was on my motorcycle stopped at a stop light on Rathbun St. on the intersection of Rathbun and Privilege St. getting ready to turn right going east on Privilege. Upon turning right on Privilege St I tried avoiding a pothole that was on my side of the road. My rear tire of my motorcycle hit the pothole and caused the collision with a stopped pickup truck at the red light going in the opposite direction.

6. What is the total amount of your claim against the City: \$ 2200

7. Vehicle Year: 2000 Make: Kawasaki Model: Ninja 600

8. Property damage estimate(s) or receipt(s) must be submitted with this form in order to process your claim. Attach estimate(s) or receipt(s) to this form. List the total of the estimate(s) or receipt(s) and the name of the vendor. Indicate whether each amount listed relates to an estimate or receipt.

a. \$ \_\_\_\_\_ Vendor: \_\_\_\_\_ ESTIMATE ☐ or RECEIPT ☐

b. \$ \_\_\_\_\_ Vendor: \_\_\_\_\_ ESTIMATE ☐ or RECEIPT ☐

c. \$ \_\_\_\_\_ Vendor: \_\_\_\_\_ ESTIMATE ☐ or RECEIPT ☐

9. Is this the only claim you have ever submitted to the City? Yes

If "no," list all other claims you have submitted, including for each claim the date of submittal, the type of claim, the amount of the claim, and the final disposition of the claim.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

07/19/2017 15:27 FAX 5088320827

GABRIELIAN INSURANCE

002

PLEASE PRINT CLEARLY APPLICABLE INFORMATION

10. Do you have insurance on the damaged property? Yes

a. If "yes," list the name, address, and telephone number of your insurance company and/or agent, and your insurance policy number. Attach a copy of the statement of applicable coverage for the damaged property.

Gabrielian Insurance Agency, 744 Southbridge Street Auburn  
MA 01501, Insurance company - Plymouth Rock Assurance

b. Have you submitted a claim to your insurance carrier? yes If "yes," when 7/18/17

c. Does your insurance cover this claim? No If "no," attach a letter from your insurance carrier indicating the lack of coverage.

d. What is your deductible? \$ No collision coverage

e. Have you received any insurance proceeds for this incident? NO  
If "yes," how much \$ \_\_\_\_\_

f. Has any vendor received any insurance payment on your behalf for this incident? NO  
If "yes," how much \$ \_\_\_\_\_

11. List each City Department or agency you reported this incident to, the date you reported it, and the name of the person you spoke to. Attach each incident report to this form.

Agency/Dept: Police Dept Date: \_\_\_\_\_ Employee: \_\_\_\_\_

Agency/Dept: \_\_\_\_\_ Date: \_\_\_\_\_ Employee: \_\_\_\_\_

Payment of your claim will require your signature on a form releasing the City from any further liability for the same incident.

I, the undersigned, do affirm the truthfulness and accuracy of the information above and that attached hereto in support of this claim against the City of Woonsocket for the property damage. I understand that I have an obligation to inform the City of any insurance payments made to me or to any vendor on my behalf for this incident.

Claimant: Derick Vann Date: 7/19/17  
(Signature)

Derick Vann  
(Printed Name)

Reported 7/18

FOR OFFICE USE ONLY	
Date Received:	<u>7/19/17</u>
Letter to City Council:	<u>9/5/17</u>
Approved <input type="checkbox"/> Denied <input type="checkbox"/>	
Release Signed:	_____
Check Issued:	_____

TRUST

# STATE OF RHODE ISLAND UNIFORM CRASH REPORT

Reporting Agency Name Woonsocket				Report Number 17-647-AC		Crash Date 07/14/2017		Crash Time 0615		Walk In Report <input type="checkbox"/>		Parking Lot <input type="checkbox"/>			
City or Town Name WOONSOCKET				Street or Highway 458 PRIVILEGE ST		<input type="checkbox"/> On Ramp <input type="checkbox"/> Off Ramp		Exit # 2		# of Lanes 2		Posted Speed Limit <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Unk			
Nearest Intersection Street 362 RATHBUN ST				Direction From Nearest Intersection to Crash Site <input checked="" type="checkbox"/> At Inter. <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West				Distance From Nearest Inter. <input type="checkbox"/> Feet <input type="checkbox"/> Miles		Latitude +042.014000		Longitude -071.502790			
Unit ID 1		Driver's Last Name First Name VANN DERICK		M.I. J		DOB 01/07/1998		Unit ID 2		Driver's Last Name First Name GAUDETTE PAUL		M.I. [REDACTED]			
Address 11 ELMWOOD ST Apt. #01504				City BLACKSTONE		Address 363 DUNLAP ST				City WOONSOCKET					
State MA		Zip 01504		Home Phone		Cell Phone 774-663-4600		Work Phone		State RI		Zip 02895			
Driver's License # S77736604				<input type="checkbox"/> CDL		Lic. State MA		Driver's License # 9770825				<input type="checkbox"/> CDL			
M/V Violation		M/V Violation		M/V Violation		M/V Violation		M/V Violation		M/V Violation		M/V Violation			
Driver & Owner are Same <input checked="" type="checkbox"/>				Owner's Last Name First Name VANN DERICK		M.I. J		Driver & Owner are Same <input checked="" type="checkbox"/>				Owner's Last Name First Name GAUDETTE PAUL			
Address 11 ELMWOOD ST Apt. #01504				City BLACKSTONE		Address 363 DUNLAP ST				City WOONSOCKET					
State MA		Zip 01504		Home Phone		Cell Phone 774-663-4600		Work Phone		State RI		Zip 02895			
Insurance Company Name PLYMOUTH ROCK				<input type="checkbox"/> No Ins.		Insurance Policy Number UNK		Insurance Company Name PROGRESSIVE				<input type="checkbox"/> No Ins.			
Hit And Run <input type="checkbox"/> Yes, M/V & Driver left Scene <input type="checkbox"/> Yes, Driver left Scene <input checked="" type="checkbox"/> No <input type="checkbox"/> Unk				Hit And Run <input type="checkbox"/> Yes, M/V & Driver left Scene <input type="checkbox"/> Yes, Driver left Scene <input checked="" type="checkbox"/> No <input type="checkbox"/> Unk											
Registration # 2C9216		<input type="checkbox"/> Not Reg.		State MA		Yr Reg. 2017		VIN JKAZX4J13YA014041		Registration # 211154		<input type="checkbox"/> Not Reg.			
State MA		Yr Reg. 2017		VIN JKAZX4J13YA014041						State RI		Yr Reg. 2018			
Veh Yr. 2000		Make KAWASAKI		Model ZX600J		Color BLACK		Plate Type MC		Veh Yr. 2003		Make FORD			
Model ZX600J		Color BLACK		Plate Type MC						Model F350 SERIES		Color WHITE			
Plate Type MC										Plate Type CO					
Veh Travel Direction <input type="checkbox"/> Eastbound <input checked="" type="checkbox"/> Westbound <input type="checkbox"/> Not on Roadway <input type="checkbox"/> Unk				Veh Travel Direction <input type="checkbox"/> Northbound <input type="checkbox"/> Southbound				Veh Travel Direction <input checked="" type="checkbox"/> Eastbound <input type="checkbox"/> Westbound <input type="checkbox"/> Not on Roadway <input type="checkbox"/> Unk							
Vehicle Towed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				Towing Company Name INTERSTATE TOWING				Haz Mat Placard? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				Vehicle Towed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Towing Company Name INTERSTATE TOWING				Haz Mat Placard? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								Towing Company Name			
Haz Mat Placard? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No												Haz Mat Placard? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Person Type															
1 Driver				4 Bicyclist				7 Other Ped. (Wheelchair, Person in Building, Skater, Ped. conveyance, etc.)				9 Occupant of a Non-Motor Veh Transportation Device			
2 Passenger				5 Other Cyclist				8 Occupant of Motor Veh. Not in Transport (Parked, etc.)				10 Unknown Type of Non-Motorist			
3 Pedestrian				6 Witness				11 Unknown							
Unit ID		Sex		Seat Position		Other Location		Air Bag Deployed		Ejected		Protection System			
1 Unit 1		M Male		13 Other Row (Bus)		17 N/A		1 N/A		1 No		1 N/A			
2 Unit 2		F Female		14 Unk Row		18 Sleeper		2 No		2 Partially		2 None Used			
3 (etc.)		U Unk		15 Other Seat		19 Other Enclosed Area		3 No		3 Totally		3 Shoulder & Lap			
or N/A				16 Unk Seat		20 Other Unenclosed Area		3 Front		4 N/A		4 Shoulder Only			
						21 Towed Unit		4 Side		5 Unk		5 Lap Only			
						22 Unk						6 Type Unk			
												7 Child - Fow Facing			
												8 Child - Rear Facing			
												9 Booster Seat			
												10 Child - Unk			
												11 Helmet Used			
												12 Other			
												13 Unk			
												1 Complaints of Pain			
												2 Non-Incapacitating			
												3 Incapacitating			
												4 Fatal			
												5 No Injury			
												6 Unk			
Name: Occupants - Witnesses - Pedestrians - Bicyclists															
DERICK J VANN				Person Type 1		Unit ID 1		Sex M		DOB 01/07/1998		Seat Pos. 1			
PAUL GAUDETTE				Person Type 1		Unit ID 2		Sex M		DOB [REDACTED]		Seat Pos. 2			
												Air Bag Deployed 1			
												Ejected 4			
												Prot. System 11			
												Injury 1			
												Trans by Rescue <input checked="" type="checkbox"/> Y <input type="checkbox"/> N			
												<input type="checkbox"/> Y <input checked="" type="checkbox"/> N			
												<input type="checkbox"/> Y <input type="checkbox"/> N			
Non-Vehicle Property Damage <input type="checkbox"/> State Property <input type="checkbox"/> City/Town Property <input type="checkbox"/> Private Property															
Owner				Address											
Home Phone				Cell Phone				Work Phone				Damage Description			
Reporting Officer Name Patrol Officer Sean A Rochette															
Reporting Officer Badge Number 97								Report Date 07/14/2017				Prohibit Public Release No			

Report Number  
17-647-AC

## STATE OF RHODE ISLAND UNIFORM CRASH REPORT CODING GUIDE

- 1 **Type of Roadway**  
1 Two-Way, Not Divided (No Median or Barrier)  
2 Two-Way, Not Divided With a Continuous Left Turn Lane  
3 Two-Way, Divided, Unprotected (painted >4 feet) Median  
4 Two-Way, Divided, Positive Median Barrier  
5 One-Way Trafficway  
6 Unknown

- 2 **Road Surface Condition (Prevailing)**  
1 Dry 5 Ice/Frost 9 Oil  
2 Wet 6 Water (Standing, Moving) 10 Other  
3 Snow 7 Sand 11 Unknown  
4 Slush 8 Mud, Dirt, Gravel

- 1 **Light Condition (Prevailing)**  
1 Daylight 5 Dark - Not Lighted  
2 Dawn 6 Dark - Unknown Lighting  
3 Dusk 7 Other  
4 Dark - Lighted 8 Unknown

- 1 **Weather Condition (Prevailing)**  
1 Clear 5 Sleet, Hail (Freezing Rain or Drizzle)  
2 Cloudy 6 Snow  
3 Fog, Smog, Smoke 7 Blowing Snow  
4 Rain 8 Severe Crosswinds

- 3 **Manner of Impact**  
1 Not a Collision Between Two Motor Vehicles in Transport  
2 Rear End (Front-to-Rear)  
3 Head-On (Front-to-Front)  
4 Angle (Front-to-Side) Same Direction  
5 Angle (Front-to-Side) Opposite Direction  
6 Angle (Front-to-Side) Right Angle (Includes Broadside)  
7 Angle-direction Not Specified  
8 Sideswipe, Same Direction  
9 Sideswipe, Opposite Direction  
10 Rear-to-Side  
11 Rear-to-Rear  
12 Other  
13 Unknown

**School Bus Related Crash?**  
(Directly Involved Indicates Contact was Made)

- ☐ Yes, Directly Involved ☒ No  
☐ Yes, Indirectly Involved

- Traffic Controls**  
1 No Controls 7 Yield Signs  
2 Person 8 Warning Signs  
3 Traffic Control Signal 9 Railway Crossing Device  
4 Flashing Traffic Control Sig. 10 Pavement Markings  
5 School Zone Signs 11 Other  
6 Stop Signs 12 Unknown

**Pre-Crash Traffic Controls Malfunctioning, Damaged or Missing?**

- ☐ Yes ☐ No ☒ N/A

**Construction Zone Crash?**

(Crash Occurs in or Related to Construction, Maintenance, or Utility Work Zone.  
May Include Vehicles Slowed or Stopped because of Work Zone)

- ☐ Yes ☒ No

**Construction Workers Present?**

- ☐ Yes ☒ No

**Contributing Circumstances Environment**

- 1 None  
2 Weather Conditions  
3 Physical Obstructions  
4 Glare  
5 Animal(s) in Roadway  
6 Other  
7 Unknown

1st

1

2nd

3rd

**Contributing Circumstances Road**

- 1 None  
2 Road Surface Condition (Wet, Icy, Snow, Slush, etc.)  
3 Debris  
4 Rut, Holes, Bumps  
5 Work Zones (Construction/Maintenance/Utility)  
6 Worn, Travel-Polished Surface  
7 Obstruction in Roadway  
8 Traffic Control Device Inoperative, Missing or Obscured  
9 Shoulders (None, Low, Soft, High)  
10 Non-Highway Work  
11 Other  
12 Unknown

1st

2

2nd

3rd

11 **Vehicle #1**

- 1 Passenger Car  
2 (Sport) Utility Vehicle  
3 Passenger Van  
4 Cargo Van (10K lbs [4,536 kg] or Less)  
5 Pickup

- 6 Motor Home  
7 School Bus  
8 Transit Bus  
9 Motor Coach  
10 Other Bus

**Unit Types**

- 11 Motorcycle  
12 Moped  
13 Low Speed Vehicle  
14 Other Light Trucks (10K lbs [4,536 kg] or Less)  
15 Tractor Trailer or Combination (More than 10K lbs [4,536 kg])  
16 Medium/Heavy Trucks (More than 10K lbs [4,536 kg])

**Vehicle #2**

- 17 Tow Truck  
18 Pedestrian  
19 Bicyclist  
20 Witness  
21 Other

1

☐ Yes ☒ No **Vehicle #1** Does this Vehicle have Seats to Transport 9 or more people, including the Driver's Seat? **Vehicle #2** ☐ Yes ☒ No

☐ Yes ☒ No **Vehicle #1** Was this Vehicle in Tow? **Vehicle #2** ☐ Yes ☒ No

1 **Vehicle #1**

- 1 No Special Function  
2 Taxi

- 3 Vehicle Used as School Bus  
4 Vehicle Used as Other Bus

**Special Function Vehicle**

- 5 Military  
6 Police

- 7 Ambulance  
8 Fire Truck  
9 Unknown

**Vehicle #2**

1

Report Number  
17-647-AC

# STATE OF RHODE ISLAND UNIFORM CRASH REPORT CODING GUIDE

☐ Yes ☒ No ☐ Unk \_\_\_\_\_ **Police, Ambulance or Fire Truck Responding to a Call?** \_\_\_\_\_ ☐ Yes ☒ No ☐ Unk

Diagram illustrating the Motor Vehicle Position sensor system. The system is connected to Vehicle #1 and Vehicle #2. The sensor categories are:

- 1 Motor Vehicle on Roadway
- 2 Motor Vehicle Parked
- 3 Working Vehicle/Equipment

4	Vehicle #1	Extent of Damage	Vehicle #2
	1 No Damage Observed 2 Minor damage (less than or equal to \$1000) 3 Functional Damage (greater than \$1000) 4 Disabling Damage (greater than \$1000)		2

13	Vehicle #1	Most Harmful Event		Vehicle #2	13
	Non-Collision:	Collision with Person, Motor Veh, or Non-fixed Obj:	Collision with Fixed Object:		

- [illegible]

5	Vehicle #1	Vehicle Action Prior	Vehicle #2	13
	1 Movements Essentially Straight Ahead	6 Turning Left	11 Negotiating a Curve	
	2 Backing	7 Making U-Turn	12 Parked	
	3 Changing Lanes	8 Leaving Traffic Lane	13 Stopped in Traffic	
	4 Overtaking/Passing	9 Entering Traffic Lane	14 Other	
	5 Turning Right	10 Slowing	15 Unknown	

Vehicle #1

Initial Impact Area  
Clock Diagram  
Or  
13 Top (Roof)  
14 Undercarriage  
15 Non-Collision  
16 Unknown  
Most Damaged Area

Vehicle #1

Vehicle #2

Initial Impact Area  
Clock Diagram  
Or  
13 Top (Roof)  
14 Undercarriage  
15 Non-Collision  
16 Unknown  
Most Damaged Area

Vehicle #2

Passenger Car

Motorcycle

Passenger Car W/Trailer

Bus

Tractor Trailer

Report Number  
17-647-AC

# STATE OF RHODE ISLAND UNIFORM CRASH REPORT CODING GUIDE

1st	Vehicle #1	Sequence of Events	Vehicle #2	1st
13				13
2nd				2nd
3rd				3rd
4th				4th

**Non-Collision:**

- 1 Overturn/Rollover
- 2 Fire/Explosion
- 3 Immersion
- 4 Jackknife
- 5 Cargo/Equipment Loss or Shift
- 6 Fell/Jumped from Motor Vehicle
- 7 Thrown or Falling Object
- 8 Other Non-Collision

**Collision with Person, Motor Veh, or Non-fixed Obj:**

- 9 Pedestrian
- 10 Pedalcycle
- 11 Railway Vehicle (Train, Engine)
- 12 Animal
- 13 Motor Vehicle in Transport
- 14 Work Zone/Maintenance Equipment
- 15 Other Non-Fixed Object

**Collision with Fixed Object:**

- 16 Impact Attenuator/Crash Cushion
- 17 Bridge Overhead Structure
- 18 Bridge Pier or Support
- 19 Bridge Rail
- 20 Culvert
- 21 Curb
- 22 Ditch
- 23 Embankment
- 24 Guardrail Face
- 25 Guardrail End
- 26 Jersey/Concrete Traffic Barrier
- 27 Other Traffic Barrier
- 28 Tree (Standing)
- 29 Landscaping
- 30 Utility Pole (Elec/Tele)/Light Support
- 31 Highway Lighting/Light Standard
- 32 Traffic Sign/Support
- 33 Traffic Signal/Support
- 34 Traffic Control Box
- 35 Variable Message Board/Arrow Board
- 36 Other Post, Pole, or Support
- 37 Fence
- 38 Mailbox
- 39 Other Fixed Obj. (Wall, Building, Tunnel, etc.)

**40 Unknown - Sequence of Events**

6	Driver Vehicle #1	Driver Distracted	Driver Vehicle #2	1

**Driver Distracted**

- 1 Not Distracted
- 2 Electronic Communication Devices (Cell Phone, Pager, etc.)
- 3 Other Electronic Devices (Navigation Device, Palm Pilot, etc.)
- 4 Other Inside the Vehicle
- 5 Other Outside the Vehicle
- 6 Unknown

1	Driver Vehicle #1	Physical Condition of Driver	Driver Vehicle #2	1

**Physical Condition of Driver**

- 1 Apparently Normal
- 2 Emotional (Depressed, Angry, Disturbed, etc.)
- 3 Ill (Sick)
- 4 Fell Asleep, Fainted, Fatigued, etc.
- 5 Under the Influence of Medications/Drugs/Alcohol
- 6 Other

1st	Vehicle #1	Non-Motorist Safety Equipment	Vehicle #2	1st
2nd	Vehicle #1		Vehicle #2	2nd

**Non-Motorist Safety Equipment**

- 1 None
- 2 Helmet
- 3 Protective Pads Used (Elbows, Knees, Shins, etc.)
- 4 Reflective Clothing (Jacket, Backpack, etc.)
- 5 Lighting
- 6 Other
- 7 N/A
- 8 Unknown

Alcohol and/or Drug Testing			
Driver Vehicle #1		Driver Vehicle #2	
Alcohol	Drug	Alcohol	Drug
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Chemical Test**

- None Given
- Test Refused
- Unknown if Tested
- Blood
- Urine
- Serum
- Other
- Breath

Driver Vehicle #1		Driver Vehicle #2	
Alcohol Test Result		Alcohol Test Result	
<input type="checkbox"/>	BAC	<input type="checkbox"/>	BAC
<input type="checkbox"/>	Pending	<input type="checkbox"/>	Pending
<input type="checkbox"/>	Unknown	<input type="checkbox"/>	Unknown

Driver Vehicle #1		Driver Vehicle #2	
Drug Test Result		Drug Test Result	
<input type="checkbox"/>	Positive	<input type="checkbox"/>	Positive
<input type="checkbox"/>	Negative	<input type="checkbox"/>	Negative
<input type="checkbox"/>	Awaiting Test Result	<input type="checkbox"/>	Awaiting Test Result

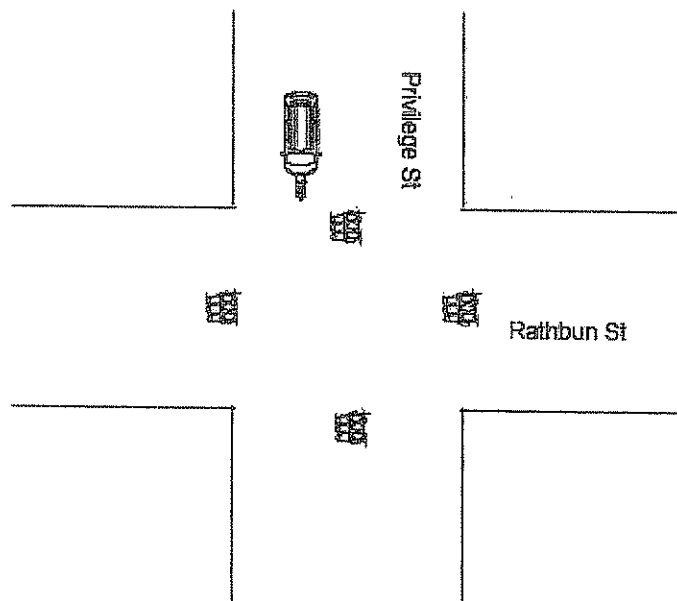
Report Number  
17-647-AC

**STATE OF RHODE ISLAND UNIFORM CRASH REPORT**  
**Narrative/Diagram Supplemental**

*Please see the Narrative Supplemental*

➔ Indicates North

Crash Diagram (NOT TO SCALE)





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**WITNESS STATEMENT**

---

TIME: 0615 hrs  
DATE: 07/14/2017  
PLACE: Privilege/Rathbun

I, Patrol Officer Sean A Rochette, voluntarily, without threats or promises, make the following statements:

Name: Patrol Officer Sean A Rochette

D.O.B.:

Address: 242 Clinton St., Woonsocket, RI

Phone: (401) 766-1212

**Narrative:**

On the above date and time, Officer Frederick and I were dispatched to the intersection of Privilege and Rathbun Streets for the report of a motor vehicle collision. Dispatch advised that the collision involved a MV and a motorcycle.

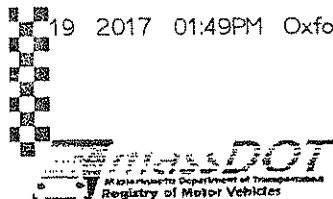
Upon arrival, I observed MA/MC 2C9216 lodged underneath RI/CO 211154. It should be noted that the MC was in the wrong lane of travel at the time of the collision. The operator of the MC was identified as Derick Vann. He stated that his head hurt and that his arm felt as if it were "dislocated". As such, Rescue was requested.

The operator of the truck was identified as Paul Gaudette. He stated that he was not injured. When asked what happened, he stated that he was stopped at the red light at the intersection of Privilege and Rathbun. The MC turned right off of Rathbun and took the turn too wide, causing the MC to lodge under his truck.

Derick was transported to RI Hospital by Rescue. Interstate arrived on scene and removed the MC from the roadway. The MC had disabling damage in the front. After the truck was moved, I observed that the radiator was leaking and what appeared to be tie rods were bent.

Both vehicles were properly registered and insured. Additionally, both operators had active DLNs.

Nothing further to report.



# CERTIFICATE OF REGISTRATION

M.G.L. Chapter 90 Section 24B makes it a crime to alter this Certificate

RMV Division

PLATE TYPE MCN	REGISTRATION NUMBER 2C9216	REGISTRATION TYPE MOTORCYCLE	EFFECTIVE DATE 07/13/17	EXPIRES LAST DAY OF → 12 17	TRANSACTION NUMBER 01719465050114
MODEL YEAR 2000	MAKE KAWK	MODEL ZX600J	BODY STYLE TYPE MOTCY	COLOR BLACK BLACK	Not valid without official signature of Registrar
VEHICLE IDENTIFICATION NUMBER JKAZX4J13YA014041		INSURANCE COMPANY PLYMOUTH ROCK ASSU		REGISTRAR <i>Chen C. Jerning</i>	
RESIDENTIAL ADDRESS (IF DIFFERENT)					IF VEHICLE CARRYING PASSENGERS FOR HIRE: MAXIMUM NUMBER OF PASSENGERS THAT CAN BE SEATED.
NAME(S) OF OWNER(S) AND MAILING ADDRESS VANN, DERICK J 11 ELMWOOD STREET BLACKSTONE, MA 01504-2017					FEES REGISTRATION 20.00 TITLE 75.00 SPECIAL PLATES 0.00 SALES TAX 137.50 TOTAL 232.50
MASSACHUSETTS DEPARTMENT OF TRANSPORTATION REGISTRY OF MOTOR VEHICLES DIVISION The records of the RMV database constitute the official status of the vehicle registration.					

## SPECIAL MESSAGE

IF THIS VEHICLE IS NEWLY ACQUIRED, IT MUST BE INSPECTED WITHIN SEVEN (7) DAYS OF REGISTRATION.

## CHANGE OF ADDRESS

STREET ADDRESS

CITY, STATE, ZIP CODE

## Important Information for Vehicle Owners

Every person operating a motor vehicle shall have the Certificate of Registration for the motor vehicle and for the trailer, if any, and his/her license to operate, upon his/her person or in the vehicle, in some easily accessible place.

By law, you must report any change of address to the RMV within 30 days in writing. Address changes can be made on the RMV website: [www.massrmv.com](http://www.massrmv.com) or by mail to: RMV, P.O. Box 55889, Boston, MA 02205-5889. Once you have reported the address change to the RMV, please write corrected address in box provided above.

Return the registration plates to the RMV immediately if:

- The vehicle has been sold or junked and the registration is not going to be transferred to another vehicle. Keep a copy of the *Bill of Sale, Title, and completed Reassignment of Title* for your records to document the transfer.
- You move to another state and you register the vehicle in that state.
- The insurance policy is not renewed or is cancelled and there is no plan to obtain a new policy.

**Transferring Your Plates:** Massachusetts law (M.G.L. Chapter 90, Section 2) allows you to transfer valid registration plates from this vehicle to a newly acquired new or used motor vehicle or trailer while you obtain insurance and a new registration. All of the following must be met: 1. You are at least 18 years of age and you own the motor vehicle or trailer identified on this *Registration Certificate*; 2. You transfer ownership of this vehicle to another person or permanently lose possession of it (such as through repossession, etc.); 3. The newly acquired vehicle is of the same vehicle type (passenger vehicle to passenger vehicle, trailer to trailer, etc.); the same registration type (passenger to passenger, commercial to commercial); and has the same number of wheels; and, 4. The seller and buyer properly complete the Assignment of the Certificate of Title (for the newly acquired "used" vehicle) or Certificate of Origin (if a "new" vehicle). If all of the above are met, you may operate the newly acquired vehicle with the transferred plates up to 5:00 pm of the 7th calendar day following the date of transfer (or loss of possession). The day of transfer or loss is day #1. During those 7 days, you must carry the *Bill of Sale* (or the dealer's *Purchase Contract*) for the newly acquired vehicle and this *Registration Certificate* when operating the vehicle. See *FAQs About the Seven-Day Registration Transfer Law* on the RMV's website at [www.massrmv.com](http://www.massrmv.com).

**No Insurance Card Required:** Massachusetts's law does not require an insurance card. The law, M.G.L. Chapter 90, Section 34A and Chapter 175, Section 113A requires the vehicle's owner to maintain a compulsory motor vehicle liability insurance policy or bond for bodily injury coverage and property damage insurance. If an Insurer is identified on the face of this *Registration Certificate*, it is required by law to electronically notify the RMV (Registry of Motor Vehicles) if coverage lapses. The vehicle owner is then notified by the RMV to obtain new Insurance within 10 days or the registration will be revoked. Bonds are filed with the State Treasurer's office.

**Be first in line by going online at [www.massrmv.com](http://www.massrmv.com)**

Schedule a Road Test  
Renew Your Driver's License  
Renew Your Registration  
Pay Citations/Court Hearing Fee  
Replace Your Driver's License

Request a Duplicate Title  
Request a Duplicate Registration  
Change Your Address  
Cancel My Plate/Registration  
Order a Special Plate

**NEED TO VISIT AN RMV OFFICE?**

**SAVE TIME**  
Complete Your  
Application Online!

**VISIT OUR WEBSITE FOR A FULL LIST OF AVAILABLE TRANSACTIONS**

**MTR RACING, INC.**

VISIT US @ WWW.MTRRACING.NET  
 372 SOCIAL STREET  
 WOONSCKET RI 02895  
 401-765-1600 401-765-2227

**Repair Order**

R/O Number: 15248

Date In: 8/10/2017

Today Date: 8/16/2017

Date Promised: 8/10/2017

Date Closed:

**Repair Order For:**

VANN, DERICK  
 774-633-4600

**Unit Name****Location****Units for this Repair Order****Service Writer:**

Year	Make	Model	VIN / Serial No.	Color	Plate	Key Board	Miles In/Out
2000	KAWASAKI	NINJA 600		GREEN			

**Job: ESTIMATE**

Job For: 2000 KAWASAKI NINJA 600

**Description:****Parts**

Part Number	Quantity	Description	Each Price	Extension
92151-1083	4	BOLT, SOCKET 8X40	\$4.60	\$18.40
92150-1308	2	BOLT, 12X22	\$6.18	\$12.36
44083-1059	1	PIPE-COMP-RIGHT FORK	\$309.16	\$309.16
44082-1060	1	PIPE-COMP-LEFT FORK O	\$309.16	\$309.16
44039-1304	1	HOLDER-FORK UPPER	\$211.22	\$211.22
11009-1127	2	GASKET, FORK CYLINDER	\$3.56	\$7.12
92144-1568	1	SPRING, STEP RETURN, RH	\$4.98	\$4.98
34028-1430	2	STEP FR. RUBBER	\$17.06	\$34.12
34028-1429	1	STEP FR. RH	\$32.60	\$32.60
34003-1474	1	HOLDER-STEP	\$33.15	\$33.15
92150-1208	2	BOLT, 10X35	\$4.69	\$9.38
92144-1567	1	SPRING, STEP RETURN, LH	\$4.98	\$4.98
92043-1141	2	PIN, 12X37	\$6.00	\$12.00
92009-1404	4	SCREW	\$3.35	\$13.40
92001-1905	2	BOLT, 6X10	\$5.91	\$11.82
34028-1428	1	STEP FR. LH	\$32.60	\$32.60
34003-1327	1	HOLDER-STEP	\$28.96	\$28.96
482L0100	2	RING, SNAP	\$0.33	\$0.66
35004-1421-31	1	FENDER-FRONT, CNT, FIRE	\$146.57	\$146.57
92151-1683	4	BOLT, SOCKET 8X40	\$4.60	\$18.40
92150-1308	2	BOLT, 12X22	\$6.18	\$12.36
44083-1059	1	PIPE-COMP-RIGHT FORK	\$309.16	\$309.16
44082-1060	1	PIPE-COMP-LEFT FORK O	\$309.16	\$309.16
44039-1304	1	HOLDER-FORK UPPER	\$211.22	\$211.22
11009-1127	2	GASKET, FORK CYLINDER	\$3.56	\$7.12
92144-1568	1	SPRING, STEP RETURN, RH	\$4.98	\$4.98
34028-1430	2	STEP FR. RUBBER	\$17.06	\$34.12
34028-1429	1	STEP FR. RH	\$32.60	\$32.60
34003-1474	1	HOLDER-STEP	\$33.15	\$33.15

**MTR RACING, INC.**

VISIT US @ WWW.MTRRACING.NET  
 372 SOCIAL STREET  
 WOONSOCKET, RI 02895  
 401-765-1600 401-765-2227

**Repair Order**

R/O Number: 15248

Date In: 8/10/2017

Today Date: 8/16/2017

Date Promised: 8/10/2017

Date Closed:

Repair Order For:

Unit Name

Location

VANN, DERICK

c.774-633-1600

**Job: ESTIMATE (Continued)**

Job For: 2000 KAWASAKI NINJA 600

**Parts (Continued)**

Part Number	Quantity	Description	Each Price	Extension
92150-1268	2	BOLT, 10X25	\$4.60	\$9.20
92144-1567	1	SPRING, STEP RETURN, LH	\$4.98	\$4.98
92043-1144	2	PIN, 12X37	\$6.00	\$12.00
92009-1404	4	SCREW	\$3.35	\$13.40
92001-1905	2	BOLT, 6X10	\$5.91	\$11.82
34028-1428	1	STEP, FR, LH	\$32.69	\$32.69
34003-1327	1	HOLDER-STEP	\$20.96	\$20.96
482L0100	2	RING, SNAP	\$0.34	\$0.68
35004-1421-B1	1	FENDER-FRONT, CNT, F, RE	\$146.57	\$146.57
92150-1604	2	BOLT, SOCKET, 6X30	\$4.13	\$8.26
92150-1469	2	BOLT, SOCKET, 10X37	\$6.80	\$13.60
46091-1728	1	HOUSING-ASSY-CONTROL,	\$154.40	\$154.40
46012-1299	1	HOLDER-HANDLE, RH	\$84.78	\$84.78
46003-1553	1	HANDLE, RH	\$83.98	\$83.98
13042-1144	1	WEIGHT, HANDLE	\$23.64	\$23.64
92150-1090	2	BOLT, 6MM	\$6.04	\$12.08
92092-1075	2	BUSHING-RUBBER, HANDLE	\$8.11	\$16.22
92033-1102	2	RING-SNAP, OD=22.2	\$3.12	\$6.24
46091-1716	1	HOUSING-ASSY-CONTROL,	\$124.70	\$124.70
46076-1228	1	LEVER-ASSY-GRIP, CLUTCH	\$77.02	\$77.02
46075-1144	1	GRIP, LH	\$15.82	\$15.82
46019-1095	1	GRIP-ASSY THROTTLE	\$36.00	\$36.00
46012-1298	1	HOLDER-HANDLE, LH	\$84.91	\$84.91
46003-1523	1	HANDLE, LH	\$84.05	\$84.05
13042-1133	2	WEIGHT, HANDLE	\$21.70	\$43.40
120P0830	2	BOLT, SOCKET, 8X30	\$3.13	\$6.26
51081-5270-FH	1	TANK-COMP-FUEL, EBONY/	\$771.68	\$771.68
41073-1633-CJ	1	WHEEL-ASSY, FR, L, GREEN	\$776.57	\$776.57
36001-1601-B1	1	COVER-SIDE, F, RED	\$280.11	\$280.11
92200-1520	2	WASHER-SIGNAL LAMP	\$4.31	\$8.62
23051-1248	2	BRACKET-SIGNAL LAMP	\$7.76	\$15.52
92200-1016	2	WASHER-SIGNAL LAMP	\$6.07	\$12.14
92075-1668	2	DAMPER-SIGNAL LAMP	\$6.44	\$12.88
92015-1367	4	NUT, FLANGED, 6MM	\$3.20	\$12.80
23040-1285	2	LAMP-SIGNAL, RR	\$46.04	\$92.08

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 372 SOCIAL STREET  
 WOONSOCKET, RI 02895  
 401-765-1600 401-765-2227

**Repair Order**

R/O Number: 15248

Date In: 8/10/2017

Today Date: 8/15/2017

Date Promised: 8/10/2017

Date Closed:

**Repair Order For:****Unit Name****Location**

VANN, DERICK

c:774-633-4600

**Job: ESTIMATE (Continued)**

Job For: 2000 KAWASAKI NINJA 600

**Parts (Continued)**

Part Number	Quantity	Description	Each Price	Extension
23037-1393	2	LANE-ASSY-SIGNAL,FR	\$51.02	\$102.04
224C0408	2	SCREW-PAN-WP-CROS,4XR	\$2.75	\$5.50
43078-1162	1	RESERVOIR	\$51.00	\$51.00
39061-1266	1	RADIATOR-ASSY	\$810.78	\$810.78
43041-1662-GZ	1	CALIPER-ASSY,RR,GRAY	\$328.97	\$328.97
<b>Parts Subtotal</b>				<b>\$6,620.69</b>

**Labor**

Description

Job Code

Technician

Quantity

Line Total

CHRIS B

1 Hours

\$84.00

**Labor Subtotal****\$84.00****Recommendations****Resolution**

I RAN THIS QUICK ESTIMATE OF THINGS I SAW  
 DAMAGED ON THE BIKE. THIS ISN'T COUNTING THE  
 FRAME WHICH IS SCRATCHED AND SUBFRAME

LABOR ISN'T INCLUDED IN THIS ESTIMATE EITHER

THIS TOTAL SUM EXCEEDS THE VALUE OF THE BIKE.

**Job Subtotal****\$6,704.69****Customer Job Totals**

Parts

\$6,620.69

Labor

\$84.00

**Total of Customer Jobs****\$6,704.69**

**MTR RACING, INC.**

VISIT US @ WWW.MTRRACING.NET  
372 SOCIAL STREET  
WOONSOCKET, RI 02896  
401-765-1600 401-765-2227

**Repair Order**

R/O Number: 15248

Date In: 8/10/2017

Date Promised: 8/10/2017

Today Date: 8/15/2017

Date Closed:

**Repair Order For:****Unit Name****Location**

VANN, DERICK

c 774-633-4600

Other Charges	
ShopSupplies	\$0.00
Repair Order Subtotal	\$6,710.57
Sales Tax	\$463.93
Repair Order Total	\$7,174.50
Total Amount Due	\$7,174.50

CUSTOMER HOURLY LABOR RATE IS \$84.00.

Thank you for your business.

By signing this document you are authorizing service work to be performed on your vehicle.

Authorizing Signature

X \_\_\_\_\_

**AGENDA FOR BOARD OF LICENSE COMMISSIONERS**

**NEW LICENSES**

**CLASS F LIQUOR & ENTERTAINMENT**

Museum of Work & Culture, 42 South Main Street (Live Band) - 11/18/17

Northern RI Council of Arts, 1409 Park Avenue (Live Band) - 9/9/17

**CLASS F1 LIQUOR**

St. Ann Arts & Cultural Center, 84 Cumberland Street - 9/26/17

**DAILY ENTERTAINMENT**

NeighborWorks Blackstone River Valley, 40 South Main Street (Live Band) - 9/8 & 10/13/17

St. Ann Arts & Cultural Center, 84 Cumberland Street (Piano) 10/1/17

**HOLIDAY LICENSE**

Murphy's Petroleum, 1023 Social Street

Trendz, 116 Main Street

**STREET VENDOR**

Noble Knots, LLC, 48 Bainbridge Avenue, Providence, RI

**TOBACCO LICENSE**

A & S Variety Store, 710 Elm Street

Dollar General Store #15533, 1265 Mendon Road

Murphy's Petroleum, 1023 Social Street

**RENEWALS**

**QUARTERLY ENTERTAINMENT**

Back Street Sport Bar RI, 33 Arnold Street (Live Band, DJ, Karaoke)

Belhumeur Duhamel American Post #62, 19 Arnold Street (Live Band, DJ, Karaoke)

Cooky's Bar & Grill, 1689 Mendon Road (Live Band, DJ, Karaoke)

Rick's Bar & Grill, Inc. 297 Cass Avenue (Live Band, DJ, Karaoke)

The River Falls Complex, 74 South Main Street (Live Band, DJ, Karaoke)

**TATTOO LICENSE**

The Art Den, 285 Main Street, Suite 3

Albert G. Brien  
513 South Main Street  
Woonsocket, Rhode Island 02895

August 25, 2017

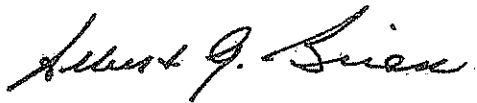
Ms. Christina Harmon-Duarte  
City Clerk  
City of Woonsocket  
City Hall – 169 Main Street  
P.O. Box B  
Woonsocket, Rhode Island 02895

Re: September 5, 2017 City Council Meeting

Dear Ms. Duarte,

Pursuant to Chapter 2, Section 10 of the Home Rule Charter please be advised I respectfully request to be heard at the September 5, 2017 City Council meeting regarding: Staffing within the City Clerk's Department, WTP 17-O-56, \$90,000,000. Police & Fire Pension Bond & St. Joseph's Health.

Thank you for your consideration,

A handwritten signature in cursive script, appearing to read "Albert G. Brien".

Albert G. Brien

/agb





# **CITY OF WOONSOCKET RHODE ISLAND**

**MAKE WOONSOCKET GREAT AGAIN**

**LEGISLATIVE DEPARTMENT**

**CELL (401) 309-9288**

**CITY COUNCILMAN**

**88 COE STREET**

**RICHARD J. FAGNANT**

**WOONSOCKET, RI. 02895**

**EMAIL: [fagnantcouncilman2016@cox.net](mailto:fagnantcouncilman2016@cox.net)**

**AUGUST 31, 2017**

**CITY CLERK MS. CHRISTINA HARMON-DUARTE**

**RE: September 5TH, 2017 CITY COUNCIL MEETING**

**DEAR MADAME CLERK;**

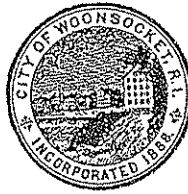
**I RESPECTFULLY REQUEST THAT THE FOLLOWING ITEMS BE LISTED ON THE AGENDA OF THE BELOW REFERENCED CITY COUNCIL MEETING ON September 5TH, 2017 UNDER SECTION 10, COMMUNICATIONS AND PETITIONS.**

- 1. COUNCIL APPROVAL OF GUN RANGE ON RIVER STREET ORDINANCE 17 O 09.**
- 2. WOONSOCKET MUNICIPAL HOUSING COURT.**
- 3. SENIOR TAX RELIEF PROGRAM PASSED IN 2013.**
- 4. PROPERTY TAXES PAID BY WOONSOCKET NEIGHBORHOOD DEVELOPMENT CORPORATION.**
- 5. UPDATE ON THE SALE OF THE GASTON A. AYOTTE, JR. FIELD—PROVIDENCE STREET, QUESTION TO MR. N. DAVID BOULEY UPDATE FOR CITIZENS.**
- 6. NOTICE OF HEARING ON SEPTEMBER 11<sup>TH</sup> 2017 COMBINED PRELIMINARY PLAT AND FINAL PLAN REVIEW.**
- 7. LAJOIE FIELD BASEBALL FIELD**
- 8. CITY BOARDS AND HOW CITIZENS CAN SERVE THEIR CITY.**

**RESPECTFULLY**

**RICHARD J. FAGNANT WOONSOCKET CITY COUNCILMAN**

City of Woonsocket  
Rhode Island



Ordinance

Chapter

August 7, A.D. 2017

**ORDINANCE OF THE CITY OF WOONSOCKET APPROVING THE  
FINANCING OF THE ACQUISITION, CONSTRUCTION AND EQUIPPING  
OF A NEW DRINKING WATER TREATMENT PLANT AND OTHER  
IMPROVEMENTS TO THE WATER SUPPLY SYSTEM OF THE CITY  
AND ALL ATTENDANT EXPENSES AND APPROVING THE ISSUANCE  
OF WATER REVENUE BONDS AND NOTES THEREFORE  
IN AN AMOUNT NOT TO EXCEED [\$65,000,000]**

**WHEREAS**, pursuant to Chapter 46-12.8 of the Rhode Island General Laws, the City of Woonsocket (the "City") intends to borrow an amount not exceeding Sixty-Five Million Dollars (\$65,000,000) from the Rhode Island Infrastructure Bank or other lender, and to evidence such loan, to issue and refund on behalf of the City, in an amount not exceeding Sixty-Five Million Dollars (\$65,000,000) water system revenue bonds for the purposes of financing the acquisition, construction and equipping of a new drinking water treatment plant and other improvements to the water system of the City, and all attendant expenses, including but not limited to, engineering costs, cost of borrowing, and bond insurance costs, and a debt service reserve or the substitution of a surety policy, letter of credit or other eligible facility with respect thereto.

**IT IS ORDAINED BY THE CITY COUNCIL OF THE  
CITY OF WOONSOCKET AS FOLLOWS:**

**SECTION 1.** The sum of Sixty-Five Million Dollars (\$65,000,000) is appropriated for the purpose of financing the outstanding aspects of the acquisition, construction and equipping of a new drinking water treatment plant and other improvements to the water system of the City, and all attendant expenses, including, but not limited to, engineering costs, cost of borrowing, and bond insurance costs, and a debt service reserve or the substitution of a surety policy, letter of credit or other eligible facility with respect thereto (the "Project").

**SECTION 2.** In accordance with Chapter 46-12.8 of the Rhode Island General Laws, the City Treasurer and the Mayor are hereby authorized to borrow on behalf of the City, an amount not exceeding Sixty-Five Million Dollars (\$65,000,000) from the Rhode Island Infrastructure Bank, and to evidence such loan, such officers are hereby

authorized to issue and refund on behalf of the City, in an amount not exceeding Sixty-Five Million Dollars (\$65,000,000) water revenue bonds (the "Bonds") of the City, at one time, or from time to time in order to meet the foregoing appropriation.

**SECTION 3.** The said officers from time to time may issue and refund not exceeding \$65,000,000 interest bearing or discounted water revenue notes (the "Notes") in anticipation of the issue of said Bonds.

**SECTION 4.** The Bonds and Notes shall be payable solely from revenues of the Woonsocket water system and the funds and accounts that are pledged under the Trust Indenture (defined below). The City may issue bonds, notes, or other obligations on a parity with the Bonds and Notes on the terms and conditions as provided in the Trust Indenture (defined below). The purchaser, manner of sale, amount, denominations, maturities, conversion or registration privileges, interest rates, medium of payment, and other terms, conditions and details of the Bonds or Notes may be fixed by the officers authorized to sign the Bonds or Notes.

**SECTION 5.** Pending the issuance of the Bonds under Section 2 hereof or pending or in lieu of the issue of Notes under Section 3 hereof, the City Treasurer, at the written direction of the City Council, may expend funds from other funds of the City for the purposes specified in Section 1 hereof. Any advances made under this section shall be repaid without interest from the proceeds of the Bonds or Notes issued hereunder or from the proceeds of applicable federal or state assistance or from other available funds.

**SECTION 6.** The City Treasurer and the Mayor are also authorized, empowered and directed, on behalf of the City, to: (i) execute, acknowledge and deliver one or more Supplemental Indentures to the Trust Indenture by and between the City and The Bank of New York Mellon Trust Company, N.A., as successor trustee to J.P. Morgan Trust Company, National Association (together with any successor trustee thereto, the "Trustee"), dated as of May 1, 2003, as supplemented (as supplemented, the "Trust Indenture") relating to the Bonds and Notes and any and all other loan agreements, documents, certificates or instruments deemed by such officers as necessary, desirable or advisable to effectuate such borrowing, including, without limitation, loan agreements entered into with the Rhode Island Infrastructure Bank or other lender and agreements entered into with bond insurers or other credit enhancers; (ii) amend, modify or supplement the Bonds or Notes and any and all other loan agreements, documents, certificates, or instruments at any time and from time to time, in such manner and for such purposes as such officers shall deem necessary, desirable or advisable; (iii) direct the Trustee with regard to investments of trust funds pursuant to the Trust Indenture, and (iv) do and perform all such other acts and things deemed by such officers to be necessary, desirable or advisable with respect to any matters contemplated by this Ordinance in order to effectuate said borrowing and the intent hereof.

**SECTION 7.** The City Treasurer and the Mayor are hereby authorized to deliver the Bonds or Notes to the Rhode Island Infrastructure Bank or other lender as purchaser, and said officers are hereby authorized and instructed if the Bonds or Notes are issued as tax-exempt obligations, to take all actions, on behalf of the City, necessary to ensure, that interest on the Bonds or Notes will be excludable from gross income for federal income tax purposes and to refrain from all actions which would cause interest on the Bonds or Notes to become subject to federal income taxes.

**SECTION 8.** This Ordinance is an affirmative action of the City Council of the City toward the issuance of the Bonds and Notes in accordance with the purposes of the law of the State of Rhode Island. This Ordinance constitutes the City's declaration of official intent, pursuant to Treasury Regulation § 1.150-2, to reimburse the City for certain capital expenditures for the Project paid on or after the date which is sixty (60) days prior to the date of this Ordinance but prior to the issuance of the Bonds or Notes. Such amounts to be reimbursed shall not exceed \$65,000,000 and shall be reimbursed not later than eighteen (18) months after (a) the date on which the expenditure is paid or (b) the date the particular project is placed in service or abandoned, but in no event more than three (3) years after the date the expenditure is paid.

**SECTION 9.** The Mayor and the Finance Director are authorized to take all actions necessary to comply with federal tax and securities laws including Rule 15c2-12 of the Securities and Exchange Commission (the "SEC Rule") and to execute and deliver a Continuing Disclosure Certificate or Agreement in connection with the Bonds or Notes in the form as shall be deemed advisable by the City Treasurer and the Mayor in order to comply with the SEC Rule. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate or Agreement, as it may be amended from time to time. Notwithstanding any other provision of this Ordinance or the Bonds or Notes, failure of the City to comply with the Continuing Disclosure Certificate or Agreement shall not be considered an event of default; however, any Bondholder or Noteholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Section and under the Continuing Disclosure Certificate or Agreement.

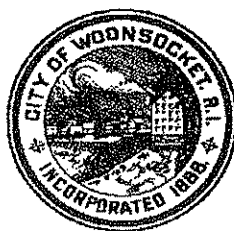
**SECTION 10.** This Ordinance shall take effect on the eleventh consecutive day following its passage by the City Council as provided in Chapter III, Section 9, of the Woonsocket Home Rule Charter.

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Daniel M. Gendron, City Council President  
By request of the Administration

IN CITY COUNCIL August 7, 2017 - Read by title and passed for the first time.

# City of Woonsocket Rhode Island



Date: August 22, 2017

## Ordinance Chapter

**In Amendment of the Code of Ordinances,  
City of Woonsocket, R. I. Appendix C, Entitled "Zoning"  
regarding "Various Technical Changes"**

**IT IS ORDAINED BY THE CITY COUNCIL OF  
THE CITY OF WOONSOCKET AS FOLLOWS:**

**SECTION 1.** The Code of Ordinances, City of Woonsocket, Rhode Island, Appendix C, entitled "Zoning" is hereby amended as follows:

In the Use Chart, 4.4. Residential Uses the following changes will be effective:

Zoning District	R-1	R-2	R-3	R-4	MU-1	C-1	C-2	MU-2	I-1	I-2	PR-1	PR-2
10. Rooming Houses	NP	NP	NP	S	S	NP	NP	NP	NP	NP	NP	NP
11. Boarding Houses	NP	NP	NP	S	S	NP	NP	NP	NP	NP	NP	NP

Section 18.1. shall be amended by removing the current definition and replacing it with the following wording:

(15) Boarding, lodging or rooming house: A residential use housed in a single structure or in part of a dwelling where no fewer than six (6) but not more than ten (10) unrelated persons are let or sublet lodging in private rooms or quarters not constituting dwelling units for definite periods of time, and where there are no overnight stays by transient guests. The building shall be occupied by the owner of the property or the manager of the use. Meals may or may not be provided, but only one common kitchen facility shall exist and no meals shall be provided by the establishment to members of the general public not lodged in the establishment. Boarding or rooming houses shall not include hotels, motels, inns, sorority, fraternity and cooperative residences, dormitories, or convalescent homes, nursing homes, rest homes, or group residences licensed or regulated by agencies of the State of Rhode Island. Boarding, lodging, or rooming houses shall abide by all applicable state and local laws and regulations governing lodging houses, boarding houses, or rooming houses.

(86) Rooming houses. See Boarding, lodging or rooming house.

**SECTION 2.** *Section 15.10 Expiration of Variance or Special Use Permit* shall be amended by adding the following:

15.10. Expiration of Variance or Special Use Permit. A variance or special use permit shall expire one (1) year from the date of granting by the board unless the applicant exercises the permission granted or receives a permit to do so and commences the construction or use so granted. The zoning board of review may, upon receipt of an application for extension, grant an extension, provided that no more than one (1) extension for a period of one (1) year shall be granted. An application for an extension shall be in the form of a petition outlining the original variance or special use permit grant, and together with a notarized letter of explanation as to the reasons for the delay in implementing said variance or special use permit thereof. Such a request shall be filed in with the zoning officer prior to the expiration of the grant, and the applicant shall appear at a designated meeting for explanation of the details surrounding the request for an extension of the originally granted application.

**SECTION 3.** *Section 16.7 Filing fees for appeals before the zoning board of review shall be as follows:* by addition thereto the following:

- Expiration of Variance or Special Use Permit, two hundred fifty-dollars (\$250.00) plus associated costs.

**SECTION 4.** The City Council was scheduled and held a public hearing to consider this ordinance within sixty-five (65) days of receipt, and has given notice of said hearing by publication in the *Woonsocket CALL* at least once each week for three (3) consecutive weeks prior to the date of said hearing. Such newspaper notice is to be published as a display advertisement, using a type size at least as large as the normal type size used by the newspaper in its news articles, and that such notice:

- (1) Specified the place of said public hearing and the date and time of its commencement;
- (2) Indicated that amendment(s) of the comprehensive plan and of the zoning ordinance, or part thereof, were under consideration;
- (3) Contained a statement of the proposed amendments to the ordinance and map once in its entirety, with the second and third publication referencing the date of the first publication;
- (4) Included one or more maps showing existing and proposed zoning district boundaries, existing streets and roads including their names, and the city and town boundaries where appropriate.
- (5) Advised those interested where and when a copy of the matter under consideration could be obtained or examined and copies; and
- (6) Stated that the proposal shown thereon may be altered or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. And that any such alterations or amendments must be presented for comment in the course of said hearing.

**SECTION 5.** At least two (2) weeks prior to the hearing, a copy of the newspaper notice described in Section 3 above is to be sent by the City Clerk to the Associates Director of the Division of Planning of the Rhode Island Department of Administration.

**SECTION 6.** At least two (2) weeks prior to the hearing, a copy of the newspaper notice described in Section 2 is to be sent by the City Clerk by first class mail to the city or town council of any city or town to which one (I) of the following applies:

- (1) Any portion of the city or town is located within two hundred (200) feet of the perimeter of the area proposed for change; and/or
- (2) There is a public or quasi-public water source, or private water source that is used or is suitable for use as a public water source, within two thousand (2,000) feet of any real property that is the subject of a proposed zoning change, regardless of municipal boundaries.

**SECTION 7.** At least two (2) weeks prior to the hearing, a copy of the newspaper notice described in Section 3 above was sent by the City Clerk by first class mail to the governing body of any state or municipal water department or agency, special water district, or private water company that has riparian rights to a surface water source and/or surface watershed that is used or is suitable for use as a public water source and that is within two thousand (2,000) feet of any real property which is the subject of a proposed zoning change, provided however, that the governing body of any state or municipal water department or agency has filed with the Building Inspector a map survey, which shall be kept as a public record, showing areas of surface water resources and/or watersheds and parcels of land within two thousand (2,000) feet thereof.

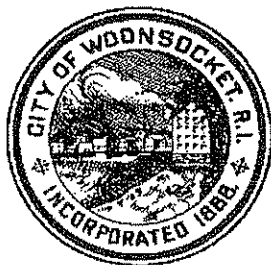
**SECTION 8.** This Ordinance shall be enacted in accordance with the provisions of Sections 45-24-27 and 45-24-72 of the Rhode Island General Laws, and amended, and shall take effect immediately following its passage by the City Council as provided in Chapter III, Section 9 of the Woonsocket Home Rule Charter and all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

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Richard J. Fagnant, Councilor



City of Woonsocket  
Rhode Island



ORDINANCE  
CHAPTER

August 22, 2017

AMENDING CHAPTER 12 ENTITLED 'HOUSING'  
ARTICLE XII, ENTITLED "ROOMING HOUSES"  
AND 13.37 OF THE CODE OF ORDINANCES OF THE  
CITY OF WOONSOCKET, RHODE ISLAND,  
ENTITLED "LICENSING OF ROOMING HOUSES"

**Section 1.** ARTICLE XII. ROOMING HOUSES shall be amended as follows:

**Sec. 12-227. Rooming houses.**

No person shall operate, or permit to be occupied, a rooming, boarding or lodging house which does not comply with the requirements of this article. (Ch. No. 1758, Sec. 12, 2-4-63)

**Sec. 12-228. Applicability of previous sections.**

(a) The provisions of sections 12-139, 12-153, 12-154, 12-155, 12-176, 12-177, 12-194, 12-214, 12-215 and 12-216 shall be applicable to each rooming, boarding or lodging house and rooming, boarding or lodging unit. For purposes of this article, wherever in the above-enumerated sections, the term "dwelling" is used, it shall be construed to mean "rooming, boarding or lodging house"; and wherever the term "dwelling unit" is used, it shall be construed to mean "rooming, boarding or lodging unit."

(b) The provisions of sections 12-123, 12-138, 12-156, 12-158, 12-159, 12-175, 12-189 through 12-193 and 12-195 shall be applicable to each rooming, boarding or lodging house. For

purposes of this article, wherever in the above-enumerated sections, the term "dwelling" is used, it shall be construed to mean "rooming, boarding or lodging house." (Ch. No. 1758, Sec. 12.1, 2-4-63)

**Sec. 12-229. Occupancy record cards.**

When the ~~chief~~ senior inspector determines that a rooming, boarding or lodging house and each rooming, boarding or lodging unit therein complies with all the pertinent requirements of this chapter and all rules and regulations adopted pursuant thereto, he shall issue an occupancy record card which shall:

- (1) Designate the maximum number of persons who may occupy such rooming, boarding or lodging house unit therein;
- (2) Designate each rooming unit as a Type A, or B rooming, boarding or lodging unit; and,
- (3) Designate the room number assigned to that unit.

The operator shall display the occupancy record card at all times in a conspicuous place near the main entrance of the rooming, boarding or lodging house except that in rooming, boarding or lodging houses having twenty (20) or more rooming, boarding or lodging units, the occupancy record card may be posted at the registration desk. Altering, tampering with or removing the occupancy record card from the rooming, boarding or lodging house is prohibited. The ~~chief~~ senior inspector shall keep a duplicate of the occupancy record card in his files. (Ch. No. 1758, Sec. 12.2, 2-4-63)

**Sec. 12-230. Numbering of units.**

The number of each rooming, boarding or lodging unit as designated on the occupancy record card shall be placed on the outside of the main door to such unit in a plain and conspicuous manner. No two (2) rooming, boarding or lodging units shall bear the same number. The number and type shall be posted in each such unit and shall not be changed without the written approval of the ~~chief~~ senior inspector. (Ch. No. 1758, Sec. 12.3, 2-4-63)

**Sec. 12-231. Flush toilet and lavatory basin.**

Every rooming house, boarding or lodging shall be supplied with at least one (1) approved flush toilet and lavatory basin properly connected to an approved water supply and sewerage system and in good working condition for each eight (8) persons or fraction thereof, residing within a rooming house, boarding or lodging. In counting such persons, members of the operator's family who share the use of such sanitary facilities shall be included; but occupants of any rooming units that are otherwise provided with an approved flush toilet and lavatory basin shall be excluded. All such sanitary facilities shall be so located within the rooming house, boarding or lodging as to be directly accessible to all persons sharing such facilities without entering another rooming, boarding or lodging unit or dwelling unit and shall be contained within a room or compartment which affords privacy to a person within such room or compartment. No such

required sanitary facilities shall be located in a cellar or basement. (Ch. No. 1758, Sec. 12.4, 2-4-63)

**Sec. 12-232. Bathtub or shower bath.**

Every rooming house, boarding or lodging shall be supplied with at least one (1) bathtub or shower bath properly connected to an approved water supply and sewerage system, and in good working condition for each eight (8) persons or fraction thereof, residing within a rooming, boarding or lodging house. In counting such persons, members of the operator's family who share the use of such sanitary facilities shall be included; but occupants of any rooming, boarding or lodging units who are otherwise provided with an approved bathtub or shower bath shall be excluded. All such sanitary facilities shall be so located within the rooming, boarding or lodging house as to be directly accessible to all persons sharing such facilities without entering another rooming, boarding or lodging unit or dwelling unit and shall be contained within a room or compartment which affords privacy to a person within such room or compartment. No such required sanitary facilities shall be located in a cellar or basement. (Ch. No. 1758, Sec. 12.5, 2-4-63)

**Sec. 12-233. Hot water.**

Every kitchen sink, lavatory basin and bathtub or shower bath shall be supplied with hot water at all times. (Ch. No. 1758, Sec. 12.6, 2-4-63)

**Sec. 12-234. Impervious flooring.**

The floor surface of every bathroom, toilet room or compartment and bathroom shall be constructed of material impervious to water; or if constructed of material not impervious to water, it shall be covered with fitted inlaid linoleum or painted or varnished so as to make the floor surface reasonably impervious to water. All such floors shall be kept in a dry, clean and sanitary condition by the operator. (Ch. No. 1758, Sec. 12.7, 2-4-63)

**Sec. 12-235. Rubbish and garbage storage and disposal.**

The operator shall be responsible for the supply, maintenance and cleanliness of adequate and separate rubbish and garbage storage containers approved as to type and location. The occupant shall be responsible for the removal of all rubbish and garbage from the rooming, boarding or lodging unit and the storage of such waste in a clean and sanitary manner by placing it in the required containers. (Ch. No. 1758, Sec. 12.8, 2-4-63)

**Sec. 12-236. Heating facilities.**

Every rooming, boarding or lodging house and rooming, boarding or lodging unit shall be supplied either with adequate heating facilities or with chimneys or flues sufficient to accommodate facilities for the safe and adequate heating of all habitable rooms, bathrooms and toilet rooms or compartments. Where central heating equipment is not supplied by the owner, heating equipment as herein specified shall be provided by the operator. Heating equipment

shall be capable of maintaining a minimum air temperature of at least sixty-seven (67) degrees Fahrenheit at three (3) feet above the floor level, in all habitable rooms, bathrooms and toilet rooms or compartments, during an outside air temperature of zero (0) degrees Fahrenheit. Doors, windows and other parts of the rooming, boarding or lodging house shall be constructed and maintained by the owner so as to prevent abnormal heat losses. (Ch. No. 1758, Sec. 12.9, 2-4-63)

**Sec. 12-237. Lighting of public spaces.**

Every public hall and common stairway used primarily for egress or ingress in every rooming, boarding or lodging house shall be supplied with a proper amount of natural or electric light at all times; all common stairways not used primarily for egress or ingress in all rooming, boarding or lodging houses shall be properly supplied with conveniently located switches controlling an adequate electric lighting system which may be turned on when needed. (Ch. No. 1758, Sec. 12.10, 2-4-63)

**Sec. 12-238. Shades, etc.**

The operator shall supply every window of every habitable room, bathroom and toilet room or compartment with shades or other devices or materials which will afford privacy to the occupant. (Ch. No. 1758, Sec. 12.11, 2-4-63)

**Sec. 12-239. Screening of vents.**

From May first to October first every opening, except bulkheads, used for ingress or egress from a rooming, boarding or lodging house or rooming, boarding or lodging unit directly to or from outdoor space shall be supplied with either a self-closing device or self-closing screen door and every window of every habitable room, bathroom and toilet room or compartment, and every other window or opening below the sixth floor of the rooming, boarding or lodging house or rooming, boarding or lodging unit to outdoor space while in use for ventilation shall be supplied with approved screening by the operator. (Ch. No. 1758, Sec. 12.12, 2-4-63)

**Sec. 12-240. Bed linens and towels.**

The operator shall supply clean bed linens and towels at least once a week, and prior to the letting of any rooming, boarding or lodging unit unless the occupant supplies such bed linens and towels himself. (Ch. No. 1758, Sec. 12.13, 2-4-63)

**Sec. 12-241. Clean and sanitary maintenance.**

The operator shall be responsible for the clean and sanitary maintenance of all walls, floors and ceilings in every rooming, boarding or lodging unit and other parts of the rooming, boarding or lodging house including the community kitchen or kitchens and the common areas of the rooming, boarding or lodging house. (Ch. No. 1758, Sec. 12.14, 2-4-63)

**Sec. 12-242. Extermination.**

The operator shall be responsible for the extermination of rodents, vermin or other pests within every portion of the rooming, boarding or lodging house and any portion of the dwelling or structure that is leased or occupied by him; provided however that whenever infestation also occurs in any other portion of the dwelling or structure, or whenever infestation is caused by failure of the owner to carry out the provisions of this chapter, extermination shall be the responsibility of the owner. (Ch. No. 1758, Sec. 12.15, 2-4-63)

**Sec. 12-243. Maintenance of plumbing and equipment.**

The operator shall be responsible for the exercise of proper care and cleanliness in the use and operation of all plumbing fixtures, sanitary facilities, appliances and equipment. The owner of the above plumbing fixtures, sanitary facilities, appliances and equipment shall be responsible for the maintenance thereof. (Ch. No. 1758, Sec. 12.16, 2-4-63)

**Sec. 12-244. Occupancy in Type A units.**

Occupancy in Type A rooming, boarding or lodging units shall not exceed two (2) persons. (Ch. No. 1758, Sec. 12.17, 2-4-63)

**Sec. 12-245. Sleeping space per person.**

Every room in any rooming, boarding or lodging unit occupied for sleeping purposes by one (1) person shall contain at least seventy (70) square feet of floor space, and every room occupied for sleeping purposes by more than one (1) person shall contain at least fifty (50) square feet of floor space for each occupant thereof; provided that in Type A rooming, boarding or lodging units consisting of only one (1) room, the minimum floor space shall be one hundred twenty (120) square feet for the first occupant and fifty (50) additional square feet for the second occupant thereof. (Ch. No. 1758, Sec. 12.18, 2-4-63)

**Sec. 12-246. Kitchen in Type A units.**

In Type A rooming, boarding or lodging units consisting of two (2) rooms, one (1) room containing a minimum of sixty (60) square feet of floor space shall be supplied with an adequate and approved cooking stove, kitchen sink and refrigerated storage space; provided that if sleeping is permitted in the kitchen, the minimum floor space shall be one hundred twenty (120) square feet for the first occupant and fifty (50) additional square feet for the second occupant thereof. Type A rooming, boarding or lodging units consisting of one (1) room shall contain an adequate and approved cooking stove, kitchen sink and refrigerated storage space. Cooking equipment burning solid fuel shall be rigidly connected to a chimney or flue and cooking equipment burning liquid or gaseous fuel shall be rigidly connected to a supply line. Cooking equipment of any type using such fuels shall not be permitted in any room used for sleeping purposes. (Ch. No. 1758, Sec. 12.19, 2-4-63)

**Sec. 12-247. Cooking prohibited in Type B rooming, boarding or lodging units.**

Cooking and cooking equipment is prohibited in every Type B rooming, boarding or lodging unit. The operator shall post notice of this provision in every such unit. (Ch. No. 1758, Sec. 12.20, 2-4-63)

**Section 2.** Section 13.37 of the Code of Ordinances, ARTICLE IIIA. Rooming Houses and Community Residences is amended as follows:

**Sec. 13-37. Licensing of Rooming, Lodging or Boarding Houses.**

It shall be unlawful to operate a rooming, lodging or boarding house without first obtaining a license from the City Clerk, which shall be approved by the City Council before being issued. Licenses shall expire December 1 of each year, and application for renewal must be made by October 1 of each year.

(a) Upon initial application made to the City Council to operate a rooming, lodging or boarding house, the City Council shall hold a full public hearing. Advertisement of said hearing shall be by legal advertisement in The Call and by personal notification, by regular mail, to all abutters within two hundred (200') feet of the subject property. Upon receipt of application for renewal, the City Clerk shall advertise for a public hearing. Any and all costs of advertising shall be borne by the applicant, and said costs shall be in addition to the license fee.

(b) At the hearing for the initial application, the applicant must prove to the satisfaction of the City Council

(1) that the rooming, lodging or boarding house is a use that is compatible with the surrounding neighborhood and complies with the provisions of the Zoning Ordinance of the City of Woonsocket, Rhode Island; and

(2) that the owner of the rooming, lodging or boarding house has obtained a Certificate of Occupancy and will meet all applicable State and local laws, including, but not limited to, the State Building Code, State Fire Code, State and local Minimum Housing Codes, Zoning Ordinance, and any other laws that the City Council deems applicable; and

(3) that the property where the rooming, lodging or boarding house will be located is adequate to service the needs of the tenants.

(c) License renewal application:

(1) Rooming, lodging or boarding house license renewal applications shall be mailed by the City Clerk to licensed rooming, lodging or boarding house operators on or before September 1 of each year.

(2) The renewal application shall be satisfactorily completed and filed with the City Clerk on or before October 1 of each year. Payment of the nonrefundable license fee shall accompany the completed renewal application filed with the City Clerk.

(3) After the completed renewal application has been filed with the City Clerk and the non-refundable license fee paid, the applicant shall then contact the Minimum Housing Inspector and the Fire Marshal, or their respective designees, to schedule the inspection of the subject rooming house.

(4) After each inspection has been completed and after all matters with respect to each inspection is in compliance, the Minimum Housing Inspector and/or Fire Marshal, or their respective designees, shall each submit a Certificate of Compliance to the City Clerk.

(5) After the City Clerk is in receipt of a Certificate of Compliance from each of the Minimum Housing Inspector and the Fire Marshal, or their respective designees, and has determined that all the requirements of this Section have been met, the City Clerk shall submit the renewal application to the City Council acting in their capacity as the Board of License Commissioners for authorization to issue said rooming house license.

(6) If a Certificate of Compliance has not been issued by the Minimum Housing Inspector and/or the Fire Marshal, or their respective designees, by November 30 of each year then the applicant shall petition the City Council for an extension of time to bring the subject rooming house into compliance.

(7) If the City Council grants an extension to the applicant and the applicant does not receive a Certificate of Compliance on or before the end of said extension period then said failure shall constitute justifiable cause to enact license revocation proceedings as set forth in subsection (d) of this Section.

(8) No rooming, lodging or boarding house license shall be issued, if anyone of the following has occurred or exists:

(i) The rooming, lodging or boarding house does not comply with the provisions of the state and the City of Woonsocket minimum housing codes and the state fire code, all exclusive of so-called "grandfathered" conditions;

(ii) The management and/or operator of a rooming, lodging or boarding house has purposely or knowingly conducted, maintained or allowed to exist a "disorderly house". A disorderly house is an illegal gaming house, a house where illegal drugs are bought and/or sold, a disorderly place of entertainment, a house of prostitution, a place where intoxicating liquor is illegally sold without a license, or a place where people congregate for the commission of a crime or crimes.

(iii) The applicant or owner of the rooming, lodging or boarding house has a delinquent financial obligation to the City of Woonsocket, including, but not limited to, past due real estate or personal property tax payments, past due water or sewer bills, past due special assessments, past due liens and/or fines; provided however that any of said past due amounts shall not be delinquent if said applicant

or owner has entered into a payment arrangement with the City of Woonsocket and is not past due with respect to same.

(d) A rooming, lodging or boarding house license issued under this Section 13-37 may be revoked or suspended for cause, as set forth herein in subsection (c) (8) of this Section, after a due process hearing held in the manner hereinafter set forth. -

(1) Upon determination by the Mayor that there exists probable cause for the revocation of a rooming, lodging or boarding house license under this Section 13-37 the licensee and other interested parties shall be given written notice that a due process hearing shall be held to determine if there is cause as listed in subsection (c) (8) of this Section for revocation of the rooming house license. Such notice shall be issued at least twenty (20) days prior to such hearing and shall be mailed to the licensee's address listed on the most recent license application, or delivered in person to said applicant, and shall state the following:

- (i) Specific grounds for revocation or suspension;
- (ii) Date, time and place of hearing;
- (iii) The right of the licensee to participate and be represented by an attorney;
- (iv) Possible penalties.

(2) Such hearing shall be public and all interested persons shall be afforded an opportunity to be heard.

(3) If the City Council shall determine that any of the provisions of subsection (c) (8) of this Section has occurred or exists, they may: (i) Fine the licensee in an amount not to exceed \$1 00.00 per violation;

(ii) Order that identified repairs be made within a specified time period;

(iii) Revoke the rooming, lodging or boarding house license;

(iv) Impose one or any combination of penalties as described in this Subsection (d) (3).

(4) Failure to pay any fine ordered by the City Council shall be grounds for the revocation of the rooming, lodging or boarding house license;

(5) The City Council may, at their discretion, continue the hearing from time to time;

(6) The City Council shall issue a written decision within ten (10) days of the hearing. Should the City Council determine that cause exists for the revocation of the license; such license shall be revoked upon the issue of the written decision.



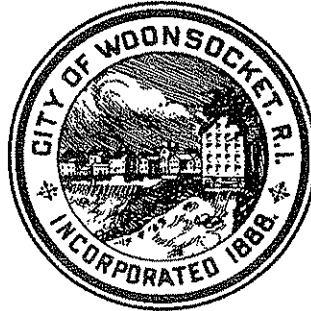
(e) In the exercise of effective management of a licensed rooming, lodging or boarding house it is suggested that the operator thereof (i) promulgate and distribute to all tenants Rules and Regulations which, in the judgment of the licensee, are necessary for the reputation, safety, care appearance, maintenance or operation of the rooming house or the preservation of good order therein, or the comfort, safety or rights of other tenants or neighbors, and (ii) inform tenants that the violation of any such rule or regulation could result in termination of tenant's tenancy at the rooming, lodging or boarding house.

**SECTION 3.** This Ordinance shall take effect immediately following its passage by the City Council as provided in Chapter III, Section 9 of the Woonsocket Home Rule Charter and all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

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Richard J. Fagnant, Councilor

# City of Woonsocket Rhode Island



A.D. August 30, 2017

## Ordinance

### Chapter

#### AMENDING THE CODE OF ORDINANCES CITY OF WOONSOCKET, RHODE ISLAND APPENDIX C – ENTITLED “ZONING” TO CREATE A HISTORIC STRUCTURES FLOATING OVERLAY DISTRICT

**WHEREAS,** Rhode Island General Laws 45-24-51 Adoption—Procedure for Adoption or Amendment and Section 17 Procedures for Adoption Amendment and Repeal of the Zoning Ordinance of the City of Woonsocket, Rhode Island, empowers and authorizes the City Council of the City of Woonsocket, Rhode Island, to provide procedures for the adoption, amendment and repeal of the zoning ordinance and/or sections thereof; and,

**WHEREAS,** The City Council desires to support the acquisition and rehabilitation of the former Woonsocket Middle School at 357 Park Place, Woonsocket, Rhode Island a/k/a Woonsocket Assessor's Plat 27, lot 113,

**WHEREAS,** the former Woonsocket Middle School has been vacant and deteriorating since it was conveyed to the Municipal Government by the Woonsocket Education Department in 2010, and

**WHEREAS,** the establishment of a Historic Structures Floating Overlay District would confer additional options for development and land use of the subject property and the area to the betterment of the area and the community at large; and

**Now Therefore Be It Ordained By The City Council  
Of The City Of Woonsocket, Rhode Island, As Follows:**

**SECTION 1. Statement of Purpose:**

To amend the Code of Ordinances of the City of Woonsocket, Rhode Island, entitled Appendix C – Zoning to create a Historic Structures Floating Overlay District to acquisition and redevelopment for the former Woonsocket Middle School at 357 Park Place, Woonsocket, Rhode Island, as well as establishing a procedure to assist in the potential acquisition and redevelopment of historically significant and/or publically owned buildings and properties.

The Historic Structures Floating Overlay District (HSFOD) is designed to provide flexibility in redeveloping historic structures formerly owned by the municipal, state, or federal governments, or agencies and instrumentalities thereof, which have been declared surplus; and the development of which is otherwise hampered by the strict application of the zoning ordinance or other municipal regulations. This is more particularly acute when the use of the surplus structure is inconsistent with the surrounding neighborhood and applicable zoning designation such as a structure formerly used as a school building, fire station or other governmental purpose property located in residential districts in which they are found to be incongruous after abandonment or declaration as surplus property. The purpose of this section is to provide latitude and discretion in permitting the reuse and redevelopment of such structures to the benefit of the neighborhood, the residents and the community at large; and to return these structure/properties to active and beneficial use within the neighborhoods in which there are located.

**Establishment & Location of Districts:** The “*Historic Structures Floating Overlay District*” (HSFOD) is hereby established by adding to the Zoning Ordinance the following:

§ 2.1-6.6 Historic Structures Floating Overlay District. Established to regulate the development and use of land, buildings, improvements and facilities associates with historic buildings, structures and sites to allow additional permitted uses that encourage the preservation and

redevelopment of historic structures in the City of Woonsocket; and further relaxes uses and dimensional restrictions which are deemed as impediments to successful and reasonable redevelopment and preservation and to further permit the flexible development of surplus properties owned or formerly owned by municipal, state or federal governments or their instrumentalities in order 1.) to encourage harmonious, efficient and convenient living environments and communities; 2.) to increase housing opportunities and economic development prospects by increasing the variety of residential, commercial or industrial types, density and design; 3.) to facilitate the economical and efficient provision of necessary community services, recreation and open space; 4.) to preserve features and sites of natural, ecological and historical interest; 5.) to encourage innovative design; and 6.) to promote the health, safety and welfare of the residents of Woonsocket.

§ 12.6. Historic Structures Floating Overlay District. Established to regulate the development and use of land, buildings, improvements and facilities associated with historic buildings, structures and sites to allow additional permitted uses that encourage the preservation and redevelopment of historic structures in the City of Woonsocket; and further relaxes uses and dimensional restrictions which are deemed as impediments to successful and reasonable redevelopment and preservation and to further permit the flexible development of surplus properties owned or formerly owned by municipal, state or federal governments or their instrumentalities in order 1.) to encourage harmonious, efficient and convenient living environments and communities; 2.) to increase housing opportunities and economic development prospects by increasing the variety of residential, commercial or industrial types, density and design; 3.) to facilitate the economical and efficient provision of necessary community services, recreation and open space; 4.) to preserve features and sites of natural, ecological and historical interest; 5.) to encourage innovative design; and 6.) to promote the health, safety and welfare of the residents of Woonsocket.

§ 12.6.1. Imposition of a Historic Structures Floating Overlay District. The *Historic Structures Floating Overlay District* shall be imposed, or amended, by resolution of the city council for structure(s) and/or land meeting the following criteria:

- was built prior to 1950
- was built specifically as a building to be used by the municipal, state or federal governments, or instrumentalities thereof, and
- which have been declared surplus property by such governmental entity and offered for sale and development by a private developer.

In declaring a property to be eligible for placement within a *Historic Structures Floating Overlay District*, the city council shall consider the following:

- (1) Compliance with the goals and objectives of the comprehensive plan;
- (2) Estimated amount of taxes and/or other revenue to be provided to the city;
  - (2.1) Extent of services and facilities to be required by the development, and capacity of the municipality or State to provide the same;
  - (2.2) Preservation of historic property and/or features of unique natural, ecological, or historical interest; ..
- (3) Quality of design proposed by the prospective developer;
- (4) Diversification of housing choices or economic development opportunities; and
- (5) Benefits to the surrounding neighborhood.
- (6) The demonstrated capacity of the proposed developer to affect the project as presented and approved.
- (7) The opinion of the planning board, if expressed prior to declaration of HSFOD status.

§ 2.1.6.2. Overlay District Boundaries. The boundaries of any Historic Structures Floating Overlay District shall include any and all property, structures and features designated by the city council by resolution including and/or any modifications, combinations or divisions of those lots which may transpire in the future:

§ 5.1.-5 Exception for Historic Structures Floating Overlay District of the Woonsocket Zoning Ordinance is hereby amended by adding the words “and Historic Structures Floating Overlay District” is to read “Exception for Historic Structures Floating Overlay District”. Notwithstanding the above, the city council

may grant a variance under this section permitting one (1) space of privately-owned off-street parking as meeting the parking requirements for each residential dwelling in any Historic Structures Floating Overlay District. This parking space requirement may be met on an off-site location provided that such space lies within six hundred feet (600') of a main entrance to the principal use."

Section 12 Provisions Governing Overlay Districts of the Woonsocket Zoning Ordinance is hereby amended by adding:

12.6 Historic Structures Floating Overlay District. The Historic Structures Floating Overlay District is hereby established to confer additional options for development and land use in any declared such district. All land, buildings, structures, improvements and facilities within the Historic Structures Floating Overlay District shall be regulated by both the requirements of the district in which they are located and the requirements of this overlay district. Where the requirements of this overlay district are greater or more/less restrictive than the requirements of the underlying district, or where conflicts exist between this overlay district and the underlying district, the requirements of this overlay district shall prevail.

12.7 Approval of Redevelopment Plan for Development of Properties within a Historic Structures Floating Overlay District.

12.7.1. Referral to planning board

Whenever a development plan submitted by any developer or proposed developer of properties within a designated district shall be received by the city council, it shall be referred to the planning board for advice and recommendation after due consideration. If, in the opinion of the city council, a public hearing on such development plan is warranted, the city council shall instruct the planning board to hold such a hearing with reasonable notice.

12.7.2 Action by the city council

After review by the planning board and considerate of the board's advise and recommendation, the city council shall approve, approve with stipulations/modifications or reject and development plan which shall be proposed for the district. The city council may choose to conduct a public hearing, which may be contemporaneous with that of the planning board.

Approval by the city council or approval with stipulations/modifications shall be considered as final action and the building inspector or any other officer or agent of the city shall cooperate fully and completely with

the implementation of the plan as approved or approved with stipulations/modifications by the city council.

§ 18. Definitions.

42.) *Floating zone* means an unmapped zoning district adopted within this chapter which is established on the zoning map only when an application for development, meeting the zone requirements, is approved.

**SECTION 3. City Council public hearing:**

No zoning ordinance or zoning map, or portion thereof, shall be adopted, amended, or repealed until after a public hearing has been held upon the question before the City Council. The City Council shall hold a public hearing within sixty-five (65) days of the receipt of a proposal for adoption, amendment or repeal of the zoning ordinance or zoning map, or any portion thereof, at which hearing opportunity shall be given to all persons interested to be heard upon the matter of the proposed adoption, amendment or repeal.

**SECTION 4. Referral to Planning Board**

This proposed amendment will be referred by the City Council of the City of Woonsocket to the Woonsocket Planning Board. The Planning Board shall review the proposed amendment in regard to consistency with the City's comprehensive plan and demonstrate a recognition and consideration of each applicable purpose of zoning.

**SECTION 5. Public notice requirements:**

The following public notice requirements shall be met before any adoption, amendment or repeal of the zoning ordinance enacted by the City Council.

General public notice. The City Council shall give notice of a public hearing to consider a proposal for adoption, amendment or repeal of the zoning ordinance or zoning map, or any portion thereof, by publication in a newspaper of general circulation within the City of Woonsocket at least once each week for three (3) successive weeks prior to the date of such hearing, which may include the week in which the hearing is to be held. Such newspaper notice shall be published as a display advertisement, using a type size at least as large as the normal type size used by the newspaper in its news articles, and shall:

- (1) Specify the place of said hearing and the date and time of its commencement;

(2) Indicate that adoption, amendment or repeal of a zoning ordinance, or part thereof, is under consideration;

(3) Contain a statement of the proposed amendments to the ordinance once in its entirety, or summarize or describe the matter under consideration;

(4) Advise those interested where and when a copy of the matter under consideration may be obtained or examined and copied; and

(5) State that the proposals shown thereon may be altered or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any such alteration or amendment must be presented for comment in the course of said hearing.

**SECTION 6. Notice to state:**

At least two (2) weeks prior to the hearing, the City Clerk shall send written notice, which may be a copy of said newspaper notice, by first class mail, to the associate director of the Division of Planning of the Rhode Island Department of Administration.

**SECTION 7. Notice to cities or towns:**

At least two (2) weeks prior to the hearing, the City Clerk shall send written notice, which may be a copy of said newspaper notice, by first class mail, to the city or town council of any city or town to which one (1) or more of the following pertain:

(1) Any portion of the city or town is located in or within not less than two hundred (200) feet of the perimeter of the area proposed for change; and/or

(2) There is a public or quasi-public water source, or private water source that is used or is suitable for use as a public water source by that city or town, within two thousand (2,000) feet of any real property that is the subject of a proposed zoning change regardless of municipal boundaries.

**SECTION 8. Notice to water department, agency, district or company.**

At least two (2) weeks prior to the hearing, the City Clerk shall send written notice, which may be a copy of said newspaper notice, by first class mail, to the governing body of any state or municipal water department or agency, special water district, or private water company that has riparian rights to a surface water resource and/or surface watershed that is used or is suitable for use as a public water source and that is within two thousand (2,000) feet of any real property which is the subject of a proposed zoning change, provided however,



that the governing body of said state or municipal water department or agency, special water district, or private water company has filed with the building inspector a map survey, which shall be kept as a public record, showing areas of surface water resources and/or watersheds and parcels of land within two thousand (2,000) feet thereof.

**SECTION 9. Notice of specific changes to zoning map:**

The proposed change is not specific to any particular properties, therefore individual notice is not required.

**SECTION 10. Defect in notice:**

No defect in the form of any notice required shall render any ordinance or amendment invalid, unless such defect is found to be intentional or misleading.

**SECTION 11. Decision of the City Council:**

The City Council shall render a decision on a proposal for adoption, amendment or repeal of the zoning ordinance or zoning map, or any portion thereof, within forty-five (45) days after the date of completion of the public hearing thereon.

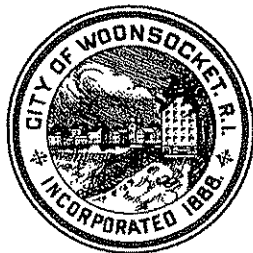
**Section 12. Effective Date.**

This Ordinance shall take effect immediately upon its passage by the City Council as provided in Chapter III, Section 9 of the Woonsocket Home Rule Charter and all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

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Daniel M. Gendron, President

# City of Woonsocket Rhode Island



August 30, 2017

## Ordinance

ESTABLISHING A TAX STABILIZATION PLAN FOR  
WOONSOCKET PARK PLACE, L.L.C., FOR PROPERTY  
AT 357 PARK PLACE, WOONSOCKET, RHODE ISLAND  
[WOONSOCKET ASSESSOR'S PLAT 27, LOT 113]

## Chapter

**Legislative Findings:** pursuant to the provisions of Rhode Island General Laws § 44-3-9, the City of Woonsocket, Rhode Island, is empowered and enabled to negotiate and approve tax stabilization agreements to be entered into by the City and the owners and/or developers of property in the community proposed for development, in whole or in part, which has undergone environmental remediation, is historically preserved, or is used for manufacturing, commercial, residential or mixed-use purposes to determine a stabilization amount of taxes to be paid on account of the property, notwithstanding the valuation of the property or the rate of tax, provided, that after a public hearing, at least ten (10) days' notice of which shall be afforded in a newspaper having a general circulation in the City of Woonsocket, the City Council may grant such tax stabilization plan, having determined that:

- a.) Granting the exemption or stabilization will inure to the benefit of the City of Woonsocket by reason of:
  - (i) The willingness of the manufacturing or commercial concerns to locate in the city, or of individuals to reside in such area; or

- (ii) The willingness of a manufacturing firm to expand facilities with an increase in employment or the willingness of a commercial or manufacturing concern to retain or expand its facilities in the city and with substantially reduction of its workforce in the city; or
  - (iii) An improvement of the physical plant in the city which will result in long-term economic benefit to the city and state; or
  - (iv) An improvement which converts or makes available land or facilities that would otherwise be not developable or difficult to develop without substantial environmental remediation; or
  - (v) Providing substantial rehabilitation, renovation, or rejuvenation in an existing property which has deteriorated and is in need of investment.
- b) Granting of the exemption or stabilization of taxes will inure to the benefit of the city by reason of the willingness of a manufacturing or commercial or residential firm or property owner to construct new or to replace, reconstruct, convert, expand, retain or remodel existing buildings, facilities, fixtures, machinery, or equipment resulting in an increase or maintenance in physical plant, residential housing or commercial building investment by the firm or property owner in the city.
- c) It may from time to time be in the best interest of the City of Woonsocket to enter into agreements that will exempt from payment, in whole or in part, real property utilized for manufacturing, commercial, industrial or residential purposes, or, in the alternative, to determine a stabilized amount of taxes to be paid on account of the ownership of property notwithstanding the assessed value of the property or the rate of tax in that entering such agreements shall serve to attract new business development to the City and encourage redevelopment, expansion or rehabilitation of existing properties.

**Now, therefore, be it Ordained by the City Council  
of the City of Woonsocket as follows**

## **Section 1. Definitions:**

As used in this Ordinance, the following terms shall have the meanings indicated:

*"Applicant": Woonsocket Park Place, L.L.C. of 521 Roosevelt Avenue, Central Falls, Rhode Island 02863.*

*"Base Year": The tax year immediately prior to the year in which any agreement hereunder is in effect.*

*"Comprehensive Plan": The Woonsocket Comprehensive Plan as it may be in effect from time to time.*

*"Offices": Buildings or structures utilized primarily to house office space for rental to others or for the use of the owner of the building or structure.*

*"Program": Tax stabilization program enacted by this Ordinance and any/all agreements entered into by the City of Woonsocket and taxpayers in accordance with the provisions of this Ordinance.*

*"Property Used for Commercial Purposes": Any building or structures that are utilized for offices or commercial enterprises.*

*"Property Used for Manufacturing Purposes": Any buildings or structures that are utilized primarily and essentially for the production, assembly or fabrication of materials for sales to others.*

*"Property Used for Residential Purposes": Any buildings or structures that are utilized primarily and essentially for living purposes.*

*"Property Used for Mixed-Use": Any buildings or structures that are utilized for a combination of uses.*

*"Substantial Redevelopment, Rehabilitation, or Expansion": That any redevelopment, rehabilitation, or expansion of existing buildings or structures must increase the assessed value of any such building or structure a minimum of fifty percent (50%) above the assessed value of such building or structure in the base year, but no less than \$100,000.*

In the case of a new business development, the new construction shall have a minimum assessed value of one million dollars (\$1,000,000.00) excluding the value of land and infrastructure improvements.

## **Section 2. Objectives**

The goals and objectives of the City of Woonsocket in establishing this Plan are:

- A. The primary objective of the Plan is to expand the property tax base of the City especially through the construction, rehabilitation, revitalization or restoration of properties located at 357 Park Place, Woonsocket, Rhode Island a/k/a Woonsocket Assessor's Plat 27, lot 113 or the "Old Woonsocket Middle School."
- B. The Plan seeks to encourage expansion, redevelopment, and/or rehabilitation of existing structure at 357 Park Place, Woonsocket, Rhode Island.
- C. The Plan seeks to encourage significant rehabilitation, expansion of existing buildings or structures, especially at 357 Park Place, Woonsocket, Rhode Island.
- D. The Plan shall provide increasing, graduated incentives to promote greater levels of rehabilitation, redevelopment, expansion and/or new construction.
- E. The Plan seeks to promote stability of ownership of the residential, or mixed-use properties at 357 Park Place, Woonsocket, Rhode Island.
- F. The Plan seeks to attract and/or retain responsible corporate citizens.
- G. The Plan seeks to attract investment and reinvestment in a former high and middle school structure closed and replaced by the City's Education Department.
- H. The Plan seeks to provide incentives, not rewards, to encourage and promote real estate investment and development.
- I. The Plan seeks to encourage projects that are consistent with the City's Comprehensive Plan's vision, goals, and objectives.
- J. The predetermined assessment on the property during the term of this agreement shall be nine million, one hundred eight-two thousand three hundred dollars and no cents (\$9,182,300.00). The tax rate shall be that in effect during the tax year.

**Section 3. Eligible property:**

357 Park Place, Woonsocket, Rhode Island, a/k/a Woonsocket Assessor's Plat 27, lot 113.

- A. As a part of a Preliminary Application, prior to authorizing any property tax stabilization for a property, the Tax Collector's office shall be required to issue a written certification indicating the applicant and/or property owner is current on all appropriate tax and utility payments to the City of Woonsocket. Any payments that are in arrears on the property shall render the applicant ineligible for the incentives offered through this ordinance. A copy of this certification shall be included in the application for the stabilization of property taxes on the property.
- B. The tax exemption or stabilization shall not result in any reduction in the City's tax levy in the base year for any eligible property, but only to the increased value due to expansion, rehabilitation, renovation or other acceptable enhancement.
- C. The property that is the subject of the application must conform with all City and state zoning laws and building and fire codes when the rehabilitation, construction and/or renovation of the property is completed in order to authorize of any property tax stabilization for the applicant. The Building Official shall issue a written certification that the property does so conform if appropriate. A copy of this certification shall be included in the application for the stabilization of property taxes on the property; or, should conformance with such codes and regulations come about as a result of the rehabilitation or construction work to be performed, compliance shall be necessary before any tax stabilization program can become effective on such property, unless specifically exempted by resolution of the City Council.

Any failure of the participating business to pay any tax or fee due to the City on any property situated in the City, owned by said business, including any and all subsidiaries, affiliates, subdivisions, parents or other entities with ten percent (10%) or more common ownership, shall result in termination of all tax incentives to said business, if no satisfaction is arrived at within a reasonable timeframe..

- D. Notice of tax delinquency and/or failure to comply with City and state zoning laws and building and fire codes shall be sent to the property owned by registered mail, return receipt, not more that 30 days after the tax delinquency and/or failure to comply with City and state zoning laws

and building and fire codes by the Director of Finance, or the Building Official, respectively.

- E. The Director of Planning & Development, the Tax Assessor, the Building Official and the Director of Administration (if any) and the Finance Director shall promulgate with mayoral approval such rules and regulations and provide suitable documents necessary to effect the purpose of this chapter.

#### **Section 4. Program Parameters**

The following parameters are established as the means of implementation of the City's goals and objectives established in this Ordinance:

- A. Any tax stabilization arrangement shall not result in the reduction of the City's tax levy relative to the base year assessment. The incentives shall apply only to expansion, redevelopment, or rehabilitation and shall not affect the existing building assessment unless specifically approved by the City Council after a public hearing duly advertised in accordance with this ordinance and state law.
- B. The Program shall be limited to buildings and not land or personal property.
- C. Failure to comply with local ordinances or failure to pay property taxes as established may result in the revocation of the tax incentives granted under an agreement.
- D. Eligible projects for participation in the Program must be identified prior to the commencement of development, redevelopment, and/or rehabilitation or of new construction.
- E. A proposed project must be determined to be in compliance with the relevant provisions of the Woonsocket Comprehensive Plan by the City Planner.

#### **Section 5. Procedures for Enactment of Tax Stabilization Agreement**

- A. The provisions of this tax stabilization plan shall not commence until the issuance of a complete Certificate of Use and Occupancy has been issued by the Building Official of the City of Woonsocket, but no more than 30 months after the effective date of the Purchase & Sales Agreement.

B. The proposed agreement shall be for a period not exceeding twelve (12) years, but may be for a greater period subject to negotiations and City Council approval, as necessary and appropriate, based essentially upon the following:

Tax Year	Tax Payment
Year 1	Amount due on pre-rehab assessment
Year 2	Amount due on pre-rehab assessment
Year 3	11% of the assessed value or \$1,010,053
Year 4	22% of the assessed value or \$2,020,106
Year 5	33% of the assessed value or \$3,030,159
Year 6	44% of the assessed value or \$4,040,212
Year 7	55% of the assessed value or \$5,050,265
Year 8	66% of the assessed value or \$6,060,318
Year 9	77% of the assessed value or \$7,070,371
Year 10	88 % of the assessed value or \$8,080,424
Year 11	99% of the assessed value or \$9,090,477
Year 12	100% of the assessed value \$9,182,300

C. Tax benefits for eligible properties may be transferrable to a new owner, but the duration of the tax stabilization consideration period shall not be extended (unless otherwise approved by the City Council by resolution).



- D. In the event that the tax stabilized property becomes exempt from real estate taxes during the term of tax stabilization through conveyance, or otherwise, to a real estate tax exempt entity, the tax stabilization agreement shall be void *ad initio* with owners of the tax stabilized properties being liable for full taxes retroactively to the execution of the tax stabilization agreement.
- E. Except as provided for in this ordinance, the payment of taxes under the agreement (either as exempted or which is subject to a stabilized amount of taxes) shall not, during the period of the agreement, be further liable to taxation by the City so long as the property is utilized for the purpose for which the agreement was entered into in the first instance.
- F. Personal or tangible property shall not be subject to a tax exemption or stabilization pursuant to this ordinance.

**Section 6. Compliance with Local & State Codes.** No exemption granted hereunder shall be effective unless and until any and all violations have been cured. Within the same thirty (30) day period, the Building Official shall issue a letter to the City Assessor (with a copy to the applicant) stating whether the project will involve the substantial rehabilitation of the eligible property, and whether the proposed construction has received the necessary approvals from the Woonsocket Planning Board, the Design Review Commission and/or the Zoning Board of Review, as applicable. The applicant shall have sixty (60) days from its receipt of written notice (or copy of notice to the City Assessor) to cure outstanding violations or other matters that serve as a valid basis for the Building Official not approving the subject application. Failure of the applicant to effectuate a cure within said sixty (60) day period shall result in the City Assessor removing the subject application from the City Assessor's list of incomplete applications. Nothing shall prohibit the subject property owner from reapplying for tax stabilization or exemption consideration.

**Section 7. Exclusion for Qualification.**

Nothing in this Ordinance shall be deemed to permit the exemption or stabilization of taxes as herein provided for any manufacturing or commercial concern relocating from one city or town within the State of Rhode Island to another city or town within the State of Rhode Island unless such action constitutes a substantial increase in the activities of such business to the overall benefit of the State.

**Section 8. Revocation.**

The City Council shall terminate an exemption granted hereunder prior to the expiration thereof in the event of fraud or misrepresentation and non-

compliance by any applicant regarding and statements or representations contained in the application.

**Section 9. Prohibition on Dual Benefit.**

No property owner, corporation, or other business entity shall be eligible for consideration or assistance under this Tax Stabilization Program when such entity is presently the subject or may become the beneficiary of some other form of tax reduction incentive program or payment-in-lieu of taxes agreement simultaneously offered by the City of Woonsocket or any other local, state or federal program unless specifically exempted from this prohibition by resolution of the City Council.

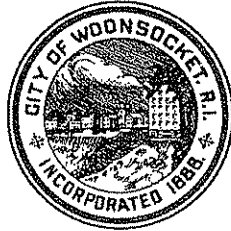
**Section 10. Effective Date.**

This Ordinance shall take effect immediately upon its passage by the City Council as provided in Chapter III, Section 9 of the Woonsocket Home Rule Charter and all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

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Daniel M. Gendron, President

**City of Woonsocket  
Rhode Island**



August 30, 2017

**Ordinance**

ESTABLISHING A MAXIMUM BUILDING PERMIT FEE  
FOR PROPERTY AT 357 PARK PLACE, WOONSOCKET,  
RHODE ISLAND [WOONSOCKET ASSESSOR'S PLAT 27, LOT 113]  
TO BE PURCHASED & REDEVELOPED BY  
WOONSOCKET PARK PLACE, LLC.

**Chapter**

- Whereas:** the City of Woonsocket intends to enter into a purchase and sales agreement for the sale and redevelopment of the Former Woonsocket Middle School at 357 Park Place, Woonsocket, Rhode Island, a/k/a Woonsocket Assessor's Plat 27, lot 113, to Woonsocket Park Place, LLC; and
- Whereas:** Woonsocket Park Place, LLC, intends to purchase and redevelop the Former Woonsocket Middle School into 'high end' apartments and remove the structure from its endangered status; and
- Whereas:** Woonsocket Park Place, LLC, intends to expend upwards of \$13,000,000 in acquiring and redeveloping the Former Woonsocket Middle School structure; and
- Whereas:** Woonsocket Park Place LLC, has requested that the Woonsocket City Council place a maximum limit on the cost of building permits to be charged for the building, electrical, plumbing and mechanical permit fees charged to Woonsocket Park Place LLC, resulting from such acquisition and redevelopment; and
- Whereas:** Woonsocket Park Place LLC is intent upon using the "128" inspection methodology;

**Now Therefore Be It Ordained By The City Council  
Of The City of Woonsocket, Rhode Island, As Follows:**

**Section 1 • Legislative Findings:** It is the finding of the Woonsocket City Council that, in consideration of the acquisition and redevelopment project to be undertaken by Woonsocket Park Place, LLC, it is reasonable and sound to place a maximum limit on the cost of building, electrical, plumbing and mechanical permits issued to Woonsocket Park Place, LLC for the redevelopment of the Former Woonsocket Middle School property.

**Section 2 • Limit Authorization:** The City Council of the City of Woonsocket, Rhode Island hereby agrees that a maximum limit on the cost which would normally be charged for building, electrical, plumbing and mechanical permits as well as the Fire Prevention Plan Review Fee at §8-34-2 of the *Code of Ordinances of the City of Woonsocket*, which are required to be applied for as part of the redevelopment of the Former Woonsocket Middle School at 357 Park Place, Woonsocket, Rhode Island, shall be fixed at fifty percent (50%) of the charge which would otherwise be charged were not this legislation enacted.

**Section 3 • Authorization to Charge:** The Building Official of the City of Woonsocket, or his employees, agents or assigns are hereby authorized to limit the cost of any building, electrical, plumbing or mechanical permit issued by the Division of Inspection Services to charge a limit of fifty percent (50%) of the fee that would ordinarily be charged for such permits to be issued. Similarly, the Fire Chief of his employees, agents or assigns are hereby authorized to charge a limit of fifty percent (50%) of the fee that would ordinarily be charged for such services.

**Section 4 • Specific Exclusions:**

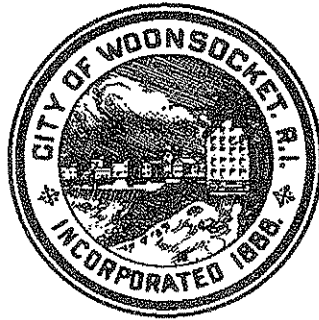
This limitation shall not apply to that portion of the building permit charge known as the "State CE/ADA Surcharge" which is governed by the State Building Code Commission, and/or any fees required for plan review or inspections involved in the administration of the Rhode Island State Fire Safety Code by the Woonsocket Fire Department; nor shall this exemption or limit apply to any other fees or charges not wholly governed by the City of Woonsocket, including but not limited to fees charge by the Woonsocket Water Department or the Woonsocket Regional Wastewater System.

**Section 5: Effective Date:** This Ordinance shall take effect immediately upon its passage by the City Council as provided in Chapter III, Section 9 of the Woonsocket Home Rule Charter and all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

---

Daniel M Gendron, President

# City of Woonsocket Rhode Island



August 30, 2017

## Ordinance Chapter

### IN AMENDMENT OF THE CODE OF ORDINANCES, CITY OF WOONSOCKET, RHODE ISLAND APPENDIX C, ENTITLED "ZONING" REGULATING MICRO- LOFTS, MICRO-APARTMENTS AND STUDIOS.

### IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOONSOCKET AS FOLLOWS:

**SECTION 1.** The Code of Ordinances, City of Woonsocket, Rhode Island, Appendix C, entitled "Zoning" is hereby amended as follows:

§ 4.4. Residential Uses is amended by adding thereto the following:

<b>Zoning District</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>MU-1</b>	<b>C-1</b>	<b>C-2</b>	<b>MU-2</b>	<b>I-1</b>	<b>I-2</b>	<b>PR-1</b>	<b>PR-2</b>
20. Micro-lofts, Micro-apartments & Studios	NP	NP	NP	NP	P	P	P	NP	NP	NP	NP	NP

Add 12.5-1. Permitted Uses: by adding thereto:

4. Micro-lofts, Micro-apartments and/or studios: A small self-contained residential unit of less than seven hundred (700) square feet on any level. Micro-

lofts, micro-apartments or studios include space for sleeping and/or sitting, a kitchenette, limited storage space, and a bathroom.

4.1. Minimum & Maximum Requirements:

- a.) Lot area: Minimum required lot area shall be four thousand (4,000) square feet for the first unit and one thousand (1,000) square feet for each additional unit to a maximum of twenty-five (25) units.
- b.) Lot coverage: Maximum lot coverage shall be fifty (50) percent.
- c.) Street frontage at building line: Minimum required lot with a building line shall be fifty (50) feet; except when buildings pre-exist, where the existing building shall be maintained.
- d.) Yard & open space requirements: No minimum requirement.
- e.) Height and number of stories: No building or structure shall exceed six (6) stories or ninety (90) feet. The height of any new construction will conform to the general character of the already existing building in the immediate area and not exceed the average height of the abutting buildings, no higher or lower than abutting buildings, subject to design review.
- f.) New buildings shall be of high level of quality in design, subject to design review.

18.1 Definitions:

Add:

67.) *Micro-lofts, Micro-apartments or Studios.* A small self-contained residential unit of less than seven hundred (700) square feet on any level above a first story commercial use. Micro-lofts, micro-apartments and/or studios include space for sleeping and/or sitting, a kitchenette, limited storage space, and a bathroom.

Renumber definitions hereafter.

**SECTION 2.** This Ordinance shall be immediately referred by the City Clerk in writing to the Woonsocket Planning Board for study and recommendation as to potential action.

**SECTION 3.** The City Council shall schedule a public hearing to consider this ordinance within sixty-five (65) days of receipt, and shall give notice of said hearing by publication in the *Woonsocket CALL* at least once each week for three (3) consecutive weeks prior to the date of said hearing. Such newspaper notice shall be published as a display advertisement, using a type size at least as large as the normal type size used by the newspaper in its news articles, and shall:

- (1) Specify the place of said public hearing and the date and time of its commencement;
- (2) Indicate that amendment of the zoning ordinance, or part thereof, is under consideration;

- (3) Contain a statement of the proposed amendments to the ordinance and map once in its entirety, with the second and third publication referencing the date of the first publication;
- (4) Include one or more maps showing existing and proposed zoning district boundaries, existing streets and roads including their names, and the city and town boundaries where appropriate.
- (5) Advise those interested where and when a copy of the matter under consideration may be obtained or examined and copies; and
- (6) State that the proposal shown thereon may be altered or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any such alterations or amendments must be presented for comment in the course of said hearing.

**SECTION 4.** At least two (2) weeks prior to the hearing, a copy of the newspaper notice described in Section 3 above shall be sent by the City Clerk to the Associates Director of the Division of Planning of the Rhode Island Department of Administration.

**SECTION 5.** This Ordinance shall be enacted in accordance with the provisions of Sections 45-24-27 and 45-24-72 of the Rhode Island General Laws, and amended, and shall take effect on the eleventh consecutive day following its passage by the City Council as provided in Chapter III, Section 9 of the Woonsocket Home Rule Charter and all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

---

Melissa Murray, Councilor

# City of Woonsocket Rhode Island



September 5 A.D. 2017

## Ordinance

### Chapter

#### TRANSFERRING FUNDS

#### IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOONSOCKET AS FOLLOWS:

**SECTION 1.** That the following funds be transferred from and to the following accounts:

<b>FY18</b>	DIVISION	ACCOUNT NO.	APPROPRIATION	OBJECT ITEM	AMOUNT
<b>FROM:</b>					
	Other General Charges	1010-09754-54492	Contingencies	Contingency Account	\$25,200
<b>TO:</b>					
	Tax Assessing Division Finance Department	1010-03251-51121	Temporary Services	Temporary Clerical	\$25,200

#### REASON FOR REQUEST:

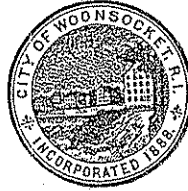
To provide 90-day funding for two temporary clerical positions in the Tax Assessor's Division to assist with the processing of the 2017 Motor Vehicle Tax bill adjustments and past-due motor vehicle delinquency notices.

**SECTION 2.** This Ordinance shall take effect immediately when signed by the Mayor following its passage by the City Council as provided in Chapter III, Section 5 of the Woonsocket Home Rule Charter and all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

\_\_\_\_\_  
Daniel M. Gendron, City Council President  
Per Request of Administration



City of Woonsocket  
Rhode Island



September 5, A.D. 2017

Ordinance

Chapter

**AUTHORIZATION TO SELL THE PROPERTY LOCATED AT 707 PARK  
AVENUE, WOONSOCKET, RHODE ISLAND**

- WHEREAS,** the City of Woonsocket (the "City") purchased the property located at 707 Park Avenue, Woonsocket, Rhode Island (the "Property") on June 27, 2007 at tax sale for Forty-Three Thousand Six Dollars and Ninety-Six Cents (\$43,006.96) (See Exhibit A attached hereto); and
- WHEREAS,** the structure on the Property had fallen into serious disrepair and was deemed an unsafe structure by the City; and
- WHEREAS,** the City initiated foreclosure proceedings in Providence Superior Court and obtained legal and equitable title to the Property effective January 25, 2017; and
- WHEREAS,** the City demolished the Property in August 2017 for the approximate cost of Thirty Thousand One Hundred Sixty-Six Dollars (\$30,166.00); and
- WHEREAS,** the City has an interested buyer who has agreed to pay Fourteen Thousand Dollars (\$14,000.00) for the Property.

**IT IS ORDAINED BY THE CITY COUNCIL OF THE  
CITY OF WOONSOCKET AS FOLLOWS:**

- SECTION 1.** The City Council agrees to sell the property located at 707 Park Avenue, Woonsocket, Rhode Island to Michael Pimental, 717 Park Avenue, Apartment 2 Front, Woonsocket, Rhode Island for the amount of Fourteen Thousand Dollars (\$14,000.00).
- SECTION 2.** The City Council authorizes the Mayor and/or her designee to sell the property located at 707 Park Avenue, Woonsocket, Rhode Island for the amount of Fourteen Thousand Dollars (\$14,000.00) and to execute any and all documents to perform the same including a deed with the stipulation that the parcel is to be administratively merged with the property located at 717 Park Avenue, Woonsocket, Rhode Island and that any building constructed on the Property has to be an ancillary use.

SECTION 3. This Ordinance shall take effect on the eleventh consecutive day following its passage by the City Council as provided in Chapter III, Section 9 of the Woonsocket Home Rule Charter and all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

---

Christopher Beauchamp  
City Council

## EXHIBIT A

INST: 00141276  
Bk: 1757 Pg: 257

CORRECTIVE TAX COLLECTOR'S DEED

The purpose of this deed is to correct a prior Tax Collector's deed dated July 12, 2007 and recorded in Book 1675 at Page 39.

WHEREAS, an assessment and collection of a tax on real estate for the year 2006 and prior, inclusive, was duly ordered by the City of Woonsocket, and the same was ordered to be levied on the ratable property of said City, and to be collected; and

WHEREAS, the Tax Assessor of said City did assess and apportion said tax on the inhabitants of said City, and the ratable property therein each of said year; and

WHEREAS, said Tax Assessor did assess a tax upon Conley Properties LLC, 180 Allens Avenue, Providence, RI 02903, on lot numbered 181 on Assessor's Plat 16E for the City of Woonsocket, for the year 2006; the total amount of the taxes due on said lot for the year 2006 being as follows:

YEAR	ASSESSOR'S PLAT	LOT NUMBER	TAX
2006	16E	181	\$37,519.12

WHEREAS, the taxes on lot numbered 181 on Assessor's Plat 16E for the City of Woonsocket have not been paid, and,

WHEREAS, Carol A. Touzin, City Treasurer and Collector of Taxes of the City of Woonsocket, gave due and legal notice for three weeks in the Woonsocket Call, a newspaper published in said City, and did post up printed notices on bulletin boards in City Hall, at McFee Memorial Building in said City, and at the Woonsocket Harris Public Library in said City and at the City Treasurer's Office in said City, that the estate described in said notice (of the levy upon which notice was therein given) or so much thereof as would pay said taxes with interest, costs and expenses thereon, would be sold at public auction in the second floor conference room at said City Hall in said City, on June 27, 2007 at 1:00 P.M. Local Time; and

WHEREAS, said Carol A. Touzin, City Treasurer and Collector of Taxes, did cause notice of the time and place of said sale to issue to all known persons or corporations having an interest in said estate, upon whom said notice was duly served not less than ninety (90) days and again by certified mail not less than forty (40) days previous to said day of sale; and

WHEREAS, said Carol A. Touzin, City Treasurer and Collector of Taxes, did cause notice of the time and place of said sale to issue Rhode Island Housing and Mortgage Finance Corporation via hand delivery on March 27, 2007 and to the Rhode Island Department of Elderly Affairs, if applicable on March 27, 2007 via first class mail and on May 16, 2007, via certified mail, return receipt requested.

WHEREAS, at the time and place of said sale, no bid equal to the taxes and charges was made on said lot number 181 on said Assessor's plat 16E.

WHEREAS, Carol A. Touzin, City Treasurer and Tax Collector, did then and there give public notice to the persons present at said sale that no such bid was received, and made public declaration of the fact, and thereupon said Carol A. Touzin, City Treasurer and Tax Collector, gave public notice to the persons present at said sale that she purchased for the City of Woonsocket the said lot numbered 181 on Assessor's Plat 16E, the same being the amount of said taxes remaining unpaid\*, costs and expenses as follows:

ASSESSOR'S PLAT	LOT	YEAR	TAX	COSTS	TOTAL
16E	181	2006	\$37,519.12	\$5,487.84	\$43,006.96

\* Subject to accumulated interest on unpaid taxes

EXHIBIT B

STATE OF RHODE ISLAND  
PROVIDENCE, SC.

SUPERIOR COURT

CITY OF WOONSOCKET

VS.

PM 16-4945

FELLO SECURITIES, RIGP., ESTATE  
OF JUANA VILLALONA DEREYES  
a/k/a Juana C. Villalona, it's unknown  
heirs at law or devisees, STATE OF  
RHODE ISLAND-DIVISION OF  
TAXATION

**FINAL DECREE IN TAX LIEN CASE  
STATE OF RHODE ISLAND SUPERIOR COURT**

This cause came on to be heard before Justice L. J. L. L.  
on **January 25, 2017** and after hearing thereon, it is hereby:

**ORDERED, ADJUDGED AND DECREED**

That all rights of redemption are forever foreclosed and barred under the deed given by the Tax Collector/City Treasurer of the **City of Woonsocket** in the County of **Providence** and State of Rhode Island, dated **07/12/07** and duly recorded in **Book 1675, at Page 39**, and as later affected by corrective instrument in **Book 1757, at Page 257**. The legal and equitable title to the property located at **709 Park Avenue** in the City of **Woonsocket** being **Plat 16E, Lot 181**, is hereby vested in the Petitioner.

ENTERED as a Judgment of this Superior Court this 25<sup>th</sup> day of January 2017.

ENTER:

ORDER:

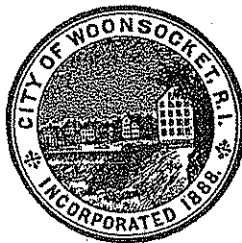
Justice

Clerk

Presented By:

Adam J. Rose, Esq.  
1226 Charles St.  
N.Providence, Rhode Island

# City of Woonsocket Rhode Island



September 5, A.D. 2017

## Resolution

### **AUTHORIZING THE USE OF CITY FUNDS TO PURCHASE A SOLID WASTE VEHICLE**

**WHEREAS,** the City Solid Waste Division is in need of a vehicle to perform various duties that require the use of a larger truck with a dump body and a lift gate; and

**WHEREAS,** the City would make the purchase through TASCA Ford under MPA4712016.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF  
THE CITY OF WOONSOCKET, RHODE ISLAND, AS FOLLOWS:**

**SECTION 1.** That the Public Works Director of the City of Woonsocket is hereby authorized to expend City funds, in an amount of \$54,000.00, for the purchase of said vehicle.

**SECTION 2.** This Resolution shall take effect immediately upon its passage by the City Council.

---

Daniel Gendron, City Council President  
By request of the Administration

CNGP530 VEHICLE ORDER CONFIRMATION 08/08/17 09:36:59  
 ==> Dealer: F11222  
 2017 F-SERIES SD Page: 1 of 1  
 Order No: 0001 Priority: J3 Ord FIN: QS122 Order Type: 5B Price Level: 755  
 Ord PEP: 650A Cust/Flt Name: WOONSOCKET PO Number:  
 RETAIL DLR INV RETAIL DLR INV  
 F4G F450 4X2 CHAS/C \$37570 \$35504.00 18B PLAT RUNNING BD \$320 \$295.00  
 145" WHEELBASE LESS TPMS  
 Z1 OXFORD WHITE 16500# GVWR PKG  
 A VNYL 40/20/40 425 50 STATE EMISS NC NC  
 S MEDIUM EARTH GR 52B BRAKE CONTROLLR 270 249.00  
 650A PREF EQUIP PKG 63B CLN IDLE DECAL NC NC  
 .XL TRIM 67H HVY SER FRT SUS 125 115.00  
 572 .AIR CONDITIONER NC NC SP DLR ACCT ADJ (1904.00)  
 .AM/FM STER/CLK SP FLT ACCT CR (1307.00)  
 99T 6.7L V8 DIESEL 8685 7991.00 FUEL CHARGE 24.30  
 44W 6-SPEED AUTO NC NC B4A NET INV FLT OPT NC 7.00  
 TFB .225 BSW AS 19.5 DEST AND DELIV 1295 1295.00  
 X4N 4.10 LTD SLIP 360 332.00 TOTAL BASE AND OPTIONS 48845 42804.30  
 JOB #2 BUILD TOTAL 48845 42804.30  
 17F XL DECOR PKG 220 203.00 \*THIS IS NOT AN INVOICE\*  
 F1=Help F2=Return to Order F3/F12=Veh Ord Menu  
 F4=Submit F5=Add to Library  
 S099 - PRESS F4 TO SUBMIT QC06048  
 fmcdealr@CTascaServMgr  
 Aug 8, 2017 9:37:11 AM

F450  
Diesel



HARTFORD TRUCK EQUIPMENT  
67 McGuire Road,  
South Windsor, CT 06074  
Phone: 860-290-9516 F: 860-290-9519  
Email: Sales@hartfordtruck.com

## Quotation

Quote: 0803-J  
Ref: Woonsocket, RI

Sean B. / Tasca Ford

8-3-17

*We are pleased to quote on the following:*

One (1) Reading Heavy Duty Platform Body model# H-9-D. For 60" CA and dual rear wheel as described in literature with all standard features, including:

- 9' long x 96" wide, 3/16" thick, diamond plate steel floor, 6" structural steel long members
- 42" high black steel headboard, w/ windows – welded
- 42" high black steel racks sides
- 15" on average cross members, Reinforced stake pockets, rubber grommet clearance lights
- Two (2) rear mud flaps, ICC dock bumper, electrically charged primer
- High gloss black powder coat finish
- 3 year warranty
- 1/2" thick, hitch plate w/ swivel "D" rings and adjustable 8 ton, 2" multi hitch
- 7 RV trailer plug
- 97 db back up alarm
- Venco scissor hoist # VC516ED double-acting, 8.9 ton capacity, electric hydraulic
- Two (2) 36" x 18" x 18" black underbody boxes (1 each side)
- Amber LED mini bar light on cab roof
- 4-corner amber LED warning lights (2 front grill mount, 2 rear of body)
- Tommy Gate 1600lb capacity Lift-N-Dump style lift gate

Dealer Price: \$ 13,335.00

**OPTIONS: (Circle Desired Add-Ons)**

Body up alarm

119.00

Terms: Net Due

Delivery: TBD

FOB: S. Windsor

You are authorized to do the work as specified.

Payments will be made as outlined above *plus any applicable sales tax.*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

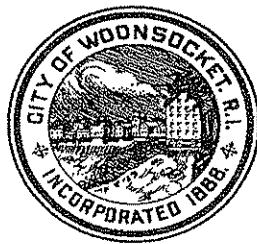
**\*\*Please sign and return as confirmation of order\*\***

Respectfully Submitted: Tim Silver, Hartford Truck Equipment Inc.  
Prices subject to change without notice.



03/01/2017 REV:P

CITY OF WOONSOCKET  
RHODE ISLAND



RESOLUTION

September 5, A.D. 2017

**GRANTING PERMISSION TO USE CITY PROPERTY**

**WHEREAS,** Art Cloud Events wishes to utilize certain property of the City, to wit, River Island Art Park, on Saturday, October 14, 2017 from 10:00 A.M. to 3:00 P.M., with a rain date of Saturday, October 21, 2017, for the purpose of holding an Art/Craft Show.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOONSOCKET, RHODE ISLAND, AS FOLLOWS:**

**SECTION 1.** Art Cloud Events is hereby permitted to utilize River Island Art Park on Saturday, October 14, 2017 from 10:00 A.M. to 3:00 P.M., with a rain date of Saturday October 21, 2017, for the purpose of holding an Art/Craft Show.

**SECTION 2.** This resolution shall take effect upon its passage by the City Council and is subject to any conditions that the Public Safety Department may impose and payment of all associated costs as determined by the Director of Public Works. Applicant will obtain a permit from the Recreation Director upon payment of fees.

---

Daniel M. Gendron



# CITY OF WOONSOCKET RENTAL OF CITY PARK FORM

## Available Parks and Ammenties Include:

Park List : River Island, River's Edge, Bernon Park, Globe, Cass, Dunn, Cold Spring, Dionne and Costa  
 Restrooms: River Island, River's Edge, Dionne & Bernon. Portables @ Dunn, Cass & Cold Spring during Spring & Summer  
 Concession Stand: River Island & River's Edge.  
 Power: River Island, River's Edge, Dunn Park, Costa, Cold Spring  
 Stages/Gazebo: River Island & Cold Spring

Park Choice: River Island Park

Date of event: ~~10/21/17~~ 10/14/17

SC  
 Rain date: ~~10/28/17~~ Oct 21

Hours of event: 10 am - 3 pm  
 (Actual advertised time of event)

9 Am  
 (Arrival to set up time)

Description of event: Art / Craft Show

Expected attendance: # 200

### Fee Schedule:

	Mon - Sat	Sunday	
Small Tent	\$175	\$225	
Large Tent	\$1,100	\$1,500	
Event Attendants	\$30/hr	\$38/hr	*
Picnic Tables	\$33 each	\$45 each	
Folding Tables	\$10 each	\$13 each	***
Chairs	\$1 each	\$1.33 each	***
Concession Stand	\$50	\$75	
Power	\$25 per location	\$25 per location	
**Admin. Fees	\$35	\$35	\$35 NON-REFUNDABLE
Total for Event			

Applicant/ Contact Person Name: Sharon Casavant

Address: 19 Blueberry Heights

email : W F, RI 02817

Phone #: sharoncasavant@yahoo.com 401 269 8273  
 Home/Office Cell

Applicant Signature: Sharon Casavant Date: Aug. 23, '17

Parks Director [Signature] Date: 8/28/17

Call for Availability 767-9287

#0992  
 check  
 \$35.00

RL

payment type

\* Attendent(s) required for events with food of 50p or more for a minimum of 4 hrs towards end of event.

\*\*Administration fee due at time of application. Balance is due one week prior to event.

\*\*\*Events with table/chair rental, and/or access to facilities or power, require an attendant for the duration of the event, plus time for setup and break down

CITY OF WOONSOCKET RENTAL OF CITY PARK FORM

plus time for setup and break down

Setup is 9am break down by 5pm.

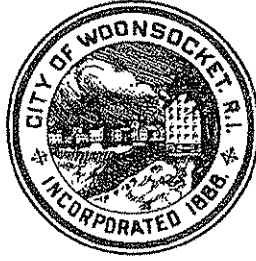
This is an <sup>fine</sup> art / craft show with 10-30 vendors at this point. Vendors have jewelry, wood working, art paintings, etc. No one is selling food at this point, ~~but it's possible!~~ No entertainment. There will be tents 10x10'.

We have a promoter's permit. Do we need anything else, such as insurance?

Sharon Casavant  
ArtAndEvents.com  
L'

City of Woonsocket  
Rhode Island

17 R 93



August 30, 2017

**Resolution**

**APPROVING A TERMS & CONDITIONS AGREEMENT  
BY AND BETWEEN  
THE CITY OF WOONSOCKET, RHODE ISLAND  
& WOONSOCKET PARK PLACE LLC FOR THE  
SALE & REDEVELOPMENT OF  
THE FORMER WOONSOCKET MIDDLE SCHOOL**

**Whereas:** pursuant to Resolution 17-R-23, the City Council of the City of Woonsocket authorized negotiations with the Tai-O Group to develop a "Terms & Agreement" that is consistent with the proposal submitted by that group on October 24, 2016, for the purchase and redevelopment of the Former Woonsocket Middle School at 357 Park Place, Woonsocket [a/k/a Assessor's Plat 27, lot 113], and

**Whereas:** it is the intention of the City Council that the execution of such Terms & Conditions Agreement should lead to the execution of a Purchase & Sales Agreement by and between the City of Woonsocket, Rhode Island, and Tai-O Group d/b/a Woonsocket Park Place LLC; and

**Whereas:** the Administration has negotiated an acceptable Terms & Conditions Agreement between the City and Woonsocket Park Place LLC, a copy of which is attached hereto and which is made a part hereof by reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE  
CITY OF WOONSOCKET, RHODE ISLAND, AS FOLLOWS:**

**Section 1:** That the City Council of the City of Woonsocket approves of the proposed Terms & Conditions Agreement and authorizes Mayor Lisa Baldelli-Hunt to execute the Terms & Conditions Agreement by and between the City of Woonsocket, Rhode Island, and Woonsocket Park Place LLC.

**Section 2:** This Resolution shall take immediately upon its passage.

\_\_\_\_\_  
Daniel M. Gendron, President

Attachment: Exhibit A

## **Exhibit A**

TERMS & CONDITIONS AGREEMENT  
by and between  
CITY OF WOONSOCKET, RHODE ISLAND  
And  
WOONSOCKET PARK PLACE LLC

THIS FORMER WOONSOCKET MIDDLE SCHOOL TERMS & CONDITIONS AGREEMENT ("Agreement") is entered into by and between WOONSOCKET PARK PLACE LLC or ("DEVELOPER"), and THE CITY OF WOONSOCKET, a Rhode Island municipal corporation (the "CITY").

**Whereas**, the City is the owner of real property located within the City, Providence County, Rhode Island at 357 Park Place, Woonsocket, Rhode Island (to be referred to as the "MIDDLE SCHOOL PROPERTY" (aka Woonsocket Assessor's Plat 27, lot 113 or "THE PROPERTY") and more particularly described on Exhibit "A" (the "Legal Description of the Property"), and

**Whereas**, on August 30, 2016, the City of Woonsocket issued a Request for Proposals (Bid # 5754). On October 24, 2016, "Developer" submitted a proposal. On February 20, 2017, the City Council enacted Resolution 17-R-23 entitled *"Authorizing the Negotiation of a Purchase & Sales Agreement to Sell the Former Woonsocket Middle School to the Tai-O Group for the Redevelopment of the Property"* and which instructed the City Administration *"to negotiate with the Tai-O Group and to bring before the City Council for review and approval, within 45 days of passage of this resolution , a set of Terms and Conditions that are generally consistent with the Tai-O Group's Proposal. Pursuant to which a Purchase and Sales Agreement (P&S) will be negotiated for the sale of the Subject Property from the City to the Tai-O Group for a sum of not less than \$470,000", and*

**Whereas**, the purpose and intent of this Agreement is to establish the terms and conditions under which the City will convey the Property to the Developer, and the Developer will develop the Property in accordance with this Agreement, for the purposes of promoting the public health, safety, convenience and

[Type text]

prosperity of the residents of the City, eliminating conditions of blight that have impaired the sound and orderly development of the City, promoting economic and commercial activity within the City, enhancing employment opportunities in the City, and increasing property values and enhancing tax revenues, and

**Whereas**, the development of the Former Woonsocket Middle School property as provided in this Development Agreement is referred to herein as the "Project", and

**Whereas**, the City has the authority to enter into this Agreement pursuant to The provisions of the Woonsocket Home Rule Charter and Rhode Island State Laws; and

**Whereas**, the term of this Agreement shall commence upon the Effective Date which is the date of execution by the City's properly authorized officer after the Developer has signed the Agreement; and

**Whereas**, this Agreement may be terminated, modified or extended by circumstances set forth in this Agreement or by mutual written consent of the Parties, and

**Whereas**, the parties agree to develop the project in accordance with the following terms and conditions enumerated hereinafter, and

**Whereas**, prior to the beginning of the Agreement, the City shall conduct an inventory of the Property, and may remove any material that it wishes to preserve, and Developer shall receive a copy of the inventory and be responsible for any items on the inventory that are not removed by the City, and;

**NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the Parties agree as follows:**

**1. Background Information.** The above Recitals and attached Exhibits are incorporated into the body of this Agreement.

These Exhibits are: Exhibit A: Legal Description; Authorizing Resolution 17-R-93; Development Timeline described in § 15.1; Timing of Development.

**2. Authorization.** This Agreement has been authorized by the City Council of the City of Woonsocket, Rhode Island, by Resolution 17-R-93 enacted on - September 5, 2017, a copy of which is attached thereto and made a part hereof by reference.

**3. Due Diligence Period.** Developer shall have a maximum of 45 days to access the Property beginning on the later of ten (10) days after the Effective Date of this Agreement or the date insurance is provided by Developer and approved by the City as called for in this Agreement. The purpose of this Due Diligence Period is to allow the Developer to thoroughly inspect and examine the Property in order to make a determination as to whether Developer wants to continue with the provisions of this Agreement. This period may end earlier than 45 days if Developer makes an Affirmative or Negative Declaration, as provided for in this Agreement. The Developer may also request, and it shall not reasonably be denied by the City, a thirty (30) day time extension for the Due Diligence Period.

**4. Access to the Property:** During the Due Diligence Period, the City shall have the right to access the Property in order to inspect the Property, or engage in any other reasonable activities. The City shall exercise its rights (as the current property owner) to access the Property and conduct any necessary activities (i.e. public safety or nuisance control) on the Property in a manner that does not unreasonably interfere with the right of the Developer to continue with its due diligence of the Property.

**5. Insurance Requirements.** Prior to the commencement of redevelopment of the Property and at all times during the Due Diligence Period, the Developer shall be required to purchase and to maintain policies of casualty and

commercial liability insurance (listing the City as additionally insured) as provided in this Agreement. Policies of insurance will be written by companies authorized to write such insurance in Rhode Island and policies of insurance will be on forms properly filed and approved by the Rhode Island Department of Business Regulation – Insurance Commission.

Developer will not violate the terms or prohibitions of insurance policies required to be furnished by Developer. Developer will promptly notify the City of any claim or loss exceeding the amount of the deductible under the insurance policies and certify that proper notice has been given the appropriate insurance carrier. Developer will furnish the City with certificates of insurance and will deliver the certificates to the Director, Department of Finance with copies to the Director of Planning & Development. All insurance certificates will provide that a thirty (30) days written notice be given to the City before a policy is canceled, materially changed, or not renewed. Various types of required insurance may be written in one or more policies.

A certificate of policy which states that failure to give City notice imposes no liability or obligation on the insurer will not be in compliance with this Section. For instance, certificates or policies stating that the insurance company will "endeavor to notify" and that "failure to give such notice imposes no obligation" on the insurance company are unacceptable to City.

Even though a "notice to proceed" may have been given, Developer will not begin any operations pursuant to this Agreement until the required insurance has been obtained and proper certificates of insurance delivered to the City. Neither approval nor failure by the City to disapprove insurance or certificates of insurance will relieve Developer or any transferees of full responsibility to maintain the required insurance or bonds in full force and effect.

Developer will obtain a commercial general liability insurance policy with combined limits of liability for bodily injury or property damage as follows (requirements are shown as listed on a standard form certificate of insurance):

\$2,000,000 per Occurrence; \$2,000,000 Policy Aggregate; \$1,000,000 Products Liability/Completed Operations; \$1,000,000 Personal and Advertising Injury \$ 50,000 Fire Legal; \$ 5,000 Medical Payments.

The policy of insurance must include coverage for all operations performed by Developer, and contractual liability coverage will specifically insure the hold harmless provisions of this Agreement. The City will be named an additional insured and the coverage afforded will be primary with respect to operations provided. Showing the City as a certificate holder is not the same as naming the City as an additional insured and is not an acceptable substitute. If equivalent coverage is provided and the form is approved by the City, Developer may provide a general liability policy in a form different from that described above.

Developer will obtain a policy of casualty insurance in an all risk, fire and extended coverage form, including business interruption, extra expense, vandalism and malicious mischief and theft, for the full replacement cost of such improvements, but not less than one million dollars (\$1,000,000.00). The City must be made a named insured in all the policy or policies.

**6. Impact Assessments & Studies.** During the Due Diligence Period, and all other periods or phases of the Redevelopment, the Developer shall do nothing to impair, threaten or risk the Property.

During the Due Diligence Period, and before the sale of the property to Developer, Developer shall provide the following to City:

- A list of the uses proposed to be established at the Property. The Developer shall consult with the City's zoning official to determine the allowability of such uses under the Woonsocket Zoning Ordinance; and if disallowed what action is required and necessary to obtain approval from the Woonsocket Zoning Board of Appeals, the Woonsocket Planning Board, the Woonsocket Design Review Commission, the Woonsocket City Council and any other City, State or Federal Agency, board or commission.



- Within ninety (90) days, a professional analysis by a reputable firm or individual demonstrating the needs and feasibility for the development amenities proposed for the Property by the Developer with respect to primary use and the secondary uses that are being proposed by the developer. The report should consider the following:
  - An understanding of the strengths and weaknesses of the Greater Woonsocket area's rental apartment marketplace over the immediate- to mid-term. This evaluation should be based upon forecasts of economic and housing growth and development throughout the Greater Woonsocket area, with an emphasis upon relevant changes in their direction and magnitude as they may influence the City's housing stock.
  - Develop conclusions regarding the overall marketability of higher density and high-end apartment housing forms within the context of the Tai-O Groups mixed-use development proposal. These conclusions should be based upon factors associated with the location of the property, the performance of competing suburban developments, and the near term demand outlook for residential developments of this character in the Greater Woonsocket area.
  - Within the context of the refined Tai-O plan, and specifically focusing upon the proposed development, this report should provide detailed product development guidelines for a template of 110 higher scale apartment units viewed to have measureable market support.
- Neighborhood & Community Impact Statement

Within ninety (90) days professional analysis by a reputable firm or individual should be conducted to assess the impacts on the neighborhood and the City as a result of proposed development as normally required by the Woonsocket Planning Board for major development projects.

- Traffic Impact Study

Within 45 days, a Traffic Impact Study (TIS) will indicate the effects of a proposed development on the existing or future roadway system. It is also the intent of the TIS to recommend necessary geometric or operational improvements to the roadways in order to satisfactorily accommodate additional traffic at a reasonable level of service, consistent with the City's level of service guidelines

A traffic impact analysis shall constitute an essential part of the development review process. Specifically, a TIS will address the following:

- Identify the additional traffic contribution of the site development to existing roadway system traffic loads;
- Provide a credible basis for estimating roadway improvements attributed to a proposed development to maintain a satisfactory level of service (LOS);
- Ensure that the proposed plan, and the associated traffic, is compatible with the existing and future transportation policy of the City of Woonsocket.

**7. Declaration & Vacancy.** If Developer makes a Negative Declaration or is deemed to have made a Negative Declaration, the Developer will have 20 days to vacate the Property and return the Property back to the full control of the City. The Property shall be returned in the same or better condition than the state of the Property when turned over to the Developer at the beginning of the process. The City will own, without any payment, reimbursement or cost, any improvements made to the Property, any new fixtures, and any equipment or construction materials left behind.

**8. Negative Declaration.** A Negative Declaration ends the obligations of Parties except as enumerated in this Agreement. Such declaration shall be in writing by either party.

**9. Affirmative Declaration & Security.** Immediately upon an Affirmative Declaration, the Developer shall provide full-time on-site security to adequately insure the safety, security and value of the Property through Completion.

**10. Plans, specifications and Permits.** After rendering an Affirmative Declaration, the Developer, with the assistance of the City, shall obtain necessary permits and approvals to begin the Project by submitting design and site plans, elevations and construction specifications for the Project ("Plans and Specifications") to the appropriate development and design review departments of the City for review in accordance with applicable City procedure. At the same time, the Developer shall submit such Plans and Specifications to the

Department of Planning & Development ("DPD"), who shall review the Plans and Specifications in accordance with the proposed uses identified by the Developer. DPD shall assure that the Plans and Specifications conform to the original plan advanced by Developer.

If the DPD finds material design differences between the Plans and Specifications, causing substantial, practical differences in the structures, DPD may either require the Developer to revise the Plans and Specifications or approve the Plans and Specifications notwithstanding the design differences. Any proposed changes by the Developer to the Plans and Specifications thereafter, which create material design differences causing substantial, practical differences to the Plans and Specifications, shall undergo a similar submission, review and approval process. The Developer shall not develop the Project except in accordance with the Plans and Specifications that have been approved by the DPD on behalf of the City. Such approval shall not be unreasonably withheld.

In any event, the parties shall cooperate to ensure that the Plans and Specifications have been fully and finally submitted, reviewed and approved before construction shall be authorized to begin.

Developer shall be responsible for any and all development fees or permitting costs, except where waived under Agreement by the Woonsocket City Council by Resolution.

## **11. Sale and Purchase:**

**11.1 Condition of Sale and Purchase.** Effective as of the date of the Affirmative Declaration and subject to the terms and conditions of this Agreement, the City agrees to sell and the Developer agrees to purchase at the closing as described in this Agreement.

**11.2 Purchase Price.** The purchase price of the Property is \$470,000. In consideration of this purchase price, the developer agrees to continue the obligations under this Agreement.

**11.3 Good Faith Deposit.** Commensurate with the execution of this Terms & Conditions Agreement, the Developer shall tender to the City a "good faith" deposit of ten thousand dollars (\$10,000) as provided in § 7 of the Submission Requirements enumerated in the Request for Proposals of August 30, 2016.

**11.4 Closing.** Upon mutual agreement, and all necessary approvals have been obtained, the Closing of the transaction contemplated by this Agreement shall take place at the office agreed upon at a time mutually convenient to the parties, within thirty (30) days after the later of:

- (a) Approval by the City of the Plans and Specifications submitted by the Developer, or
- (b) Approval of building permits for the Project.

**12. Financial Ability to Redevelop.** Notwithstanding the foregoing, the City may delay Closing until such time as Developer has submitted to the City (i) satisfactory evidence of the financial capability of the Developer to complete the Project as provided in this Agreement or (ii) satisfactory evidence of the availability of a development loan and/or a construction loan to enable the Developer to complete the Project as provided in this Agreement.

**13. Conveyance of Title.** The City shall convey title to the Property as required by this Agreement by Quit Claim deed ("Deed"), subject to the terms and conditions of this Agreement, including without limitation the restrictions, and covenants, and upon performance of the conditions precedent required by this Agreement. Each party shall bear its own fees and costs in connection with the negotiation of this Agreement and closing of this transaction, and all closing costs not otherwise allocated in this Agreement shall be allocated between the parties in accordance with customary practice in Rhode Island. The current taxes, utilities and assessment on the property shall be prorated between the City and the Developer as of the date of the Closing. The City, at the City's sole expense, will provide the Developer an owner's title insurance policy issued by the Title Company in an amount equal to the

appraised value of the property. The City shall provide the Developer with a Title Report covering the Property not less than thirty (30) days prior to the date of the Closing. The Developer shall have the right to object to any exception to title shown on the Title Report at any time not less than ten (10) days prior to the date of the Closing. The City may, but shall not have any obligation, to cure any objection of the Developer to enable the Title Company to delete or modify the exception to the reasonable satisfaction of the Developer. If the City cannot cure the objection or elects not to cure the objection, then the Developer may either waive its objection and accept title subject to the exception or terminate this Agreement.

**14. Filing.** The Title Company shall promptly file the Deed for recordation the office of the City Clerk of the City of Woonsocket, Rhode Island. The Developer shall pay all cost of the recording of the Deed.

**15. Development Period.**

**15.1. Timing of Development.** The Developer shall develop the Property within a period of 30 months from the transfer of the property in accordance with the timeline to be developed by the City and the Developer which shall be made a part of this Agreement upon completion.

**15.2. Commencement.** Developer agrees to commence construction of the Project within 45 days after the Closing, unless the City and Developer agree to an extended time that shall be determined in days and by amendment to this Agreement. The City shall have the right of access to the Property at all reasonable times during construction/development to inspect and examine the Property and the work of the Project to determine that the Developer is performing the work in accordance with the Plans and Specifications and this Agreement.

**15.3. Compliance with General Regulations All Applicable Laws.** The establishment of any vested rights under this Agreement shall not preclude the

application of City ordinances and regulations of general applicability, except to the extent that such City ordinances and regulations have been expressly addressed herein or modified by City Council action. These ordinances and regulations include, but are not limited to construction and safety codes, such as building, fire, plumbing, engineering, electrical and mechanical codes; the City planning, zoning and land use policies; or other City, state, and Federal regulations as all of the foregoing exist on the date of this Agreement or may be enacted or amended after the date hereof, except as otherwise provided within this Agreement. The Developer does not waive its rights to oppose adoption of any such ordinances or regulations.

**16. Application of Changes.** This Agreement shall not preclude the development of the Property of any changes in City laws, regulations, plans or policies, including any changes in the zoning laws, sector development plans or regulations, which may occur from time to time during the term of this Agreement which are specifically mandated and required by changes in State or Federal laws or regulations. To the extent that such changes in State or Federal laws, regulations, plans or policies prevent or preclude compliance with one or more provisions of this Agreement, the City and the Developer shall take such action as may be required to amend this Agreement.

**17. Hold Harmless.** The Developer hereby agrees to defend, indemnify and hold harmless the City and its officers, and employees, throughout all phases of the Project, against any and all claims, damages, actions, or causes of action and expenses to which the City and its officers, and employees may be subjected by reason of any negligence in any work done or omission made by the Developer, its agents, officers, or employees, in connection with, arising out of, or resulting from the performance of this Agreement, except to the extent that any such matters are precluded from indemnity pursuant to State Law or City Ordinances.

**18. Title.** Title to the Property and all improvements on the Property shall be

subject to the terms and conditions of this Agreement, which shall run with title to the Property and shall be for the benefit of and enforceable by the City.

**19. Cooperation in the Event of Legal Challenge.** In the event of any administrative, legal or equitable action or other proceeding instituted by any person not a party to this Agreement challenging the validity of any provision of any of the approvals required under this Agreement ("Approvals"), including the approval of this Agreement, the Parties shall cooperate in defending such action or proceeding to settlement or final judgment including all appeals. Each Party shall select its own legal counsel and retain such counsel at its own expense.

**20. Default; Termination.**

**20.1 General Provisions.**

**20.1.1 Defaults.** Any failure by any Party to perform any material term or provision of this Agreement, which failure continues uncured for a period of sixty (60) days following written notice of such failure from the other Party, unless such period is extended by written mutual consent, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged failure and, where appropriate, the manner in which said failure may be cured. If the nature of the alleged failure is such that it cannot reasonably be cured within such sixty (60)-day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such sixty (60) day period. Upon the occurrence of a default under this Agreement, the non-defaulting Party may institute proceedings to enforce all available legal or equitable remedies to enforce the terms of this Agreement or, in the event of a material default, terminate this Agreement.

**20.1.2. Termination.** If the City elects to consider terminating this Agreement due to a material default of the Developer, then the City shall give notice of intent to terminate this Agreement and the matter shall be scheduled for

consideration and review by the City Council at a duly noticed and conducted public hearing. The Developer shall have the right to offer written and oral evidence at the public hearing. If the City Council determines that a material default has occurred and is continuing and elects to terminate this Agreement, the City shall send written notice of termination of this Agreement to the Developer by certified mail and this Agreement shall thereby be terminated thirty (30) days thereafter; provided, however, that if the Developer files an action to challenge the City's termination of this Agreement within such thirty (30) day period, then this Agreement shall remain in full force and effect until a trial court has affirmed the City's termination of this Agreement and all appeals have been exhausted (or the time for requesting any and all appellate review has expired).

**20.1.3. Termination After Closing.** If the Agreement is terminated pursuant to this section of the Agreement after closing and prior to completion of the project, the Developer shall retain the Property. If the default is cured, then no default shall exist and the noticing Party shall take no further action. The remedies provided in this section are cumulative and not exclusive.

**20.1.4. Term of Agreement.** The term of this Agreement shall commence upon the Effective Date and shall extend forever, unless said term is terminated, modified by circumstances set forth in this Agreement, or by mutual written consent of the Parties.

## **21. Miscellaneous.**

**21.1. Severability.** If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the parties.



**21.2. Other Necessary Acts.** Each Party shall execute and deliver to the other all such other further instruments and documents as may be reasonably necessary to carry out the Approvals and to provide and secure to the other Party the full and complete enjoyment of its rights and privileges hereunder.

**21.3. Construction.** Each reference in this Agreement to any of the Approvals shall be deemed to refer to the Approvals as they may be amended from time to time pursuant to the provisions of this Agreement, whether or not the particular reference refers to such possible amendment. This Agreement has been reviewed and revised by legal counsel for the City and the Developer, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

**21.4. Other Miscellaneous Terms.** The singular shall include the plural; the masculine gender shall include the feminine; "shall" is mandatory; "may" is permissive.

**21.5. Covenants Running with the Land.** All of the provisions contained in this Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land. Each covenant herein to act or refrain from acting is for the benefit of or a burden upon the Property, as appropriate, runs with the Property, and is binding upon each successive owner of all or a portion of the Property during its ownership of such property. All covenants are to the benefit of the City. This Agreement shall be recorded as a covenant.

**21.6. Mortgagee Rights.** Any construction or permanent lender of funds with respect to the Project or the Property ("Mortgagee") that wishes to receive notices of default from the City pursuant to this Agreement may provide written notice to the City requesting such notice. The City shall notify any such Mortgagee requesting notice of default under this Agreement, and provide to any such Mortgagee the same opportunity to cure as is provided to the Developer herein. Such action shall not give rise to any liability on the part of

the Mortgagee, and this Agreement shall not be terminated by the City as to any Mortgagee (a) who has requested notice but who has not been given notice by the City, or (b) if the Mortgagee cures any default involving the payment of money by the Developer within sixty (60) days after notice of default.

**21.7.** The City recognizes that the provisions of this Agreement may be a matter of concern to any Mortgagee intending to make a loan secured by a mortgage or deed of trust encumbering the Property or a portion thereof. If such Mortgagee should require, as a condition to such financing, any modification of this Agreement to protect its security interest in the Property or portion thereof, the City shall cooperate with the Developer to create the appropriate changes and execute the appropriate amendments; provided, however, that the City shall not be required (but is permitted) to make any modification that would (i) materially and adversely affect the City's rights hereunder, (ii) adversely affects the covenants, or (iii) increase the City's obligations hereunder.

**21.8. Modifications.** This Agreement may be amended without the approval or execution of any such amendment by any Mortgagee. However, if the City receives notice from a Mortgagee requesting a notice of proposed amendment, the City shall provide a copy of any proposed amendment to such Mortgagee.

**21.9. Attorneys' Fees.** In the event of any litigation or arbitration between the Parties regarding an alleged breach by the other Party, the prevailing Party shall be entitled to an award of attorneys' fees.

**21.10. Covenant of Good Faith and Fair Dealing.** Each Party shall use its best efforts and take and employ all necessary actions to ensure that the rights secured by the other Party can be enjoyed and no Party shall take any action that will deprive the other Parties of the enjoyment of the rights secured through this Agreement.

**22. Notices.** Any notice or communication required hereunder between the City, or the Developer must be in writing, and may be given either personally or

by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of the earlier of (i) actual receipt by any of the addressees designated below as the party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, property addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice shall be deemed to have been given when delivered to the party to whom it is addressed. Any Party may at any time, by giving ten (10) days written notice to the other Party, designate any other address in such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to the City: Mayor Lisa Baldelli-Hunt  
City of Woonsocket, Rhode Island  
City Hall • 169 Main Street  
Woonsocket, Rhode Island 02895-4379  
Telephone # (401) 767-9275  
Email: [lbaldellihunt@woonsocketri.org](mailto:lbaldellihunt@woonsocketri.org)

With Copies to:  
John J. DeSimone, City Solicitor  
City Hall • 169 Main Street  
Woonsocket, Rhode Island 02895-4379  
Telephone # (401) 767-9202  
Email: [jjdesimone@woonsocketri.org](mailto:jjdesimone@woonsocketri.org)

N. David Bouley, Director  
Department of Planning & Development  
City Hall • 169 Main Street  
Woonsocket, Rhode Island 02895-4379  
Telephone # (401) 767-9231  
Email: [ndbouley@woonsocketri.org](mailto:ndbouley@woonsocketri.org)

If to the Developer: Louis Yip, Chairman & CEO  
Tai-O Group/Unisource  
521 Roosevelt Avenue  
Central Falls, Rhode Island 02863  
Telephone # (401) 724-7412 Ext. 5  
Email: [www.mresidential.com](http://www.mresidential.com)

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**23. No Waiver of Rights.** Neither the City nor the Developer shall be under any obligation to exercise at any time any right granted to a party. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

**24. Interpretation and Governing Law.** This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of Rhode Island. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by the counsel in the negotiation and preparation of this Agreement.

**25. Assignment, Transfer and Notice.** The Developer shall have the right to assign or transfer all or any portion of its interests, rights or obligations under this Agreement and subsequent Approvals to third parties (subject to City approval which shall not be unreasonably withheld) acquiring an interest or estate in the Property, or any portion thereof, including, without limitation, purchasers or long-term ground lessees of individual lots, parcels, or units comprising a portion of the Property.

**26. Approval & Recordation.** This Agreement requires the approval of the City Council of the City of Woonsocket by Resolution, a certified copy of which

shall be appended to this Agreement and made a part hereof. This Agreement and any amendment shall be recorded with the Office of the City Clerk of the City of Woonsocket, Rhode Island.

**27. Estoppel Certificate.** Within thirty (30) days following request from the Developer the City agrees to provide an estoppel certificate that the Developer is in full compliance with the terms of this Agreement and is not in default hereunder, or if the Developer is in default, an estoppel certificate which states the basis for such default.

Executed as of the dates set out below.

**CITY OF WOONSOCKET,**

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Lisa Baldelli-Hunt, Mayor  
Signed: \_\_\_\_\_, 2017  
Effective Date of the Agreement  
\_\_\_\_\_ 2017

STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS  
COUNTY OF PROVIDENCE

In WOONSOCKET, on the \_\_\_\_ day of \_\_\_\_\_, 2017, personally appeared before me Lisa Baldelli-Hunt, known to me and known by me to be the Mayor of the City of Woonsocket and she acknowledged that she was the person executing the above document and that such execution by her was of her free act and deed and the free act and deed of the City of Woonsocket.

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Notary Public

My Commission Expires: \_\_\_\_\_

**Woonsocket Park Place LLC**

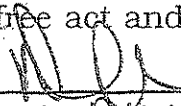
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Louis Yip, Chairman & CEO

Woonsocket Park Place, LLC

  
Louis Yip, Chairman & CEO

In WOONSOCKET, on the 50 day of August, 2017, personally appeared before me Louis Yip, known to me and known by me to be the Chairman and CEO of The Woonsocket Park Place, LLC and he acknowledged that he was the person executing the above document and that such execution by him was of his free act and deed and the free act and deed of the Woonsocket Park Place, LLC

  
Dawn Abrasio Notary Public my comm exp. 6/23/19

Attachments: Exhibit "A" Description of Property

Exhibit "A"

Legal Description of Property

A certain lot of land located at Villa Nova, so-called in said Woonsocket and is enclosed by Park Place as laid out by Joseph Bouvier and Alphonse Gaulin and deeded to the City of Woonsocket by deed dated April 23, 1892 and recorded in said Woonsocket, R.I. Registry of Deeds, Book 43, Page 103 and also as shown upon a certain plat entitled "Plan of Streets deeded to the City of Woonsocket, R.I. by J. Bouvier & A. Gaulin, April 23rd 1892 J. W. Ellis, C.E. and which plat is recorded in said Woonsocket, R.I. Registry of Deeds, Plat Book 6, Page 35. Said lot of land is bounded and described as follows, viz - Beginning at a point in the intersection of the northerly line of Park Place with the easterly line of said Park Place, said point being near Harrison Avenue; thence N 41°-14' W, two hundred forty-nine and seventy-eight one hundredths (249.78) feet, thence N 48°-46' E, five hundred thirty-nine and nine tenths (539.9) feet; thence S 32° - 08' E two hundred fifty-two and ninety-six one hundredths (252.96) feet; thence S 48° -46' W four hundred ninety-nine and eighty-seven one hundredths (499.87) feet to the place of beginning. This conveyance is made

# City of Woonsocket Rhode Island

17 R 94



August 30, 2017

## Resolution

**REFERRING A REQUEST FOR DESIGNATION OF A  
HISTORIC STRUCTURES FLOATING OVERLAY DISTRICT  
FOR PROPERTY AT WOONSOCKET ASSESSOR'S PLAT 27, LOT 113  
[FORMER WOONSOCKET MIDDLE SCHOOL]  
TO THE WOONSOCKET PLANNING BOARD**

**Whereas:** the City Council of the City of Woonsocket has indicated a desire to move forward expeditiously with the acquisition and redevelopment of the Former Woonsocket Middle School by the Woonsocket Park Place LLC; and

**Whereas:** an Ordinance Amending the Code of Ordinances of the City of Woonsocket, Rhode Island, Appendix C – Entitled “Zoning” to Create A Historic Structures Floating Overlay District dictates that request for such designation be referred to the Woonsocket Planning Board for advice and recommendation; and

**Whereas:** the City Council is supportive of such a designation and urges action by the Planning Board

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE  
CITY OF WOONSOCKET, RHODE ISLAND, AS FOLLOWS:**

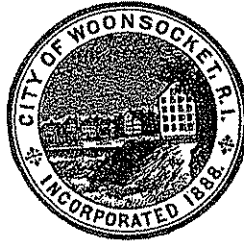
**Section 1:** That the City Council of the City of Woonsocket refers the request to designate property at Woonsocket Assessor's Plat 27, lot 113 [357 Park Place, Woonsocket, Rhode Island] as subject to the *Historic Structures Floating Overlay District* for review under the provisions of the above-reference ordinance and request these immediate attention to the question.

**Section 2:** This Resolution shall take effect immediately upon its passage.

---

Daniel M. Gendron, President

# City of Woonsocket Rhode Island



September 5, 2017 A.D.

## Resolution

### AUTHORIZING THE CANCELLATION OF CERTAIN TAXES

WHEREAS, The City Assessor, recommends that the said taxes be cancelled and/or refunded in the amount as respectively and particularly set forth in said report.

### IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOONSOCKET AS FOLLOWS:

Section 1: That the said above described report be incorporated in and attached to this resolution and that the said report be made a part and parcel hereof.

Section 2: That the City Council hereby orders that said taxes be cancelled and/or refunded.

Section 3: That the City Clerk of the City Council shall, upon the passage of this resolution forthwith certify to the City Treasurer and Tax Collector, of this city, that the taxes specified and itemized in said report have been cancelled and abated in the amounts as respectively and particularly set forth in said report; and that the Finance Director of the city of Woonsocket is hereby authorized, on the passage of this resolution, to make refunds in the amount or amounts as respectively and particularly set forth in said report.

Section 4: This resolution shall take effect upon passage.

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Daniel M Gendron  
By request of The Administration



ASSESSOR'S  
ABATEMENT CODES

<u>CODE</u>	<u>REASON</u>
50 -	Erroneously assessed due to incorrect field data/incorrect classification of homestead exemption
51 -	Veteran/Blind/Elderly Exemption not applied
52 -	Incorrect amount abated on previous abatement listing or error on prior certification
53 -	Non-Utilization Tax assessed subsequent to sale of property or/assessed in error
54 -	Homestead Exemption not applied/incorrectly classified
55 -	Tax Exempt.
56 -	Inventory exempt due to wholesaler's exemption
57 -	Legal Residence – Out of Town – Prior to Assessment Date
58 -	Registration Cancelled – Vehicle sold
59 -	Vehicle traded in, or repossessed, and/stolen not recovered
61 -	Vehicle garaged and/or registered out of City
62 -	Double taxation on vehicle
63 -	Over assessed on vehicle/registry error
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67 -	Business relocated out of City prior to assessment date
68 -	Double taxation on Business/over overassessed on business
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72 -	Removal of porches, decks, garages, pools, sheds or underground tanks
73 -	Double taxation on Real Estate
74 -	Over assessed due to adjustment in degree of building completion as of December 31 <sup>st</sup>
75 -	Over assessed due to error in computation of valuation which was not in conformity with surrounding properties
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79 -	Property sustained fire damage – prior to assessment date
80 -	5 +5 Plan
81 -	Party deceased prior to assessment date
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89 -	Value reduced by R.I. Vehicle Value Commission
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97 -	Assessment adjustment due to supporting documentation submitted by taxpayer
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M00-0089-96	2017 MV Tax Roll	GAUTREAU NICOLE M 121 POPLAR STREET WOONSOCKET RI 02895	2007 CHE TRL G 269	57 BELONGS TO CUMBERLAND	\$309.65
M00-0206-82	2017 MV Tax Roll	SCHMIDT PAYAO P PO BOX 1761 WOONSOCKET RI 02895	2010 TOY COR 995696	62 DOUBLED TAX ON VEHICLE	\$147.19
M00-0251-34	2017 MV Tax Roll	VIEIRA STEVEN J 102 COUNTRY ROAD WOONSOCKET RI 02895	2007 ACU RDX 337824	DOUBLE TAX ON VEHICLE	\$328.72
M00-0297-19	2017 MV Tax Roll	ORTIZ CARLOS G 259 HIGH ST APT 2R WOONSOCKET RI 02895	Multiple Items	87 WRONG PARTY	\$351.59
M00-0298-74	2017 MV Tax Roll	FONTAINE GARY W 128 BAYBERRY RD WOONSOCKET RI 02895	Multiple Items	81 PARTY DECEASED	\$80.54
M00-0326-68	2017 MV Tax Roll	HUBACZ JAMES 199 LINDEN AVE WOONSOCKET RI 02895	2011 GMC CAY 089342	62 DOUBLE TAX ON VEHICLE	\$649.79
M00-0331-62	2017 MV Tax Roll	BOUPHA PHOU 46 ARONA ST WOONSOCKET RI 02895	2000 DOD 020403	62 DOUBLE TAXATION ON VEHICLE	\$67.59
M00-4032-55	2017 MV Tax Roll	JELLEY JOSHUA A 1192 PARK AVE WOONSOCKET RI 02895	2009 TOY SXC 452239	65 VEHICLE DESTROYED IN ACCIDENT	\$161.77

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M00-4070-63	2017 MV Tax Roll	GRAVEL HEATHER L 49 MADEIRA AVE WOONSOCKET RI 02895	2004 FOR 250 114605	62 DOUBLED TAX ON VEHICLE	\$129.12
M00-4102-80	2017 MV Tax Roll	BRUNO CHRISTOPHER J 665 BOUND RD WOONSOCKET RI 02895	2006 NIS ASL 000105	57 BELONGS TO CUMBERLAND	\$163.64
M00-4120-56	2017 MV Tax Roll	ANTUNES ALICIA A 40 SOLOMON STREET ATTLEBORO MA 02703	2011 HYU SON 896397	57 LEGAL RESIDENCE OUT OF TOWN	\$78.26
M00-4125-88	2017 MV Tax Roll	WASHINGTON VANITY M 358 PRIVILEGE ST APT 1 WOONSOCKET RI 02895	2006 NIS MUR 367796	59 VEHICLE REPOSSESSED	\$131.26
M00-4143-77	2017 MV Tax Roll	BRODEUR JONI B 16 MOUNTAIN VIEW RD UXBRIDGE MA 01569	2015 NIS MUR 375044	57 LEGAL RESIDENCE OUT OF TOWN	\$353.26
M00-4152-68	2017 MV Tax Roll	NITIN GOEL K 885 WEST MORLAND DR 14 VERNON HILLS IL 60061	2011 HYU ELA 321482	57 LEGAL RESIDENCE OUT OF TOWN	\$94.65
M00-4167-33	2017 MV Tax Roll	DUNNE MICHAEL R 796 POUND HILL RD NORTH SMITHFIELD RI 02896	2010 FOR RAN 119990	57 VEHICLE BELONGS TO NORTH SMITHFIELD	\$179.71
M02-3450-00	2017 MV Tax Roll	BIBEAULT RICHARD P 68 MOWRY ST WOONSOCKET RI 02895	2003 FOR 039752	62 DOUBLE TAX ON VEHICLE	\$237.74

# Woonsocket, RI

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M02-4543-00	2017 MV Tax Roll	BONNEAU LINDA A 81 GRAND ST WOONSOCKET RI 02895	Multiple Items	87 WRONG PARTY	\$139.09
M12-3025-00	2017 MV Tax Roll	LANCOT CAROLYN 1239 VICTORY HWY N SMITHFIELD RI 02896	2004 VOL PGL 921018	57 BELONGS TO NORTH SMITHFIELD	\$52.78
M12-9467-00	2017 MV Tax Roll	LOSARDO DONALD R 151 AVENUE B WOONSOCKET RI 02895	2010 BUI 624101	81 PARTY DECEASED	\$586.21
M18-4412-50	2017 MV Tax Roll	ROUX DONALD P 25 DEERFIELD DRIVE NORTH SMITHFIELD RI 02896	2010 FOR MH 131	57 VEHICLE BELONGS TO NORTH SMITHFIELD	\$151.11
R00-0038-29	2017 RP Tax Roll	BOISVERT RITA L 21 ETHEL STREET WOONSOCKET RI 02895	35F-125-015 at 21 ETHEL STREET	51 ELDERLY EXEMPTION NOT APPLIED	\$438.96
R00-0056-55	2017 RP Tax Roll	LAMONTAGNE CLAIRE T & CAROL A STOLTS 19 VIRGINIA AVENUE WOONSOCKET RI 02895	42A-236-005 at 19 VIRGINIA AVENUE	51 ELDERLY EXEMPTION NOT APPLIED	\$438.96
R00-0080-34	2017 RP Tax Roll	URBANIK THOMAS J & KATHERINE KRAEMER 1308 BROOKHAVEN LANE WOONSOCKET RI 02895	58B-031-053 at 1308 BROOKHAVEN...	98 RECERTIFIED EXEMPTION CREDIT	\$1,012.11

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R00-0112-10	2017 RP Tax Roll	ALLAIRE ROBIN L 6 LAFLAMME AVENUE WOONSOCKET RI 02895	18G-424-011 at 6 LAFLAMME AVENUE	54 INCORRECTLY CLASSIFIED	\$863.87
R00-0156-80	2017 RP Tax Roll	PELOQUIN ERIC P & ANA M 179 STAR AVENUE WOONSOCKET RI 02895	60B-110-020 at 179 STAR AVENUE	96 PRO RATED HOMESTEAD	\$1,010.88
R00-0182-64	2017 RP Tax Roll	LABONTE TIMOTHY G & AMANDA L 710 MANVILLE ROAD WOONSOCKET RI 02895	29A-061-028 at 710 MANVILLE ROAD	96 PRO RATED HOMESTEAD	\$606.71
R00-0256-51	2017 RP Tax Roll	SCHWARTZ METTE E 612 PROVIDENCE STREET WOONSOCKET RI 02895	11F-340-005 at 612 PROVIDENCE...	96 PRO RATED HOMESTEAD	\$149.29
R00-0282-42	2017 RP Tax Roll	VANMOERKERQUE AUGUSTE R &... LIFE ESTATE 470 WELLES STREET WOONSOCKET RI 02895	23B-317-022 at 470 WELLES STREET	51 ELDERLY EXEMPTION NOT APPLIED	\$438.96
R00-0306-08	2017 RP Tax Roll	GOWRISWAMY SASIN KUMAR 104 MILL STREET UNIT 104 WOONSOCKET RI 02895	35E-115-170 at 104 MILL STREET 104	96 PRO RATED HOMESTEAD	\$401.37
R00-4004-51	2017 RP Tax Roll	MUCCIARONE JOSEPH P &... 604 WALNUT HILL ROAD WOONSOCKET RI 02895	61C-144-044 at 604 WALNUT HILL...	96 PRO RATED HOMESTEAD	\$490.41
R00-4007-31	2017 RP Tax Roll	MEDICINO KENNETH J JR 452 WALNUT HILL ROAD WOONSOCKET RI 02895	61C-136-036 at 452 WALNUT HILL...	96 PRO RATED HOMESTEAD	\$507.94

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R00-8386-91	2017 RP Tax Roll	BEAULIEU LUCIEN 205 ELMORE AVENUE WOONSOCKET RI 02895	11D-101-012 at 205 ELMORE AVENUE	51 ELDERLY EXEMPTION NOT APPLIED	\$438.96
R00-8387-56	2017 RP Tax Roll	AUBIN RONALD T & JUNE A 1081 DIAMOND HILL RD WOONSOCKET RI 02895	38B-008-056 at 1081 DIAMOND HILL...	96 PRO RATED HOMESTEAD	\$466.85
R00-8389-01	2017 RP Tax Roll	SULLIVAN MICHAEL D JR & ALICIA J 223 VIVIAN STREET WOONSOCKET RI 02895	45B-074-009 at 223 VIVIAN STREET	96 PRO RATED HOMESTEAD	\$1,270.90
R00-9007-29	2017 RP Tax Roll	LINDSEY COREY 371 GAUTHIER DRIVE WOONSOCKET RI 02895	33A-047-047 at 371 GAUTHIER DRIVE	54 HOMESTEAD NOT APPLIED	\$2,603.65
R00-9011-05	2017 RP Tax Roll	ONEILL JOSEPH & CHRISTINE 130 GAUTHIER DRIVE WOONSOCKET RI 02895	33A-024-024 at 130 GAUTHIER DRIVE	54 HOMESTEAD INCORRECTLY CLASSIFIED	\$1,327.11
R00-9150-25	2017 RP Tng Sup Roll	ZILKA MICHAEL & JENNIFER 286 LOUISE STREET WOONSOCKET RI 02895	45B-077-022 at 286 LOUISE STREET	96 PRORATED HOMESTEAD	\$756.93
R01-1299-60	2017 RP Tax Roll	MADDEN ROBERT 27 VIVIAN STREET WOONSOCKET RI 02895	45A-064-013 at 27 VIVIAN STREET	96 PRO RATED HOMESTEAD	\$491.67
R02-4752-10	2017 RP Tax Roll	SARABIA ANTONIO & MARTINEZ... 59 WANDA AVENUE WOONSOCKET RI 02895	32E-180-080 at 59 WANDA AVENUE	96 PRO RATED HOMESTEAD	\$426.68

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R03-7864-00	2017 RP Tng Sup Roll	CURRAN GEORGETTE LIFE... 206 MADELEINE AVE WOONSOCKET RI 02895	54A-094-064 at 206 MADELEINE...	54 INCORRECTLY CLASSIFIED	\$577.92
R04-3978-00	2017 RP Tax Roll	DICANDIA MARIO LIFE ESTATE 225 ELMORE ST WOONSOCKET RI 02895	11D-099-010 at 223 ELMORE AVENUE	54 HOMESTED REMOVED IN ERROR	\$489.43
R05-0501-00	2017 RP Tax Roll	ESPOSITO IRREVOCABLE TRUST MICHAEL T ESPOSITO TRUSTEE 10 BERKLEY STREET WOONSOCKET RI 02895	11F-233-025 at 10 BERKLEY STREET	54 HOMESTED REMOVED IN ERROR	\$927.08
R06-3375-60	2016 RP Tax Roll	BUSKEY TAYLOR & BONILLA OSVALDO 215 BALLOU STREET WOONSOCKET RI 02895	10H-126-024 at 215 BALLOU STREET	96 PRORATED HOMESTEAD	\$640.93
R08-0285-50	2017 RP Tax Roll	BURNS TERRENCE & LANOUE STEPHANIE 79 REBEKAH STREET WOONSOCKET RI 02895	19E-284-038 at 79 REBEKAH STREET	96 PRO RATED HOMESTEAD	\$388.71
R08-1287-50	2017 RP Tng Sup Roll	DUPONT JOHN T 685 SOCIAL STREET UNIT 115 WOONSOCKET RI 02895	21E-222-115 at 685 SOCIAL STREET...	73 DOUBLE TAXATION ON REAL ESTATE	\$2,411.01
R08-1383-00	2017 RP Tax Roll	COSTELLO DIANE L 78 ST JOSEPH STREET UNIT 11 WOONSOCKET RI 02895	23A-075-041 at 78 ST. JOSEPH...	96 PRO RATED HOMESTEAD	\$396.93
R10-0347-50	2017 RP Tax Roll	JALETTE ROGER G SR 282 THIRD AVENUE WOONSOCKET RI 02895	15I-120-011 at 176-178 GREENE...	77 PROPERTY ASSESSED INCORRECTLY	\$1,624.92

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R12-0218-10	2017 RP Tax Roll	GILBERT MAXWELL L 32 HALSEY ROAD WOONSOCKET RI 02895	57A-073-073 at 32 HALSEY ROAD	96 PRO RATED HOMESTEAD	\$463.77
R13-1997-70	2017 RP Tax Roll	MARRAH JOHN P ET AL 73 LEMAY ROAD WOONSOCKET RI 02895-3809	57A-080-085 at 73 LEMAY ROAD	51 ELDERLY EXEMPTION NOT APPLIED	\$438.96
R16-4909-50	2017 RP Tax Roll	COSTA JOHN M 156 PIEDMONT STREET WOONSOCKET RI 02895	11G-087-007 at 156 PIEDMONT...	54 HOMESTEAD NOT APPLIED	\$1,271.73
R19-3730-00	2017 RP Tax Roll	LEIVA ROBERT O & JAMIE E 78 JOFFRE REAR WOONSOCKET RI 02895	30J-150-009 at 78 JOFFRE AVENUE	77 PROTERY ASSESSED INCORRECT	\$2,718.05
R19-3891-20	2017 RP Tax Roll	SOMPASEUTH SITH 401 WILLOW STREET WOONSOCKET RI 02895	28E-052-015 at 401 WILLOW STREET	54 INCORRECTLY CLASSIFIED	\$939.81
T00-0297-15	2017 Tng Tax Roll	GRAVEL SHANE A 48 MADELEINE AVE WOONSOCKET RI 02895-3947	FRANE CONTRACTING LLC	69 OUT OF BUSINESS	\$116.45
T00-1200-54	2017 Tng Tax Roll	ACCELERATED CARE PLUS LSG INC 4999 AIRCENTER CIRCLE #103 RENO NV 89502	ACCELERATED CARE PLUS LSG INC	68 OVER ASSESSED	\$55.90
T00-1200-61	2017 Tng Tax Roll	COULOMBE DONNA 800 PROVIDENCE ST WOONSOCKET RI 02895	EXCEL SALON	68 DOUBLE TAXATION ON VEHICLE	\$93.16



# Woonsocket, RI

Amendment Report Abatement

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T00-1300-84	2017 Tng Tax Roll	WGM FABRICATORS LLC 500 POND ST WOONSOCKET RI 02895-1220	WOONSOCKET GLASS & MIRROR CO	69 OUT OF BUSINESS	\$250.85
T00-1502-00	2017 Tng Tax Roll	EASTERN ATM, INC. 400 BEDFORD STREET MANCHESTER NH 03101	EASTERN ATM, INC	68 DOUBLE TAXATION ON BUSINESS	\$638.15
T00-8391-23	2016 RP Tng Sup Roll	DYNKO SUZETTE L 334 WINTER STREET WOONSOCKET RI 02895	1998 VW REG #3BT741 & 1998 MIT...	61 VEHICLE REGISTERED OUT OF CITY	\$279.48
T00-8391-23	2017 Tng Tax Roll	DYNKO SUZETTE L 334 WINTER STREET WOONSOCKET RI 02895	PERSONAL PROPERTY	57 LEGAL RESIDENCE OUT OF TOWN	\$279.48
T00-8391-54	2017 Tng Tax Roll	MOWBRAY ANDREW INC 603 HARRIS AVENUE WOONSOCKET RI 02895	MAN AT ARMS/ GUN & SWORD MAGS	68 DOUBLE TAXATION	\$139.74
T19-1936-10	2017 Tng Tax Roll	CAMPOS DANIEL 64 ROBERGE AVENUE WOONSOCKET RI 02895	PERSONAL PROPERTY	83 ABATEMENT NOT CARRIED FORWARD	\$1,327.53
T19-2407-00	2017 Tng Tax Roll	SEWELL RAYMOND F 25 RIVULET ST WOONSOCKET RI 02895	RAYMOND F SEWELL INCOME TAX SV	68 OVER ASSESSED ON BUSINESS	\$69.87

# Woonsocket, RI

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T19-4629-00

2017 Trng Tax Roll

STURN PRISCILLA S.  
427 PARK AVENUE

PERSONALLY YOURS

69 OUT OF BUSINESS

\$116.45

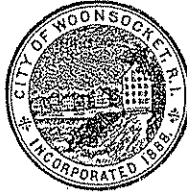
WOONSOCKET RI 02895

Total

\$35,202.20

# City of Woonsocket Rhode Island

17 R 96



September 5, 2017 A.D.

## Resolution

### AUTHORIZING THE CANCELLATION OF CERTAIN TAXES

WHEREAS, The Tax Board of Assessment Review, recommends that the said taxes be cancelled and/or refunded in the amount as respectively and particularly set forth in said report

### IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOONSOCKET AS FOLLOWS:

Section 1: That the said above described report be incorporated in and attached to this resolution and that the said report be made a part and parcel hereof.

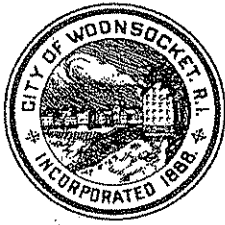
Section 2: That the City Council hereby orders that said taxes be cancelled and/or refunded.

Section 3: That the City Clerk of the City Council shall, upon the passage of this resolution forthwith certify to the City Treasurer and Tax Collector, of this city, that the taxes specified and itemized in said report have been cancelled and abated in the amounts as respectively and particularly set forth in said report; and that the Finance Director of the city of Woonsocket is hereby authorized, on the passage of this resolution, to make refunds in the amount or amounts as respectively and particularly set forth in said report.

Section 4: This resolution shall take effect upon passage.

Acct. No.	Name	Year	Property	Code	Abatement
R16-2960-60	EATON ROBERT & MADONNA 398 GAUTHIER DRIVE WOONSOCKET RI 02895	2017	33A-042-042	97 ASSESSMENT ADJUSTMENT	\$5,426.65

\_\_\_\_\_  
Daniel M. Gendron  
By request of the Administration



# City of Woonsocket

ASSESSING DIVISION, FINANCE DEPARTMENT  
PO BOX B, 169 MAIN STREET  
WOONSOCKET, RHODE ISLAND 02895  
TEL (401) 767-9270 & (401) 767-9271  
FAX (401) 597-6604

To: Honorable Members of the City Council  
From: Elyse Paré, City Assessor  
Date: August 30, 2017  
Subject: The Cancellation of Certain Taxes (33A-042-042 -R16-2960-60)

The property at 398 Gauthier Drive was not completed (did not have a Certificate of Occupancy) on the assessment date of 12/31/2016. However, it was assessed and billed assuming it was. The assessment has since been corrected to reflect the land and foundation value as of 12/31/2016. The taxes on the above referenced account number will need to be adjusted to reflect the reduction in assessed value.

As a result of the above, I am requesting the proposed abatement in the amount of \$5,426.65 for your approval.

Sincerely,

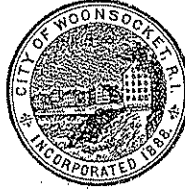
Elyse Paré  
City Tax Assessor

## ASSESSOR'S

### ABATEMENT CODES

<u>CODE</u>	<u>REASON</u>
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96 -	Pro-Rated Homestead Exemption
97 -	Assessment adjustment due to supporting documentation submitted by taxpayer
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# City of Woonsocket Rhode Island



September 5, A.D. 2017

## Resolution

### ACCEPTING DEED FOR PROPERTY LOCATED AT 117 EAST SCHOOL STREET, WOONSOCKET, RHODE ISLAND

- WHEREAS,** the City Council had previously given authority to the Mayor and/or her designee to purchase the property located at 117 East School Street, Woonsocket, Rhode Island, for the purpose of demolition in an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00); and
- WHEREAS,** a title search was performed on the above-referenced property and was determined to have clear title free of any mortgages or liens; and
- WHEREAS,** the property was subsequently purchased by the City on August 29, 2017; and
- WHEREAS,** the quit claim deed was recorded in the Woonsocket City Clerk's office on August 29, 2017 and is attached hereto as Exhibit A.

### NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOONSOCKET, RHODE ISLAND, AS FOLLOWS:

- SECTION 1.** The City Council accepts the quit claim deed for the property located at 117 East School Street, Woonsocket, Rhode Island.
- SECTION 2.** This Resolution shall take effect immediately upon its passage by the City Council.

---

Christopher Beauchamp  
City Council

QUITCLAIM DEED

We, **Joseph A. King and Martha J. King**, of 4209 Harriet Lane, Bethlehem, Pennsylvania, for consideration paid of Twenty Five Thousand and 00/100 (\$25,000.00) Dollars,

grant to **The City of Woonsocket**, a municipal corporation organized under the laws of the State of Rhode Island having an address of 169 Main Street, Woonsocket, Rhode Island

with QUITCLAIM COVENANTS

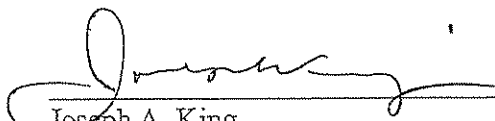
Property Address: 117 East School Street  
Woonsocket, RI 02895

That certain real estate with all buildings and improvements thereon as set forth in **Exhibit "A"** attached hereto and made a part hereof.

Being the same premises conveyed by Warranty Deed of Scott G. Smith to Joseph A. King and Martha J. King dated August 13, 2002 and recorded in the City of Woonsocket Land Evidence Records in Book 1221, Page 123.

Grantors have complied with R.I.G.L. Section 44-30-71.3 and a release of lien has been applied for and will be recorded.

Witness our hands and seal this 22 day of August, 2017.

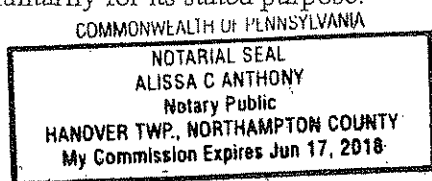
  
Joseph A. King

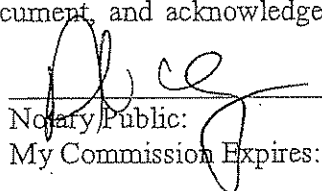
  
Martha J. King

## COMMONWEALTH OF PENNSYLVANIA

Northampton County

On this 22 day of August, 2017 before me, the undersigned notary public, personally appeared Joseph A. King and Martha J. King, proved to me through satisfactory evidence of identification, which were Driver's License, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



  
Notary Public:  
My Commission Expires:

Grantee Address: 169 Main Street  
Woonsocket, RI 02895

Exhibit A

A certain lot of land with all the buildings and improvements thereon, situated on the southerly side of East School Street in the City of Woonsocket, County of Providence and State of Rhode Island, bounded and described as follows:

Beginning at a point in the southerly line of said East School Street, said point being one hundred six and 06/100 (106.06) feet measured easterly along said street line from the stone bound at the intersection of the easterly line of Pond Street and said southerly line of East School Street; thence running easterly fifty two and 54/100 (52.54) feet to the intersection of the westerly line of a twelve (12) foot passway now or formerly belonging to E.W. Garkill; thence turning and running on said passway S. 12 degrees 46' W. Sixty eight and 7/10 (68.7) feet for a corner; thence turning and running W. 52 degrees 45' W., forty six and 78/100 (46.78) feet to the range of a stone wall; thence turning and running N. 6 degrees 9' W. on said range and stone wall, sixty seven and 7/10 (67.7) feet, more or less, to the point of beginning.

PROPERTY ADDRESS  
117 East School Street  
Woonsocket, RI 02895  
AP 20 LOT 103

RECEIVED IN WOONSOCKET R.I.  
DATE Aug 29, 2017 TIME 10:22:04A  
Christina Harmon-Duarte, CITY CLERK

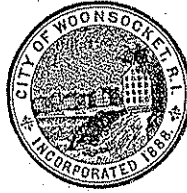
RECEIVED IN WOONSOCKET R.I.  
DATE Aug 29, 2017 TIME 10:22:04A  
Christina Harmon-Duarte, CITY CLERK

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115.00  
DATE 8-29-17  
DEPOSITOR [Signature]  
CITY OF WOONSOCKET, RHODE ISLAND



# City of Woonsocket Rhode Island



September 5, A.D. 2017

## Resolution

### AUTHORIZING THE USE OF CITY PROPERTY

- WHEREAS,** Autumnfest is a community event celebrating its 39<sup>th</sup> year in the City of Woonsocket, RI; and,
- WHEREAS,** The Autumnfest Steering Committee, the City of Woonsocket and the Woonsocket Rotary Club, along with many other sponsors partner together to bring this great festival to the City of Woonsocket; and,
- WHEREAS,** The Autumnfest Steering Committee requests that the Woonsocket City Council grant permission to utilize Bouley Field in its entirety on Sunday, October 8, 2017 for the annual Autumnfest Fireworks Display, including set up and breakdown of the event, and in the event of rain to be held under the same stipulations on Monday, October 9, 2017.

### NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOONSOCKET, RHODE ISLAND, AS FOLLOWS:

- SECTION 1.** The Autumnfest Steering Committee is hereby permitted to use Bouley Field in its entirety on Sunday, October 8, 2017 for the annual Autumnfest Fireworks Display, including set up and breakdown of the event, and in the event of rain to be held under the same stipulations on Monday, October 9, 2017.
- SECTION 2.** This Resolution shall take effect immediately upon its passage by the City Council and is subject to any conditions that the Public Safety Department may impose and payment of all associated costs as determined by the Department of Public Works.

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Daniel M. Gendron  
City Council President  
By the Request of the Administration