

MONDAY, NOVEMBER 6, 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 OCTOBER 16TH AND SPECIAL MEETING & LIQUOR HEARING HELD OCTOBER 23RD**
6. **CONSENT AGENDA**
All items on the consent agenda are indicated with an asterisk (*).
7. **COMMUNICATIONS FROM MAYOR**

17 M 19 A communication from Mayor regarding the Mayor's Office.
8. **COMMUNICATIONS FROM CITY OFFICERS**

17 CO 64* Opinion of City Solicitor regarding claim of Pauline Paulette.
17 CO 65* From Director of Public Works regarding installation of underground electric conduit.
9. **AGENDA FOR BOARD OF LICENSE COMMISSIONERS**

17 LC 41 Public hearing on transfer application of a Class C Liquor license by James Court Street Pub, Inc. d/b/a James Court Street Pub from 132 Court Street to 111 Main Street.
17 LC 42 Public hearing on sixty (60) applications for renewal of liquor licenses.
17 LC 43 Application of licenses and renewal of licenses (listing attached).
10. **COMMUNICATIONS AND PETITIONS**

17 CP 66 A request of Chief Shatraw, Chief Oates & Director Jalette to address the City Council regarding the public safety issue(s) at 719 River Street.
11. **GOOD AND WELFARE**
(Five minute limit, per Council Rules of Order)
12. **ORDINANCES PASSED FOR THE FIRST TIME OCTOBER 16TH**

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, LLC for property at 357 Park Place, Woonsocket, Rhode Island [Woonsocket Assessor's Plat 27, Lot 113].-Gendron
17 O 65 In amendment of the Code of Ordinances of the City of Woonsocket, Rhode Island, Chapter 7, Entitled "Building Regulations".-Gendron

13. NEW ORDINANCES

- 17 O 69 In amendment of Chapter 17 Entitled, "Traffic" of the Code of Ordinances, City of Woonsocket.-Gendron
- 17 O 70 Granting installation of underground conduit in South Main Street for proposed new Dunkin Donuts.-Gendron
- 17 O 71 Establishing maximum building permit fees 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.-Gendron

14. NEW RESOLUTIONS

- 17 R 117 Granting permission to use City property.-Gendron
- 17 R 118 Authorizing the cancellation of certain taxes.-Gendron
- 17 R 119 Authorizing the cancellation of certain taxes.-Gendron
- 17 R 120 Authorizing the Mayor to purchase the property located at Jillson Avenue, Woonsocket, Rhode Island also known as Assessor's Plat 30, Lot 8.-Beauchamp
- 17 R 121 Authorizing the settlement of a legal dispute with Woonsocket Masonic Temple Corporation.-Gendron
- 17 R 122 Authorizing the Mayor to purchase the property located at 102-114 Robinson Street, Woonsocket, Rhode Island.-Beauchamp

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 November 2, 2017

AGENDA FOR BOARD OF LICENSE COMMISSIONERS

NEW LICENSES

CLASS F LIQUOR

Downtown Woonsocket Collaborative, Veterans Memorial Bridge (Court Street)
Senior Services, Inc. 84 Social Street 11/9

QUARTERLY ENTERTAINMENT

James Court Street Pub, Inc., 111 Main Street (Live Band, DJ, Karaoke)

STREET VENDORS

J.A. Tripletas, 323 Rathbun Street

RENEWALS

SECOND HAND DEALER

Champion Motorsport, 230 North Main Street

1ST CLASS VICTUALING

Al's Place, 134 Providence Street
Aroma CT Café, 17 Front Street
Barbara's Place, 77 North Main Street
Burger King, 293 Social Street
Champ's Diner, 719 Front Street
D'Angelo's Sandwich Shop, 1384 Park Avenue
Danny's Breakfast Place, 1039 Cass Avenue
Debbie's Breakfast Place, 804 Park Avenue
Dunkin Donuts, 308 Cumberland Street
Dunkin Donuts, 711 Front Street
Dunkin Donuts, 176 Mendon Road
Dunkin Donuts, 1338 Park Avenue
Dunkin Donuts, 240 Social Street
George's Breakfast & Lunch, 793 Harris Avenue
Kentastic Cake, 362 Harris Avenue
Kentucky Fried Chicken, 137 Clinton Street
King Wok, 477 Clinton Street
Main Street Café, 85 Main Street
Missy's Family Restaurant, 801 Clinton Street
Moonlight Restaurant, 32 Rathbun Street
New York Lunch, 8 Main Street (Extended Hours)
Pacific Asian Cuisine, 63 Cumberland Street
Popeye's, 1507 Diamond Hill Road
Subway, 2000 Diamond Hill Road
Taco Bell, 1500 Diamond Hill Road

2ND CLASS VICTUALING

Community Café, 181 Cumberland Street
Cornerstone Deli, 191 Social Street
Krakow Deli Bakery & Smokehouse, 855 Social Street
Serio's Fish & Chips, 170 Providence Street

Monday, October 16, 2017

At a public hearing of the City Council, in the City of Woonsocket, County of Providence, State of Rhode Island in Harris Hall on Monday, October 16, 2017 at 6:30 P.M.

Five members are present. Councilors Beauchamp and Murray are absent.

The public hearing is held on the following two ordinances:

- 17 O 59 Amending Appendix C of the Code of Ordinances to create a Historic Structures Floating Overlay District.
- 17 O 60 An ordinance establishing a tax stabilization plan for Woonsocket Park Place for property located at 357 Park Place, Woonsocket.

There was no one present wishing to address the council.

Upon motion of Councilman Cournoyer seconded by Councilman Fagnant it is voted that the hearing be and it is hereby adjourned at 6:40 P.M.

The regular meeting follows at 7 P.M.

Six members are present. Councilwoman Murray 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: Estelle Bubble, Albert G. Brien, John Reynolds Jr., Charles Lemoine, Judi Harmon and Susan Kirwan.

Upon motion of Councilman Cournoyer seconded by Councilman Beauchamp it is voted that the minutes of the regular meeting held October 2nd be approved as submitted, a voice vote on same being unanimous.

Upon motion of Councilman Beauchamp seconded by Councilman Cournoyer it is voted that the consent agenda be approved as submitted, a voice vote on same being unanimous.

The following items were listed on the consent agenda:

- 17 CO 62 A communication from Planning Board Chairman submitting response to request for advice and recommendation regarding historic structures floating overlay district.
- 17 CO 63 An opinion of City Solicitor regarding property damage claim of Michael Renzi.
- 17 CP 60 Monthly odor report from CH2M Hill.
- 17 M 17 Mayor's veto of Ordinance 17 O 66 in amendment of Personnel Ordinance is read by title, and

Upon motion of Councilman Cournoyer seconded by Councilman Brien it is voted to override notwithstanding the Mayor's veto, a roll call vote on same being 5-1 with Councilman Beauchamp voting no.
- 17 M 18 A communication from Mayor to address the City Council regarding the Mayor's Office.
- 17 LC 39 Application for William Allen d/b/a Li'l Archie's to hold Class C rooming house license at 233 North Main Street, which was advertised for hearing on this date, is read by title, and

Upon motion of Councilman Beauchamp seconded by Councilman Cournoyer it is voted that the license be granted, a voice vote on same being unanimous. William Allen addressed the council.

- 17 LC 40 Upon motion of Councilman Brien seconded by Councilman Beauchamp it is voted that the following licenses be granted, a voice vote on same being unanimous: 2 applications for daily entertainment licenses, 1 application for renewal of police constable license and 1 application for renewal of quarterly entertainment license.
- 17 CP 61 A request of John Messier to address the City Council regarding 122 North Main Street project is read by title. Mr. Messier was present and addressed the council.
- 17 CP 62 A request of Public Works Director D'Agostino to address the City Council regarding Public Works Department is read by title, and
- Upon motion of Councilman Cournoyer seconded by Councilors Beauchamp and Fagnant it is voted that the communication be received and placed on file. Director D'Agostino addressed the Council.
- 17 CP 63 Request of Councilwoman Sierra to address the following: General Assembly Bill 5413B and how it affects business is read by title.
- 17 CP 64 Request of Councilman Fagnant to address the following items: press releases from all departments including the Mayor's office, the addition of sodium silicofluoride in the City's drinking water, 17 Miller Land bid proposal due on October 3, 2017 to demolish this residence, 471 Elm Street and Reed Avenue citizens complaint/danger issue pulling out of street at corner, vehicle assigned to Tax Assessor 2014 Chevy GEO and other vehicles in the city fleet and vehicle tax refunds due out citizens from recent over payments with a spring delivery is read by title.
- 17 CP 65 Request of Councilman Cournoyer to address the following items: FY 2018 budget/staffing, comprehensive plan update and minimum housing violations and enforcement is read by title.

The following remarks are made under good and welfare:

Councilwoman Sierra addressed the status of animal shelter.

President Gendron passed

Councilman Beauchamp commented on dialogue regarding agenda items.

Councilman Brien thanked Chairwoman Plays and fellow Rotarians for Autumnfest. He congratulated Gary Lapierre and the Cercle Laurier regarding burial of time capsule and he discussed monthly odor report.

Councilman Cournoyer passed.

Councilman Fagnant discussed ethics complaints regarding recusals.

Councilwoman Murray was absent.

- 17 O 59 An ordinance amending Appendix C of the code of Ordinances, entitled "Zoning" to create a historic structures floating overlay district which was tabled at the meeting of September 5th, is read by title, and

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

- 17 O 60 An ordinance establishing a tax stabilization plan for Woonsocket Park Place for property located 357 Park Place, which was tabled at the meeting of September 18th, is read by title, and
- Upon motion of Councilman Brien seconded by Councilman Cournoyer it is voted that the ordinance be passed for the first time, a roll call vote on same being 5-1 with Councilman Beauchamp voting no. During the discussion a motion was made to move the question by Councilman Cournoyer and seconded by Councilman Brien, a roll call vote on same being 5-1 with Councilman Beauchamp voting no.
- 17 O 65 An ordinance in amendment of Chapter 7 entitled "Building Regulations" of the Code of Ordinances, which was tabled at the meeting of October 2nd, is read by title, and
- A motion is made by Councilman Brien seconded by Councilman Fagnant that the ordinance be passed for the first time, however before this it is voted on
- Upon motion of Councilman Fagnant seconded by Councilors Cournoyer and Sierra it is voted to repeal the amendment that was made at a previous meeting to increase the nonrefundable fee on cancelled permits from 35% to 65%. A roll call vote on this motion being unanimous. The ordinance is then voted on and passed for the first time unanimously on a roll call vote.
- 17 O 68 An ordinance transferring funds from city capital fund to tax assessing is read by title, and
- A motion is made by Councilman Brien seconded by Councilman Beauchamp that the ordinance be passed, however before this is voted on
- Upon motion of Councilman Fagnant seconded by Councilwoman Sierra it is voted that the ordinance be tabled, however this motion was defeated on a 4-2 roll call vote with Councilors Fagnant and Sierra voting yes. The motion to pass was then voted on and passed on a 4-2 roll call vote with Councilors Fagnant and Sierra voting no.
- 17 R 110 A resolution authorizing the cancellation of certain taxes is read by title, and
- Upon motion of Councilman Beauchamp seconded by Councilmen Brien and Fagnant it is voted that the resolution be passed, a voice vote on same being unanimous.
- 17 R 111 A resolution granting permission to use city property is read by title, and
- Upon motion of Councilman Beauchamp seconded by Councilman Fagnant it is voted that the resolution be passed, a voice vote on same being unanimous.
- 17 R 112 A resolution authorizing acceptance of a bid for the rehabilitation of the plant drain pipe at the Woonsocket Wastewater Treatment facility is read by title, and
- Upon motion of Councilman Beauchamp seconded by Councilman Cournoyer it is voted that the resolution be passed, a voice vote on same being unanimous.
- 17 R 113 A resolution authorizing Mayor to purchase the property located at 61 Blackstone Street is read by title, and
- Upon motion of Councilman Beauchamp seconded by Councilman Cournoyer it is voted that the resolution be passed, a voice vote on same being 5-1 with Councilman Fagnant voting no.

17 R 114

A resolution authorizing the court appointed Special Master in the matter captioned as City of Woonsocket one parcel of real estate commonly known as 719 River Street located on Map 8 Lot 37, Lot 2 et al CA No. PM-2017-1167 to enter into a contract with American Construction Trades Corporation for the demolition of the properties located at 719, 787 and 775 River Street, Woonsocket is read by title, and

Upon motion of Councilman Cournoyer seconded by Councilman Brien it is voted that the resolution be tabled, a voice vote on same being 5-1 with Councilman Beauchamp voting no.

Upon motion of Councilman Brien seconded by Councilman Beauchamp it is voted that the meeting be and it is hereby adjourned at 9:50 P.M.

Attest:

Christina Harmon-Duarte

City Clerk

Monday, October 23, 2017

At a special meeting of the City Council, in the City of Woonsocket, County of Providence, State of Rhode Island in Harris Hall on Monday, October 23, 2017 at 6 P.M.

Five (5) members are present. Councilors Beauchamp and Murray were absent.

17 R 115 A resolution authorizing and empowering Mayor and Planning & Development Director to apply to the Rhode Island Department of Environmental Management's "Rhode Island Open Space Grants" Program for Holley Spring Estates-Phase "A" Acquisition Funds is read by title, and

A motion is made by Councilman Cournoyer seconded by Councilors Brien & Sierra that the resolution be passed, however, before this is voted on

Upon motion of Councilman Cournoyer seconded by Councilman Brien it is voted that the resolution be amended as follows: In second Whereas add "would be in the best interest of the City of Woonsocket". The amendment is voted on and passed on a voice vote being 4-1 with Councilman Fagnant voting no. The resolution, as amended, is voted on and passed on a 4-1 voice vote. Councilman Fagnant voted no.

17 R 116 A resolution authorizing and empowering Mayor and Planning & Development Director to apply to the Rhode Island Department of Environmental Management's "Rhode Island Open Space Grants" Program for Holley Spring Estates-Phase "B" Acquisition Funds is read by title, and

A motion is made by Councilman Brien seconded by Councilman Cournoyer that the resolution be passed, however, before this is voted on

Upon motion of Councilman Cournoyer seconded by Councilwoman Sierra it is voted that the resolution be amended as follows: In second Whereas add "would be in the best interest of the City of Woonsocket". The amendment is voted on and passed on a voice vote being 4-1 with Councilman Fagnant voting no. The resolution, as amended, is voted on and passed on a 4-1 voice vote. Councilman Fagnant voted no.

Upon motion of Councilman Fagnant seconded by Councilman Cournoyer it is voted that the meeting be and it is hereby adjourned at 6:12 P.M.

Attest:

Christina Harmon-Duarte

City Clerk

Monday, October 23, 2017

At a liquor hearing of the Board of License Commissioners in Harris Hall on Monday, October 23, 2017 at 6:00 P.M.

Five (5) members were present. Councilors Beauchamp & Murray were absent.

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

- A report of alleged violation against W.T.T. Liquors, Inc. d/b/a Warehouse Liquors, 373 North Main Street, Woonsocket, RI is read by title.

The City Solicitor opened with the charge stemming from an incident on September 14, 2017.

Captain Remick was sworn in and gave testimony of the event involving police compliance check on said date whereas a 17YO Female purchased alcoholic beverages from Warehouse Liquors.

Atty. for Licensee: Atty. Peter Hopkins:

Noted it was the employee (Rene Trudeau) who sold the beverage to the individual. He has only been employed for about six (6) months prior to offense. He was initially certified in April and then re-certified after incident in September. All current employees are certified. They have no defense to present. Their last violation was back in 2006.

Licensee: Will Tang was sworn in and gave testimony to the following:

Mr. Tang stated it was his employee (Rene Trudeau) who made the transaction. He has owned the business over 15 years. All employee training was conducted by Gary Lapierre. He presented his minor book(s).

A motion was made by Councilman Cournoyer seconded by Councilman Brien to receive and place on file Defense Exhibits (A) – Entry of Appearance by Atty. Hopkins & (B) – Certificates of Certification for employees.

It was recommended that Mr. Tang purchase a new Minor Book and use it properly at all times. A \$250.00 fine is recommended by the Solicitor though he feels due to the nature of not properly using and maintaining a Minor Book a suspension could be warranted.

Councilman Beauchamp arrived at 6:45 P.M.

Upon motion of Councilman Fagnant seconded by President Gendron it is voted to impose a \$250.00 fine, a roll call vote on same being unanimous.

- A report of alleged violation against Jay Omkara Corp. d/b/a Minuteman Liquors, 779 Park Avenue, Woonsocket, RI is read by title.

Solicitor DeSimone opened with violation of R.I.G.L. 3-8-5 from incident on September 14, 2017.

Captain Remick gave the following testimony: they conducted a compliance check involving a 17YO Female who entered the business and was able to purchase alcohol without be carded and was told to be truthful if asked her age. No minor book was shown.

Licensee: Bipen Patel and Sapana Patel (daughter) were both sworn in. Ms. Patel gave the following testimony: They have only owned the business for one year; they do not have a minor book and now all their employees are tip certified. The employee who made the sale was not certified at the time of purchase.

It was recommended that they immediately purchase a Minor Book and the owners get educated.

Upon motion of Councilman Fagnant seconded by Councilors Brien & Cournoyer it is voted to impose a \$250.00 fine, a roll call vote on same being unanimous.

- A report of alleged violation against Kevin J. Thornton Enterprises, Inc. d/b/a Providence Street Liquors, 800 Providence Street, Woonsocket, RI is read by title.

The Solicitor opened with the infraction from a September 14, 2017 police compliance check.

Captain Remick gave the following testimony: On September 14, 2017 they conducted a compliance check with the assistance of a 17YO Female who entered the establishment with \$20.00 and purchased an alcoholic beverage. They did not have a minor book and they have no prior violations.

Licensee: Omaira Thompson was sworn in. Ms. Thompson stated they owned the business since 1988. Mr. McKenna (their employee) has been employed for five (5) years and has been in the business for 25 (twenty-five) years. Mr. McKenna pleaded guilty in court. It is their first offense. She also noted that she distributed a helpful hints handout, which the employee must sign. All her employees are tip certified. She does have a Minor Book but did not bring it.

Upon motion of Councilman Fagnant seconded by Councilors Beauchamp & Cournoyer it is voted to impose a \$250.00 fine, a roll call vote on same being unanimous.

- A report of alleged violation against Toyo Steakhouse, Inc. d/b/a Toyo Steakhouse, 401 Clinton Street, Woonsocket, RI is read by title.

The City Solicitor opened with a charge from a Police compliance check on September 14, 2017.

Officer Enrique Sosa was sworn in and gave the following testimony: During a compliance check at the establishment a 20YO Female entered the premises and purchased a bottle of beer. She was not asked her age or provide ID. She did not sign a minor book and there were no prior violations against the establishment.

Licensee: Cheng Yao Liu was sworn in. He stated they have only owned the establishment for one (1) year and this is their first offense. No minor book was presented and all employees are tip certified.

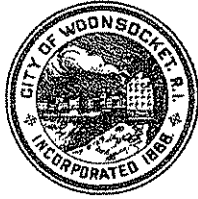
Upon motion of Councilman Fagnant seconded by Councilman Beauchamp it is voted to impose a \$250.00 fine, a roll call vote on same being unanimous.

Upon motion by Councilman Cournoyer seconded by Councilors Brien & Sierra the hearing is and it is hereby adjourned at 7:15 P.M.

Attest:

Christina Harmon-Duarte

City Clerk



OFFICE OF THE MAYOR
WOONSOCKET, RHODE ISLAND

November 2, 2017

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

Dear Council Members:

Pursuant to Chapter IV, Section 11 of the Home Rule Charter, I respectfully request to speak at the November 6, 2017 City Council meeting regarding the Mayor's Office.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Lisa Baldelli-Hunt".

Mayor Lisa Baldelli-Hunt

cc: Christina Duarte, City Clerk

CITY OF WOONSOCKET, RHODE ISLAND
LAW DEPARTMENT

October 24, 2017

Jennifer L. Sylvia, Esq.
Coia & Lepore, Ltd.
226 South Main Street
Providence, RI 02903

RE: Pauline Paulette, DOI: 09/27/17

Dear Attorney Sylvia:

This letter is to acknowledge your claim submitted to the City Council on or about October 23, 2017. You allege that your client, referenced above, fell in a hole in a parking area located on Truman Drive, behind the Woonsocket Call building (75 Main Street). Per property records (copies enclosed), that parking area is owned by R I S N Operations, Inc. and is not the responsibility of the City to maintain and/or repair.

Therefore, based upon the information you have submitted, I've recommended to the City Council that this claim be denied.

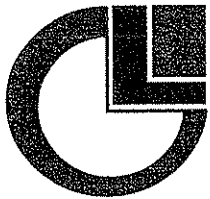
Sincerely,

John J. DeSimone, Esq.
City Solicitor

JJD/ps

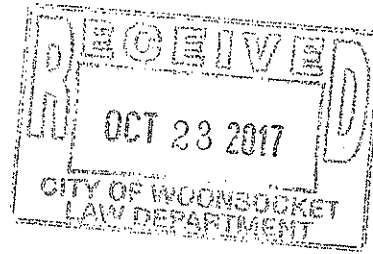
Enclosures

cc: Woonsocket City Council



COIA & LEPORE, LTD.

Counselors At Law
226 South Main Street • Providence, Rhode Island 02903
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Fax: (401) 751-8383
www.coialepore.com
Email: information@coialepore.com



Arthur A. Coia
Albert J. Lepore (1941-2010)
George L. Santopietro
James J. Lepore
Albert J. Lepore Jr.
Sheri M. Lepore
John F. Cascione
Peter J. Comerford
Leslie N. Tuchapsky
Dadriana A. Lepore
Jennifer L. Sylvia
Stefano V. Famiglietti

October 17, 2017

Members of the Woonsocket City Council
City of Woonsocket
169 Main Street
Woonsocket, RI 02895

RE: Pauline Paulette

Dear Members:

Please be advised that this office has been retained to represent Pauline Paulette for personal injuries to her face as a result of a fall on September 27, 2017 at approximately 12:00 p.m. My client fell in the parking lot behind Woonsocket Call located between 75 Main Street and Truman Drive due to the fact there was a hole in the pavement. This hole is approximately thirty (30) feet from the roadway of Truman Drive and five (5) feet from the wooden fence along the right rear of the Woonsocket Call building.

As a result of that dangerous condition, which is more specifically depicted in the attached photographs and diagram, my client fell and sustained the aforementioned injuries.

My demand to settle this claim is \$100,000.

Very Truly Yours,

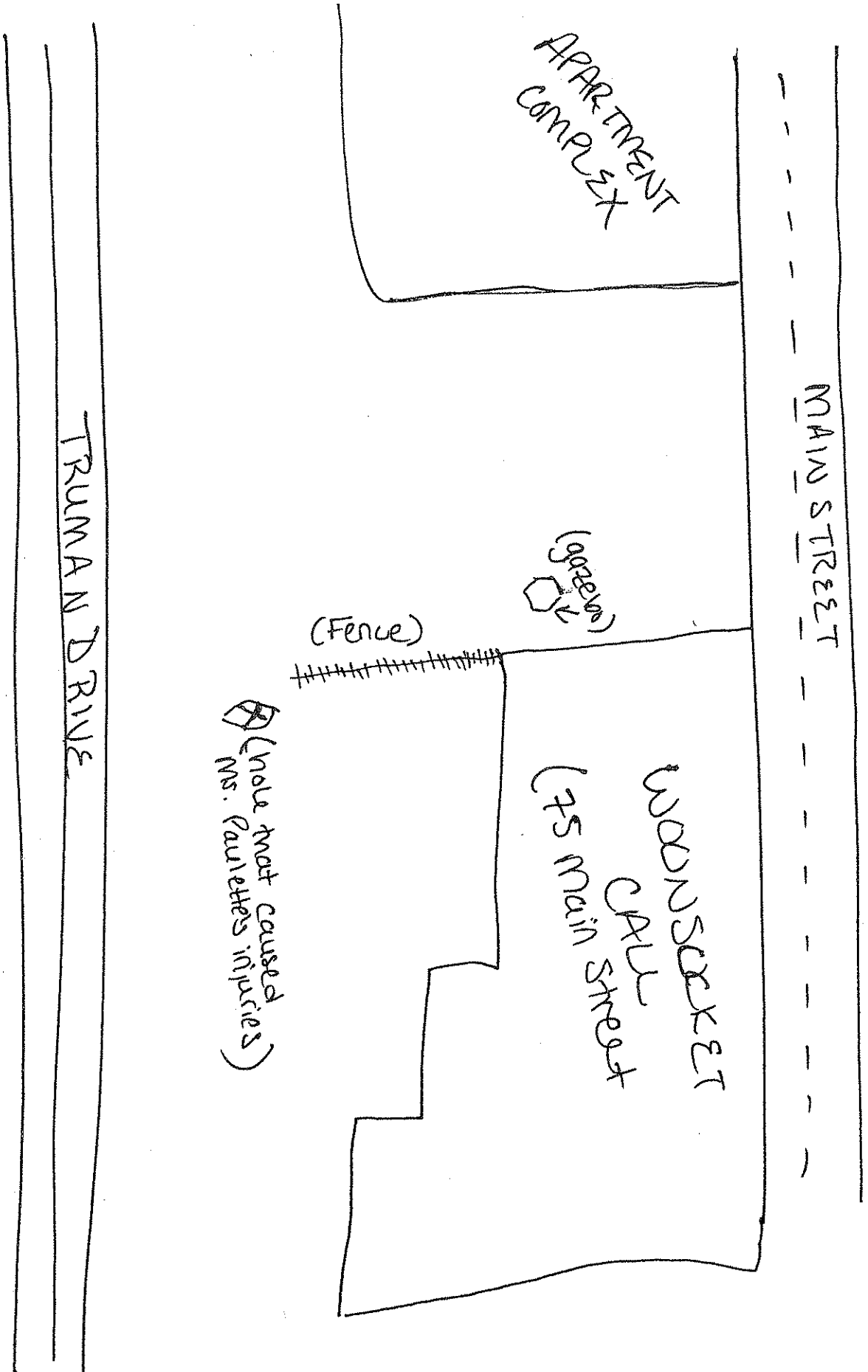
COIA & LEPORE, LTD.

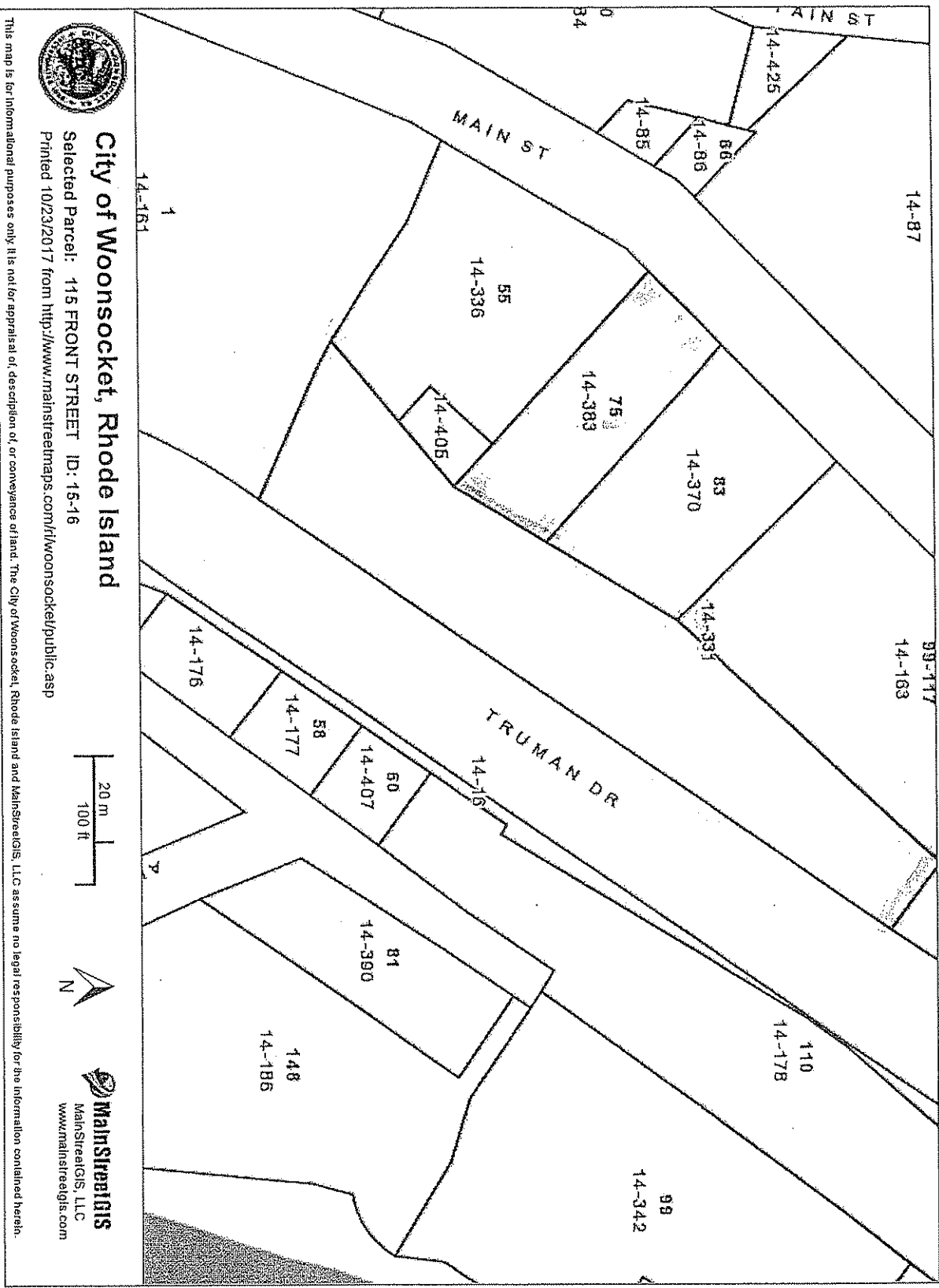
Jennifer L. Sylvia, Esq.

JLS/As
Enclosure

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

DIAGRAM





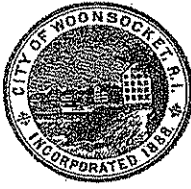
City of Woonsocket, Rhode Island
Selected Parcel: 115 FRONT STREET ID: 15-16
Printed 10/23/2017 from <http://www.mainstreetmaps.com/ri/woonsocket/public.asp>

20 m
100 ft

N

MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, or conveyance of land. The City of Woonsocket, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.



City of Woonsocket
Department of Public Works
Engineering Division

17 CO 65
Lisa Baldelli-Hunt
Mayor

Steven D'Agostino
Director

26 October 2017

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

Re: Installation of Underground Electric Conduit

Dear Councilors,

On the docket for this evening is legislation to approve the installation of underground conduit on South Main Street for a proposed new Dunkin Donuts. They have requested permission to install and maintain the conduit from Pole #19-1 to their property.

They have also requested permission to connect and maintain any wires and fixtures, as needed, to aforementioned underground conduit.

The Engineering Division has reviewed the plan and they have found it to be acceptable.

Respectfully,

Steven D'Agostino
Director of Public Works

Attachment

TRANSFER OF LIQUOR LICENSE APPLICATION

CITY CLERK'S OFFICE
WOONSOCKET, RI 02895
CLASS C LIQUOR
License #69

ADVERTISING
FEE: \$225.00

DATE: October 23, 2017

James Court Street Pub, Inc. d/b/a James Court Street Pub

of 132 Court Street respectfully prays to transfer

a Class C Liquor License to 111 MAIN STREET

d/b/a (if any) _____

✓ Mail License to: 111 main st
Woon RI
02895

✓ Phone Number: 508-344
5297

Jean Darveau
Signature of Transferor

Signature of Transferee

✓ JEAN DARVEAU
Print Name

Print Name

*****office use only - do not write below this line*****

In City Council

In City Council
November 6, 2017

Read and ordered advertised.

Petition

Date Paid: 10/23/2017

Date Issued: _____

CK # 2408
\$225.00

**City Council
Woonsocket, RI**

CORRECTION

Application to sell beverages in accordance with Section 3-5-17 of the General Laws of Rhode Island has been made at the office of the City Clerk as follows:

Transfer of Class C Liquor license from James Court Street Pub, Inc. d/b/a James Court Street Pub from 132 Court Street to 111 Main Street. The City Council will be in session in Harris Hall, 169 Main St. on Monday, November 6, 2017 at 7:00 PM at which time and place remonstrants will be heard.

**Christina Harmon-Duarte
Clerk of the City Council**

Publish: 10/27 & 11/03/2017

Charge City Council

Legal Ad

NO SPACES ON THIS AD

CITY OF WOONSOCKET, RILIQUOR LICENSES FOR 2017-2018CLASS A (9)

| | | |
|-------------------------------------|------------------------|--------------------------|
| Champs Liquors for Keyway, Inc. | Champs Liquors | 481 Clinton Street |
| City Street Liquors | City Street Liquors | 61 Hamlet Avenue |
| Triple CCC, Inc. | Fairmount Liquors | 300 Second Avenue |
| Jay Omkara Corporation | Minuteman Liquors | 779 Park Avenue |
| J.B. Liquors, Inc. | J.B. Liquors | 1100 Social Street |
| RI Liquors, Inc. | Pros Liquor | 266 Mendon Road |
| RJ's Hill Liquors, Inc. | Hill Liquors | 820 Cumberland Hill Road |
| Kevin J. Thornton Enterprises, Inc. | Providence St. Liquors | 800 Providence Street |
| W.T.T. Liquors, Inc. | Warehouse Liquors | 373 North Main Street |

CLASS BL (13)

| | | |
|-------------------------------|-------------------------------|------------------------|
| All Star Pizza LLC | All Star Pizza | 800 Providence Street |
| Antonio's, Inc. | Original House of Pizza | 1431 Diamond Hill Road |
| Chanthavong, Phone | Thai Garden | 280 Main Street |
| Empire Buffet House, Inc. | Empire Buffet | 876 Diamond Hill Road |
| Frenette, Diane | Castle Luncheonette | 420 Social Street |
| G & F Pizza, Inc. | J & D Pizza | 282-284 Mendon Road |
| GJL Pizza Corp. | Ronzio of Woonsocket | 375 Providence Street |
| North Main Eatery, LLC | Thai Café II & Crazy Wings II | 206 North Main Street |
| Romek, Inc. | Park Avenue Pizza | 857 Park Avenue |
| Stalag 13, Inc. | Elm St Pizza | 596 Elm Street |
| Tapas & Papas LLC | Tapas & Papas | 587 Willow Street |
| Woonsocket Palace Pizza, Inc. | Woonsocket Palace Pizza | 85B Front Street |
| Ye Olde English, Inc. | Ye Olde English Fish & Chips | 25 South Main Street |

CLASS BV (25)

| | | |
|-----------------------------------|-------------------------------|--------------------------|
| AAK, Inc. | Dollhouse RI | 579 Front Street |
| Apple New England, LLC | Applebee's | 1855 Diamond Hill Road |
| Brickhouse Club & Pub, LLC | Brick House Pub | 2120 Diamond Hill Road |
| Carmen Nunez | Back Street Sport Bar RI | 33 Arnold Street |
| Chan's Fine Oriental Dining, Inc. | Chan's Fine Oriental Dining | 267 Main Street |
| Charley's Place Inc. | Charley's Place | 158 First Avenue |
| Chelo's of Woonsocket, Inc. | Chelo's Hometown Bar & Grille | 490 Clinton Street |
| Cooky's Bar & Grille, Inc. | Cooky's Bar & Grill | 1689 Mendon Road |
| Cowboys | Cowboys | 350 River Street |
| DDL Restaurant, Inc. | Kay's Restaurant | 1013 Cass Avenue |
| G.A.M. Investments, Inc. | Brews & Cues | 42 Rathbun Street |
| Gaspar, Jose L. Enterprises, Inc. | Bocce Club | 226 St. Louis Avenue |
| Inivas, Inc. | Ciro's Tavern on Cherry | 42 Cherry Street |
| Kimberly Lucceshi | Luc's Bar & Grill | 541 River Street |
| Lee Brothers, Inc. | Ho Kong Restaurant | 366 Cumberland Hill Road |
| M.A.A., Inc. | Michael's | 493 Elm Street |
| Monument Tavern, Inc. | Boilermakers | 81 Allen Street |
| PVMK Food Enterprises. LTD | Olly's Pizzeria | 204 South Main Street |

| | | |
|----------------------------------|---------------------|----------------------|
| Rick's Bar & Grill, Inc | Rick's Bar & Grill | 297 Cass Avenue |
| Savini's Family Restaurant, Inc. | Savini's Pomodoro | 476 Rathbun Street |
| The Pub, Inc. | Our Pad | 446 River Street |
| The River Falls Complex Inc. | River Falls Complex | 74 South Main Street |
| Thomas Bouckaert | Aly's | 80 River Street |
| 3 Little Chicks, Inc. | Broaster House | 263 Pond Street |
| Toyo Steakhouse, Inc. | Toyo Steakhouse | 401 Clinton Street |

CLASS BV (2 AM) (1)

| | | |
|--------------------------------|---------------------------------|------------------------|
| Woonsocket Bowling Center, LLC | Woonsocket Bowl/ Back Alley Pub | 1666 Diamond Hill Road |
|--------------------------------|---------------------------------|------------------------|

CLASS C (1)

| | | |
|------------------------------|--------------------|-----------------|
| James Court Street Pub, Inc. | James Court St Pub | 111 Main Street |
|------------------------------|--------------------|-----------------|

CLASS D (10)

| | | |
|--|---------------------------------|------------------------|
| Belhumeur-Duhamel Vet's Assn. | American Legion Post #62 | 19 Arnold Street |
| Cercle Laurier, Inc. | Cercle Laurier | 165 East School Street |
| Club Lafayette of Woonsocket, Inc. | Club Lafayette | 289 Aylsworth Avenue |
| Fairmount Post #85 American Legion | American Legion Post #85 | 870 River Street |
| Harnois Barnabe Arel Amvets Post | HBA Amvets Club | 842 Social Street |
| Italian Workingmen's Club, Inc. | Italian Workingmen's Club | 947 Diamond Hill Road |
| Le Club Par-X, Inc. | Le Club Par-X | 36 Stanley Avenue |
| St. Joseph Veterans Association | St. Joseph Veterans Association | 99 Louise Street |
| Tyra Club | Tyra Club | 119 West Street |
| Woonsocket Lodge of Elks #850 B.P.O.E. | Elks Lodge #850 | 380 Social Street |

CLASS T (1)

| | | |
|----------------------------------|-----------------|--------------------|
| Stadium Theatre Foundation, Inc. | Stadium Theatre | 28 Monument Square |
|----------------------------------|-----------------|--------------------|

AGENDA FOR BOARD OF LICENSE COMMISSIONERS

NEW LICENSES

CLASS F LIQUOR

Downtown Woonsocket Collaborative, Veterans Memorial Bridge (Court Street)
Senior Services, Inc., 84 Social Street 11/9

QUARTERLY ENTERTAINMENT

James Court Street Pub, Inc., 111 Main Street (Live Band, DJ, Karaoke)

STREET VENDORS

J.A. Tripletas, 323 Rathbun Street

RENEWALS

SECOND HAND DEALER

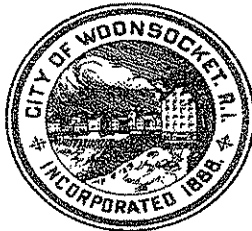
Champion Motorsport, 230 North Main Street

1ST CLASS VICTUALING

Al's Place, 134 Providence Street
Aroma CT Café, 17 Front Street
Barbara's Place, 77 North Main Street
Burger King, 293 Social Street
Champ's Diner, 719 Front Street
D'Angelo's Sandwich Shop, 1384 Park Avenue
Danny's Breakfast Place, 1039 Cass Avenue
Debbie's Breakfast Place, 804 Park Avenue
Dunkin Donuts, 308 Cumberland Street
Dunkin Donuts, 711 Front Street
Dunkin Donuts, 176 Mendon Road
Dunkin Donuts, 1338 Park Avenue
Dunkin Donuts, 240 Social Street
George's Breakfast & Lunch, 793 Harris Avenue
Kentastic Cake, 362 Harris Avenue
Kentucky Fried Chicken, 137 Clinton Street
King Wok, 477 Clinton Street
Main Street Café, 85 Main Street
Missy's Family Restaurant, 801 Clinton Street
Moonlight Restaurant, 32 Rathbun Street
New York Lunch, 8 Main Street (Extended Hours)
Pacific Asian Cuisine, 63 Cumberland Street
Popeye's, 1507 Diamond Hill Road
Subway, 2000 Diamond Hill Road
Taco Bell, 1500 Diamond Hill Road

2ND CLASS VICTUALING

Community Café, 181 Cumberland Street
Cornerstone Deli, 191 Social Street
Krakow Deli Bakery & Smokehouse, 855 Social Street
Serio's Fish & Chips, 170 Providence Street



CITY OF WOONSOCKET, RHODE ISLAND
DEPARTMENT OF PUBLIC SAFETY
FIRE DIVISION

Paul A. Shatraw
Fire Chief

EMERGENCY
911
BUSINESS
401.765.2500

November 2, 2017

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

Dear Council Members:

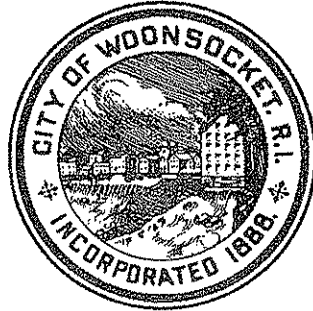
Pursuant to Chapter II, Section 10 of the Home Rule Charter, I, along with Police Chief Thomas Oates and Public Safety Director Eugene Jalette, respectfully request to speak at the November 6, 2017 City Council meeting regarding the public safety issue(s) at 719 River Street.

Thank you for your consideration.

Sincerely,


Chief Paul A. Shatraw

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.

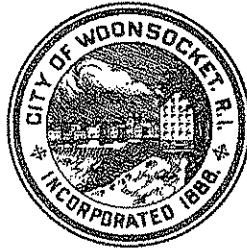
This Ordinance shall take effect immediately upon its passage by the City Council as provided in Chapter III, Section 9 of the Woonsocket Home Rule Charter and all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

Daniel M. Gendron, President

IN CITY COUNCIL September 5, 2017 - Read by title and tabled.

IN CITY COUNCIL October 16, 2017 - Read by title and passed for the first time.

City of Woonsocket Rhode Island



October 16, 2017

Ordinance Chapter

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]

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 eight million, five hundred thousand and no cents (\$8,500,000.00). 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 36 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 which is \$935,000 |
| Year 4 | 22% of the assessed value which is \$1,870,000 |
| Year 5 | 33% of the assessed value which is \$2,805,000 |
| Year 6 | 44% of the assessed value which is \$3,740,000 |
| Year 7 | 55% of the assessed value which is \$4,675,000 |
| Year 8 | 66% of the assessed value which is \$5,610,000 |
| Year 9 | 77% of the assessed value which is \$6,545,000 |
| Year 10 | 88 % of the assessed value which is \$7,480,000 |
| Year 11 | 99% of the assessed value which is \$8,415,000 |
| Year 12 | 100% of the assessed value which \$8,500,000 |

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.

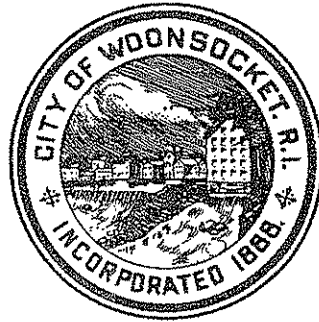
No property owner, corporation, or other business entity shall be eligible for consideration or assistance under this Tax Stabilization Program when such entity is presently the subject or may become the beneficiary of some other form of tax reduction incentive program or payment-in-lieu of taxes agreement 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.

Daniel M. Gendron, President

City of Woonsocket Rhode Island



September 13, 2017

Ordinance Chapter

IN AMENDMENT OF THE CODE OF ORDINANCES OF THE CITY OF WOONSOCKET, RHODE ISLAND, CHAPTER 7, ENTITLED "BUILDING REGULATIONS"

- WHEREAS,** the City of Woonsocket, in cooperation with the State of Rhode Island, is preparing to activate an E-Permitting Building Permit System to provide for a more consumer friendly and technologically advanced method of serving property owners and service providers; and
- WHEREAS,** after consultation with the Rhode Island State Building Commission, the Office of the Building Official has developed a proposed fee schedule which will maintain the level of service and the previous level of cost while meeting the obligations of the City to the State of Rhode Island with no adverse impact on City finances;
- WHEREAS,** the building official has suggested additional amendments to Chapter 7 of the Code of Ordinance via passage of Ordinance 17-O-05, subsequently enacted as Ordinance Chapter 7975 of the Code of Ordinances; and
- WHEREAS,** upon implementation of the changes reflected in Ordinance Chapter 7975 and the enforcement of the provisions contained therein, the building official has recommended addition changes to Chapter 7 to reflect proper and adequate administration of the Code of Ordinances.

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

SECTION 1. Section 118.0 is amended by adding the following provisions thereto:

Section 118.0 (c)(6). Cancellation of Permit Applications. Whenever any applicant for a building permit shall request cancellation of a building permit after review and approval by the building official, a fee equal to thirty-five percent (35%) of the fee due shall be retained by the City.

Section 118.0 (c)(7). Certificates of Occupancy. When issuing a certificate of occupancy for a residence use property, a fee of fifty dollars (\$50.00) shall be charge for such administrative action. When issuing a certificate of occupancy for a commercial or industrial use property, a fee of one hundred dollars (\$100.00) shall be charged for such administrative action.

Section 118.0 (c)(8). Waiver of Fees. The building official is authorized to waive any municipal portion of a building permit when the property involved is owned or maintained by the City of Woonsocket.

Section 118.0 (c)(9). Demolition Permits. The demolition of any structure or property within the City shall require a permit which shall be approved by the building official. The charge for such permit shall be fifty (50) dollars and no cents.

Section 118.0 (c)(10). Non-refundability of Fees on Cancelled Permits:
For a construction project of \$90,000 or more, thirty-five percent (35%) of the permit fee must be submitted with the initial application and said payment shall be non-refundable.

SECTION 2. 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.

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

IN CITY COUNCIL September 18, 2017 – Read by title, amended and passed for the first time as amended.

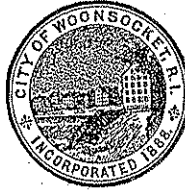
AMENDMENT: In Section 1 delete "35%" and in its place insert "65%"

IN CITY COUNCIL October 2, 2017 – Read by title and tabled.

IN CITY COUNCIL October 16, 2017 – Read by title, amended and passed for the first time as amended.

AMENDMENT: delete previous amendment.

City of Woonsocket
Rhode Island



November 6, A.D. 2017

Ordinance

Chapter

**IN AMENDMENT OF CHAPTER 17 ENTITLED, "TRAFFIC" OF THE
CODE OF ORDINANCES, CITY OF WOONSOCKET**

- WHEREAS,** the residents of Mowry Street have requested assistance with visibility issues exiting their street onto Park Avenue created by parked vehicles; and
- WHEREAS,** the Public Safety Director has identified that there is legislation in place prohibiting parking from pole number 54 but there no longer is a pole number 54 ; and
- WHEREAS,** the Director of Public Safety has established the following revision to be in the best interest of the City and its residents.

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

Chapter 17-Traffic of the Code of Ordinances is hereby amended to read:

- SECTION 1.** That Division 2, Parking Regulations for Specific Streets (Nonmetered) Section 17-91. "Prohibited at all times; exceptions" of the Code of Ordinances, City of Woonsocket is hereby amended by changing the following:

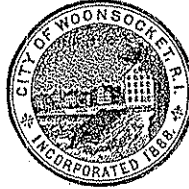
~~Mowry Street, from the northwesterly corner of Park Avenue to a point 30 feet westerly. (Ch. No. 4465, Sec. 2, 9-16-85)~~

Mowry Street, from the northwesterly corner of Park Avenue to a point 47 feet westerly.

- SECTION 2.** 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.

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

City of Woonsocket
Rhode Island



November 6, A.D. 2017

Ordinance
Chapter

GRANTING INSTALLATION OF UNDERGROUND CONDUIT IN SOUTH MAIN STREET FOR PROPOSED NEW DUNKIN DONUTS

- WHEREAS,** Dan's Management Company has requested permission to install an underground conduit for electric, telephone and cable from Pole #19-1 on South Main Street, Map E3 Lots 10-29 and 10-31; and
- WHEREAS,** the Engineering Division has reviewed the plans and found them to be acceptable (see attached Exhibit A).

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

- SECTION 1.** That the City Council of the City of Woonsocket hereby grants Dan's Management Company, the applicant for a proposed new Dunkin Donuts permission to install underground conduit for electric, telephone and cable from Pole #19-1 on South Main Street into Map E3 Lots 10-29 & 10-31, in the City of Woonsocket, and to connect and maintain any wires and fixtures, as needed, to aforementioned underground conduit.
- SECTION 2.** Dan's Management Company will bear responsibility for all costs and expenses incurred with the aforementioned installation.
- 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 inconsistent herewith are hereby repealed.

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

City of Woonsocket
Rhode Island



November 6 A.D., 2017

Ordinance

Chapter

**ESTABLISHING MAXIMUM BUILDING PERMIT FEES
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**

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 market-rate 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-five percent (55%) of the charge which would otherwise be charged were not this legislation enacted.

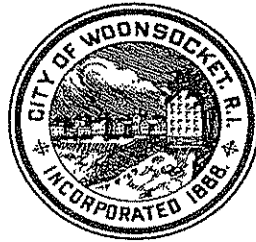
Section 3 • Authorization to Charge: The Building Official of the City of Woonsocket, or his employees, agents or assigns are hereby authorized to limit the cost of any building, electrical, plumbing or mechanical permit issued by the Division of Inspection Services to charge a limit of fifty five percent (55%) of the fee that would ordinarily be charged for such permits to be issued. Similarly, the Fire Chief or his employees, agents or assigns are hereby authorized to charge a limit of fifty five percent (55%) 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



RESOLUTION

November 6 A.D., 2017

GRANTING PERMISSION TO USE CITY PROPERTY

WHEREAS, In His Image Outreach wishes to utilize certain property of the City, to wit, Ayotte Field or Globe Park (as an alternate location), on Saturday, November 18, 2017 from 11:00 A.M. to 2:00 P.M., for the purpose of holding a Family Fun Day.

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

SECTION 1. In His Image Outreach is hereby permitted to utilize Ayotte Field or Globe Park (as an alternate location), on Saturday, November 18, 2017 from 11:00 A.M. to 2:00 P.M., for the purpose of holding a Family Fun Day.

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, Bemon Park, Globe, Cass, Dunn, Cold Spring, Dio
Restrooms: River Island, River's Edge, Dionne & Bemon. Portables @ Dunn, Cass & Cold Spring during !
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: Avotk 1st choice / Globe if needed to switch

Date of event: 11/18/17 **Rain date:** _____

Hours of event: 11:00^{AM} - 2:00 PM
 (Actual advertised time of event) (Arrival to set up: _____)

Description of event: Family Fun Day - puppet show, Cotton candy, music, popcorn, turkey & potatoes to take home (as supplies last.)

Expected attendance: # 50-100

Fee Schedule:

| | <u>Mon - Sat</u> | <u>Sunday</u> | |
|------------------------|-------------------|-------------------|-------|
| 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 |
| Total for Event | | | |

Applicant/ Contact Person Name: GAIL JOHNSON

Address: PO BOX 2034
EAST GREENWICH RI

Phone #: 401 - 885 - 2008
 Home/Office _____ Cell _____

Applicant Signature: Gail Johnson **Date:** 10/26/17

Parks Director [Signature] **Date:** 10/31/17
 Call for Availability 767-9287

* Attendant(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 plus time for setup and break down

CITY OF WOONSOCKET RENTAL OF CITY PARK FORM

_____ and Costa
Spring & Summer

LIZ Kemgan
1117 RIVEST.
Woonsocket RI

time)

*

NON-REFUNDABLE

_____ payment type

_____ on of the event,

Re: Park rental

Gail Johnson

Mon 10/30/2017 2:50 PM

To: Kerrigan, Elizabeth <ekerrigan@woonsocketri.org>;

Hi Liz,

I apologize for forgetting to attach letter concerning what the event will entail.

We are requesting the use of Ayotte Park on Providence street for a Family Fun Day on November 18 2017 from 10:00am-2:00pm. We have been reaching RI communities for 20 years in area neighborhoods. there is no cost to attend. On our Thanksgiving outreach we do a small Theatre Puppet production for children along with pop-corn, Candy Candy, Hot Chocolate, games and small prizes. Families will receive a Turkey and bag of potatoes to take home (as supplies last).

Ayotte Park is our first choice but we will consider Globe Park if Ayotte Park is unavailable. Thank you for your consideration.

Gail Johnson

inhisimageoutreach.org

401 885-2008

From: Kerrigan, Elizabeth <ekerrigan@woonsocketri.org>

Sent: Thursday, Octob

26, 2017 4:14 PM

To: faith22203@hotmail.com

Subject: Park rental

It was nice speaking with you, if you could just fill out the attached along with a narrative fully describing the event and your needs – return it to me as soon as possible with a check for \$35 made out to Woonsocket Parks & Rec.

The council has to receive all requests the Wednesday prior to the Monday meeting. They meet the second Monday of the month.

Also – if you could put an alternate field that you are willing to take JUST in Case they don't approve Ayotte Field because it is for sale that would eliminate the need to go back and forth if they deny due to location choice.

You can return to my office 1117 River St.

You will need an attendant to allow you access to the power and potentially the concession stand. I would only mention you needing the power in the letter as I will not charge you for the concession stand because I don't know if it will be able to be used.

<https://outlook.live.com/owa/?path=/mail/sentitems/rp>

10/30/2017

10/31/17

Dear Members of the Council

If it is OK with you Ayotte field is fine with me & serves them better since they operate out of a Ministry office in the plaza across the street. They plan to hold the majority of their food (Turkey's + potatoes) at the office and bring over how much they need accordingly.

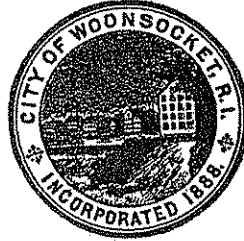
They have alternately chosen Globe Park if Ayotte is denied since there is a source of power there for their hot cocoa & cotton candy etc.

Respectfully,

Elizabeth Senya
Parks & Rec. Director.

Please pardon this hand written communication we are on day 2 of no computer access. 😊

City of Woonsocket Rhode Island



November 6, 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.

103

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 |
| 64 | - Incorrect year/model/make of vehicle |
| 65 | - Vehicle destroyed in accident |
| 66 | - Should have been tax lien |
| 67 | - Business relocated out of City prior to assessment date |
| 68 | - Double taxation on Business/over overassessed on business |
| 69 | - Out of Business – prior to assessment date/business sold to new owner & recertified |
| 70 | - Company erroneously included manufacturing equip/inv in their report of valuation |
| 71 | - Company erroneously included, leasehold expenses, cash and other expenses, and/or overstated their assets |
| 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 st |
| 75 | - Over assessed due to error in computation of valuation which was not in conformity with surrounding properties |
| 76 | - Building (s) demolished prior to assessment date |
| 77 | - Property was assessed at incorrect tax year/ incorrect tax rate/ incorrect field data |
| 78 | - Adjustment to property valuation due to extreme deterioration prior to assessment date |
| 79 | - Property sustained fire damage – prior to assessment date |
| 80 | - 5 +5 Plan |
| 81 | - Party deceased prior to assessment date |
| 82 | - Per Order of the City Council |
| 83 | - Original abatement was approved and granted last year, but not carried forward for this year's tax roll |
| 84 | - Per advice & recommendation of Law Dept. |
| 85 | - Per Court Order |
| 86 | - First Appeal/Submitted by the Tax Board of Assessment Review |
| 87 | - Wrong party – recertified//wrong classification-recertified |
| 88 | - Tax Exempt-- Interstate Commerce Vehicles – Equipment assessed to tax exempt entity. |
| 89 | - Value reduced by R.I. Vehicle Value Commission |
| 90 | - Property taken over by the State for highway purposes |
| 91 | - Tax Settlement Agreement / "PILOT " Agreement / Option Agreement |
| 92 | - Bankruptcy |
| 93 | - Lot dropped and added to another lot |
| 94 | - Job Incentive Creation Program Exemption |
| 95 | - Due to the new software system an abatement must be done prior to a recertification of taxes |
| 96 | - Pro-Rated Homestead Exemption |
| 97 | - Assessment adjustment due to supporting documentation submitted by taxpayer |
| 98 | - Remove Homestead Exemption / recertified exemption credit |
| 99 | - Motor Vehicle Phase Out |

Woonsocket, RI

Amendment Report - Abatement

Status Pending

Page 1

NOVEMBER 6, 2017

Posting Date / /

Transaction Date / /

Report Printed 11/01/2017 11:43:03 AM

| Amendment ID | Abatement Type | Applicant Name | Address | Vehicle/Property | Year | Amount | Notes |
|--------------|-------------------|---|------------------------------------|----------------------------------|------|----------|-------|
| M00-0049-36 | 2017 MV Tax Roll | TANNY BRIAN J 399 SOUTH MAIN STREET WOONSOCKET RI 02895 | 2011 HYU SON 695332 | 81 PARTY DECEASED | | \$183.93 | |
| M00-0057-16 | 2017 MV Tax Roll | PAGE CHRISTINE D 46 CAMPEAU ST WOONSOCKET RI 02895 | 2016 SUB FOR 484075 | 65 VEHICLE DESTROYED IN ACCIDENT | | \$527.34 | |
| M00-0061-98 | 2014 MV Tax Roll | PAVAO DAWN M 888 PARK AVENUE WOONSOCKET RI 02895 | 2009 DOD CXT 921099 | 59 VEHICLE REPOSSESSED | | \$51.10 | |
| M00-0061-98 | 2015A MV Tax Roll | PAVAO DAWN M 888 PARK AVENUE WOONSOCKET RI 02895 | 2009 DOD CXT 921099 | 59 VEHICLE REPOSSESSED | | \$256.00 | |
| M18-0740-00 | 2017 MV Tax Roll | REILLY JAMES J 248 MASON ST WOONSOCKET RI 02895 | 2006 CHE HHR VL 749 | 81 PARTY DECEASED | | \$93.95 | |
| R00-0182-84 | 2017 RP Tax Roll | PENA IRENE 357 SECOND AVENUE WOONSOCKET RI 02895 | 06A-090-028 at 357 SECOND AVENUE | 96 PRO RATED HOMESTEAD | | \$243.55 | |
| R00-0260-02 | 2017 RP Tax Roll | DUQUETTE STEVEN A & CINDY J 5 STAR AVENUE WOONSOCKET RI 02895 | 60D-119-032 at 5 STAR AVENUE | 96 PRO RATED HOMESTEAD | | \$244.81 | |
| R00-4003-09 | 2017 RP Tax Roll | RICHER GABRIEL M 580 DIAMOND HILL ROAD WOONSOCKET RI 02895 | 35K-051-002 at 580 DIAMOND HILL... | 96 PRO RATED HOMESTEAD | | \$78.67 | |

Woonsocket, RI

Amendment Report - Abatement

Status Pending

Page 2

NOVEMBER 6, 2017

Posting Date / /

Transaction Date / /

Report Printed: 11/01/2017 11:43:03 AM

| Amendment ID | Abatement Type | Property Address | Assessor's ID | Exemption Code | Amount |
|--------------|-------------------|--|-------------------|-----------------------------------|------------|
| R00-4006-48 | 2017 RP Tax Roll | VAILLANT RONALD & IRENE CUNANAN 400 WOOD AVENUE WOONSOCKET RI 02895 | 36M-141-029 | 51 ELDERLY EXEMPTION NOT APPLIED | \$438.96 |
| R01-0425-10 | 2017 RP Tax Roll | ALLAM JAMES N & JACQUELINE M 705 GROVE STREET WOONSOCKET RI 02895 | 17H-038-020 | 86 FIRST APPEAL | \$327.33 |
| R02-1011-00 | 2017 RP Tax Roll | TAVERNIER STEPHEN 32 THERESA STREET WOONSOCKET RI 02895 | 54A-075-017 | 96 PRO RATED HOMESTEAD | \$127.50 |
| R02-2314-00 | 2017 RP Tax Roll | CROTEAU DYLAN J & JOSEPH W 9 RHODES AVENUE NORTH SMITHFIELD RI 02896 | 01C-359-208 | 86 FIRST APPEAL | \$899.99 |
| R03-6411-80 | 2017 RP Tax Roll | JORDAN CHRISTOPHER M 359 TALCOTT STREET WOONSOCKET RI 02895 | 44B-304-024 | 96 PRO RATED HOMESTEAD | \$92.72 |
| R16-1643-80 | 2017 RP Tax Roll | OSTERGREN BRYAN M 55 PINE CREST DRIVE WOONSOCKET RI 02895 | 38A-618-023 | 96 PRO RATED HOMESTEAD | \$261.90 |
| R19-0770-00 | 2017 RP Tax Roll | O'CONNELL WILLIAM 197 CAPWELL AVENUE WOONSOCKET RI 02895 | 24E-118-020 | 96 PRO RATED HOMESTEAD | \$260.78 |
| T00-0211-12 | 2016 Tng Tax Roll | TUPPER EDWARD L 26 DANA STREET WOONSOCKET RI 02895 | PERSONAL PROPERTY | 61 VEHICLE REGISTERED OUT OF CITY | \$1,108.60 |

Woonsocket, RI

Amendment Report: Abatement

Status Pending

Page 3

NOVEMBER 6, 2017

Posting Date / /

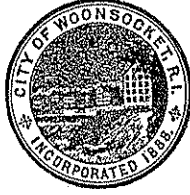
Transaction Date / /

Report Printed 11/01/2017 11:43:03 AM

| Amendment No. | Abatement | 2017 Trng Tax Roll | Address | Property Type | Description | Amount |
|---------------|-----------|--------------------|-------------------------------------|---------------------|--------------------------------------|------------|
| T00-0211-12 | | 2017 Trng Tax Roll | TUPPER EDWARD L 26 DANA STREET | PERSONAL PROPERTY | 61 VEHICLE REGISTERED OUT OF CITY | \$1,108.60 |
| | | | WOONSOCKET RI 02895 | | | |
| T00-1100-65 | | 2017 Trng Tax Roll | BOUCHER REAL ESTATE 600 CASS AVE | BOUCHER REAL ESTATE | 68 DOUBLE TAXATION ON BUSINESS | \$330.72 |
| | | | WOONSOCKET RI 02895 | | | |
| | | | | | Total | \$6,636.45 |

City of Woonsocket Rhode Island

17 R 119



November 6, 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.

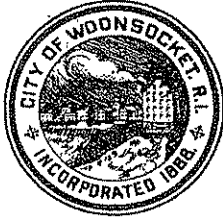
Section 2: That the City Council hereby orders that said taxes be cancelled and/or refunded.

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.

| cct. No. | Name | Year | Property | Code | Abatement |
|------------|---|------|-------------|----------------------------|-----------|
| 00-8380-34 | REL BUILDERS LLC 72 ROGERS LANE LITTLE COMPTON RI 02837 | 2017 | 45B-077-022 | 87 WRONG PARTY/RECERTIFIED | 7,642.39 |

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: November 1, 2017
Subject: **Re-certification of taxes at 286 Louise Street (45B-077-022)**

The property at 286 Louise Street is a newly constructed home and was assessed on the builders account (REL Builders, LLC). The taxes on the above referenced parcel will need to be abated, and we will re-certify accordingly to the new owner (Zilka, Michael).

As a result of the above, I am requesting the proposed abatement for your approval.

Sincerely,

Elyse Paré
City Tax Assessor

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 |
| 64 | - Incorrect year/model/make of vehicle |
| 65 | - Vehicle destroyed in accident |
| 66 | - Should have been tax lien |
| 67 | - Business relocated out of City prior to assessment date |
| 68 | - Double taxation on Business/over overassessed on business |
| 69 | - Out of Business – prior to assessment date/business sold to new owner & recertified |
| 70 | - Company erroneously included manufacturing equip/inv in their report of valuation |
| 71 | - Company erroneously included, leasehold expenses, cash and other expenses, and/or overstated their assets |
| 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 st |
| 75 | - Over assessed due to error in computation of valuation which was not in conformity with surrounding properties |
| 76 | - Building (s) demolished prior to assessment date |
| 77 | - Property was assessed at incorrect tax year/ incorrect tax rate/ incorrect field data |
| 78 | - Adjustment to property valuation due to extreme deterioration prior to assessment date |
| 79 | - Property sustained fire damage – prior to assessment date |
| 80 | - 5 +5 Plan |
| 81 | - Party deceased prior to assessment date |
| 82 | - Per Order of the City Council |
| 83 | - Original abatement was approved and granted last year, but not carried forward for this year's tax roll |
| 84 | - Per advice & recommendation of Law Dept. |
| 85 | - Per Court Order |
| 86 | - First Appeal/Submitted by the Tax Board of Assessment Review |
| 87 | - Wrong party – recertified//wrong classification-recertified |
| 88 | - Tax Exempt – Interstate Commerce Vehicles – Equipment assessed to tax exempt entity. |
| 89 | - Value reduced by R.I. Vehicle Value Commission |
| 90 | - Property taken over by the State for highway purposes |
| 91 | - Tax Settlement Agreement / "PILOT " Agreement / Option Agreement |
| 92 | - Bankruptcy |
| 93 | - Lot dropped and added to another lot |
| 94 | - Job Incentive Creation Program Exemption |
| 95 | - Due to the new software system an abatement must be done prior to a recertification of taxes |
| 96 | - Pro-Rated Homestead Exemption |
| 97 | - Assessment adjustment due to supporting documentation submitted by taxpayer |
| 98 | - Remove Homestead Exemption / recertified exemption credit |
| 99 | - Motor Vehicle Phase Out |

City of Woonsocket Rhode Island



November 6, A.D. 2017

Resolution

AUTHORIZING THE MAYOR TO PURCHASE THE PROPERTY LOCATED AT JILLSON AVENUE, WOONSOCKET, RHODE ISLAND ALSO KNOWN AS ASSESSOR'S PLAT 30, LOT 8

- WHEREAS,** the City of Woonsocket (the "City") will begin the construction of a new drinking water treatment plant at 300 Jillson Avenue, Woonsocket, Rhode Island sometime in the Spring of 2018; and
- WHEREAS,** access to the planned construction site is located at Assessor's Plat 30, Lot 8, Woonsocket, Rhode Island (the "Property"); and
- WHEREAS,** the Property is privately owned and the owners have entered into a Purchase and Sale Agreement with the City to sell the Property to the City for Seventeen Thousand Five Hundred Dollars (\$17,500.00) (attached hereto as Exhibit A); and
- WHEREAS,** it is in the best interest of the City to purchase said Property.

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

- SECTION 1.** The City Council of the City of Woonsocket hereby authorizes the Mayor and/or her designees to purchase and take title to the property located at Jillson Avenue also known as Assessor's Plat 30, Lot 8 in the name of the City for the sum of Seventeen Thousand Five Hundred Dollars (\$17,500.00).
- SECTION 2.** Pursuant to said authorization, the City Solicitor shall use all legal and reasonable means to secure said property and to effectuate the purchase and transfer of said property.
- SECTION 3.** This Resolution shall take effect immediately upon its passage by the City Council.

Christopher Beauchamp
City Council

EXHIBIT A

REAL ESTATE PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement (the "Agreement") is made and entered into this 14th day of October 2017 ("Effective Date") by and between and CHRISTOPHER CLARK of Gloucester, Rhode Island and ROBERT SHIRLEY of Smithfield, Rhode Island (hereinafter referred to as the "Sellers") and THE CITY OF WOONSOCKET, a municipal corporation organized under the laws of the State of Rhode Island having an office at 169 Main Street, Woonsocket, Rhode Island (hereinafter referred to as the "Buyer"). For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sellers and Buyer agree as follows:

1. **Agreement to Sell and Buy.** Sellers agree to sell to Buyer and Buyer agrees to buy from Sellers, upon the terms and conditions hereinafter set forth, certain tracts or parcels of land located at Jillson Avenue in the City of Woonsocket, County of Providence, State of Rhode Island, more particularly described as Assessor's Plat 30, Lot 8 (the "Property").
2. **Price.** In consideration of the delivery of the deed to the Property, Buyer agrees to pay to Sellers the sum of Seventeen Thousand Five Hundred Dollars (\$17,500.00) (the "Purchase Price").
3. **Property.** Sellers agree to sell, convey and assign to Buyer and Buyer agrees to purchase and accept from Sellers land located at Jillson Avenue (Assessor's Plat 30, Lot 8), Woonsocket, Rhode Island as more fully described and illustrated on Exhibit A and for the monetary amount as set forth in paragraph 2.
4. **Condition of Title.** Sellers covenant and warrant that they are the fee title owners of the Property and have the authority and capacity to enter into this Agreement and consummate the transaction contemplated herein. The Property is to be conveyed by a good and sufficient Quitclaim Deed of the Sellers conveying a good, clear, insurable and marketable title to the Property, free from all encumbrances, except as may be acceptable to Buyer and except easements, restrictions of record and municipal regulations, if any. Buyer may at its own expense conduct a title examination of the Property. Buyer shall notify Sellers of any defects in title disclosed by such examination and if Sellers elect to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the Property conform to the provisions hereof, as the case may be, in which event the Sellers shall give written notice thereof to the Buyer at or before the Closing, and thereupon the closing shall be extended for a period of thirty (30) days. If Sellers are unwilling or unable to remove such defects, Buyer shall have the option to: (a) accept such title as Sellers are able to convey without abatement or reduction of the Purchase Price, or (b) cancel this Agreement. If Sellers are unable or unwilling to remove such defects, Sellers may terminate this Agreement.

CPC RS

Chris for City Woonsocket, RI

5. **Deposit.** All deposits and any additional deposit made hereunder (collectively "Deposits"), if any, shall be held in an escrow account by Anthony Cofone, Esquire and, except as otherwise provided herein shall be duly accounted for at the time of delivery of the deed and applied to the Purchase Price. In the event of a dispute between Sellers and Buyer as to the provisions of this Agreement or the performance thereof, Sellers may retain all Deposits hereunder in said escrow account until the dispute is resolved by the parties, by court judgment or binding settlement, or may place the Deposits with a court of competent jurisdiction, or may release the Deposits as permitted by the laws, rules and regulations of the State of Rhode Island.

6. **Buyer's Warranties, Representations and Acknowledgments.** Buyer warrants, represents and covenants with Sellers as follows:

(a) Buyer has full power and authority to enter into and perform this Agreement in accordance with its terms; and

(b) Any individual executing this Agreement on behalf of Buyer is authorized to do so, and upon execution hereof, this Agreement shall be binding upon and enforceable against Buyer.

7. **Closing Documents.**

(a) Seller's Closing Documents. On or before closing date, Sellers shall execute and deliver the following (collectively, "Seller's Closing Documents") to Buyer:

1. Quit Claim Deed (the "Deed"); and

(b) Buyer's Closing Documents. On or before closing date, Buyer shall deliver the following (collectively, "Buyer's Closing Documents") to Sellers:

1. Purchase Price.

2. All other documents required by Sellers' attorney.

8. **Time is of the essence.** Time is of the essence of this Agreement and Buyer and Sellers shall act in good faith to effectuate the transfer of the property on or before November 15, 2017.

9. **Inspection and access:** Prior to the closing date, the Sellers shall permit the Buyer to inspect the property.

10. **Possession.** Full possession of the Property is to be delivered to the Buyer free of debris at the time of delivery of deed. At Closing, the Property is to be conveyed in the same condition in which it is now. The Buyer shall be entitled to a re-inspection of the Property prior to the delivery of the deed in order to determine whether the condition of the Property complies with the terms of this clause.

CPC AS

(Signature) 1/19

11. Miscellaneous.

- (a) This Agreement shall be binding upon and inure to the benefit of the personal and legal representatives, successors and assigns of the respective parties.
- (b) This Agreement shall be governed by and construed in accordance with Rhode Island law.
- (c) This Agreement is subject to City Council approval.
- (d) This Agreement is subject to free and clear title.
- (e) No extension of time for performance of any obligation or act will be deemed an extension of the time for performance of any other obligation or act except those of the waiving party, which will be extended by a period of time equal to the period of the delay.
- (f) This Agreement (including all Exhibits attached hereto) constitutes the entire contract between the parties hereto and may not be modified except by an instrument in writing signed by the party to be charged.
- (g) All real estate taxes, water, sewer and trash charges due as of the date of the Closing shall be paid by the Sellers.
- (h) This Agreement has been prepared by the Buyer and reviewed by the Sellers and their professional advisers. Sellers and Buyer and their respective advisors believe that this Agreement is the product of all their efforts, that it expresses their agreement and that it should not be interpreted in favor of or against either Sellers or Buyer. The parties further agree that this Agreement will be construed to effectuate the normal and reasonable expectations of a sophisticated Seller and Buyer.
- (i) Neither party to this Agreement has had any contact or dealings regarding the Property, or any communication through any real estate broker or other person who can claim a right to a commission or finder's fee as a procuring cause of the sale contemplated herein. In the event that any broker or finder perfects a claim for a commission or finder's fee based upon such contract, dealings or communication, the party against whom the broker or finder makes its claim shall be responsible for such commission or fee and all costs and expenses (including reasonable attorney's fee) incurred by the other party in defending against the same.
- (j) If the Sellers are residents of the State of Rhode Island or will not be residents at the time of the Closing, the Buyer must withhold six (6%) percent of the net proceeds to the Sellers (9% if the Sellers are a corporation), in accordance with R.I.G.L. Section 44-30-71.3 as may be amended from time to time, and pay such amount to the Division of Taxation as a non-resident withholding tax. In order to have such tax base on gain rather than net proceeds of sale, Sellers must submit an election form to the Division of Taxation at least twenty (20) days prior to

CPE RS

(Signature)

closing, Sellers agree to pay the entire amount of such tax found to be due at or after the closing, whether or not such tax was correctly calculated at the Closing, it being understood that the tax shall not exceed the amount of net proceeds to Sellers. The tax liability shall survive the transfer of title to the Property and shall be a lien against the Property.

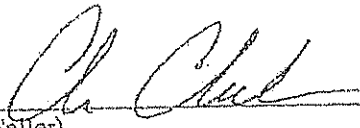
The Sellers present that Sellers are not foreign persons or foreign corporation as defined in FIRPTA and, accordingly, that the Buyer will not be required to comply with the withholding requirement of FIRPTA at the Closing.

(k) *As-Is*. Sellers shall deliver the Property to Buyer "where-as" and in "as-is" condition without any express or implied warranties or warranties for fitness for any particular purpose.

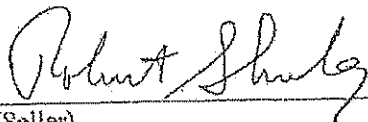
12. **Termination:** The Buyer or Sellers may terminate this purchase and sale agreement for the failure of any party to meet any of the terms of this purchase and sale agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first set forth above.

ACKNOWLEDGEMENT BY SELLERS




(Seller) dated 10/14/17



(Seller) dated 10/14/17

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

 for a copy of document, pg

ACKNOWLEDGEMENT BY BUYER

*John W. Whiffle for the City
of Providence, Rhode Island* dated 10/16/17
(Buyer)

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

EXHIBIT A

That certain parcel of land with any and all buildings and improvements thereon, situated on the easterly side of Jillson Avenue, in the City of Woonsocket, State of Rhode Island, bounded and described as follows:

Beginning at a point in the easterly line of Jillson Avenue, which is the southwesterly corner of Lot #23 on said Plat and is the northwesterly corner of the herein described lot; thence running generally easterly 285 feet, bounded northerly in part by Lots 23, 61 and 49 on said Plat; thence at right angles, bounded easterly by Lot #4 on said Plat and running generally southerly 40 feet; thence at right angles and running generally westerly, bounded southerly by Lot #44, on said Plat, 285 feet to the easterly line of Jillson Avenue; thence turning generally northerly, along the easterly line of Jillson Avenue, 40 feet to the point and place of beginning.

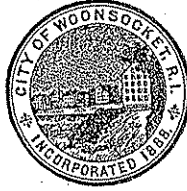
Being Lot 8 on Assessor's Plat 30 as made for use by the Tax Assessor for the City of Woonsocket, Rhode Island.

Subject to the right of others to use said lot for highway purposes as set forth in Book 242 at page 196.

Property Address:
Jillson Avenue
Woonsocket, RI 02895
AP 30, Lot 8

CPK PS [Signature]

City of Woonsocket
Rhode Island



November 6, A.D. 2017

Resolution

**AUTHORIZING THE SETTLEMENT OF A LEGAL DISPUTE WITH
WOONSOCKET MASONIC TEMPLE CORPORATION**

- WHEREAS,** WOONSOCKET MASONIC TEMPLE CORPORATION is the owner of record of land and building located at 142 Clinton Street, Woonsocket, RI; and
- WHEREAS,** WOONSOCKET MASONIC TEMPLE CORPORATION filed a tax appeal action challenging the assessment of property taxes on said property for tax year 2014 in Providence Superior Court which is pending; and
- WHEREAS,** WOONSOCKET MASONIC TEMPLE CORPORATION filed three administrative tax appeals currently pending before the Woonsocket Tax Assessor and/or the Woonsocket Assessment Review Board related to calendar years 2015, 2016, and 2017; and
- WHEREAS,** the parties are desirous of resolving all pending disputes and claims, dismiss all pending lawsuits with prejudice, withdraw all pending administrative tax appeals with prejudice and have reached a proposed settlement agreement that is in the best interest of all parties (Exhibit A).

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

- SECTION 1.** The Mayor and/or the City Solicitor is authorized to execute a settlement agreement similar in form and substance as attached Exhibit A and any and all documents necessary to conclude litigation.
- SECTION 2.** This Resolution shall take effect immediately upon its passage by the City Council.

Daniel M. Gendron
City Council President
By Request of the Law Department

SETTLEMENT AGREEMENT AND RELEASE

This settlement agreement is executed by and between Woonsocket Masonic Temple Corporation ("Taxpayer") and the City of Woonsocket (the "City") on this ____ day of _____, 2017.

WHEREAS, the Taxpayer owns the Woonsocket Masonic Temple land and building at 142 Clinton Street in Woonsocket, Rhode Island (Plat 14C, Lot 412, File 012) ("Property"); and

WHEREAS, there is one civil action pending in the Superior Court related to calendar year 2014, which is captioned *Woonsocket Masonic Temple Corporation v. City of Woonsocket, Rhode Island; Arthur Bouchard, in his capacity as Interim Tax Assessor of the City of Woonsocket, Rhode Island; Lisa Baldelli-Hunt, in her capacity as Mayor of the City of Woonsocket, Rhode Island and Member of the Woonsocket Budget Commission; Christine Chamberland, in her capacity as Finance Director of the City of Woonsocket, Rhode Island*, C.A. No. PC-2015-0347 ("Lawsuit"); and

WHEREAS, there are three administrative tax appeals pending before the Woonsocket Tax Assessor and/or the Woonsocket Assessment Review Board related to calendar years 2015, 2016 and 2017 ("Tax Appeals");

WHEREAS, the parties desire to resolve all pending disputes and claims, dismiss all pending lawsuits with prejudice, and withdraw all pending administrative tax appeals with prejudice;

NOW THEREFORE, the parties hereby agree as follows:

1. CITY COUNCIL APPROVAL: The settlement terms set forth herein are subject to the approval of the City Council. The City shall cause its counsel to present this executed Settlement Agreement to the City Council for approval.
2. DISMISSAL OF PENDING LAWSUITS: Taxpayer shall cause its counsel to take whatever actions are necessary to ensure the Lawsuit is dismissed with prejudice and

without costs or fees, within 10 days after the City Council approves the terms of this Settlement Agreement. The City will cooperate with Taxpayer in securing dismissal of the case as appropriate. An agreed-upon dismissal stipulation is attached hereto as Exhibit A.

3. WITHDRAWAL OF PENDING TAX APPEALS: Taxpayer shall cause its counsel to take whatever actions are necessary to ensure the Tax Appeals are withdrawn, within 10 days after the City Council approves the terms of this Settlement Agreement. The City will cooperate with Taxpayer in withdrawing the appeals as appropriate. An agreed-upon letter withdrawing the administrative tax appeals is attached hereto as Exhibit B.

4. RELEASE: Taxpayer hereby releases, acquits and forever discharges the City and its officers, agents, successors and assigns, including, but not limited to, all named defendants in the lawsuit, from any and all actions, causes of action, claims, demands, damages, costs, expenses or any other claims which Taxpayer may now have or may have arising from any agreement, forbearance, act or omission of the City, including, but not limited to, the claims now asserted or which could have been asserted in the Lawsuit and/or Tax Appeals set forth above.

5. PAYMENT: The Taxpayer agrees to pay, and the City agrees to accept, \$11,136 in full satisfaction in lieu of the Taxpayer paying any property taxes on the Property for calendar years 2014, 2015, and 2016. Within 7 days after the City Council approves the terms of this settlement and release, the Taxpayer shall submit payment in the amount of \$11,136 to the City. Effective on the date hereof, the City shall not pursue any property tax collection enforcement against the Taxpayer for calendar years 2014, 2015, 2016 and 2017, and shall remove the Property from the scheduled tax sale.

6. EXEMPTION: The parties agree that, due to an amendment to the Taxpayer's Articles of Association filed in January 2016, the Taxpayer currently satisfies the statutory requirements for property tax exemption under R.I.G.L. § 44-3-3(a)(14) for both real and personal property. Provided that the Taxpayer's Articles of Association is not amended after the date hereof and R.I.G.L. Sec 44-3-3(a)(14) remains applicable to the Taxpayer, the Taxpayer shall continue to satisfy the statutory requirements for property tax exemption.

7. NO MODIFICATION UNLESS IN WRITING: No modification of this Agreement shall be valid unless in writing and agreed upon by both parties.

8. FULL INTEGRATION: This Settlement Agreement supersedes any prior agreements, understandings, or negotiations, whether written or oral.

9. COUNTERPARTS / MULTIPLE PARTIES: This Settlement Agreement may be executed in multiple identical counterparts, each of which shall be deemed an original.

IN WITNESS HEREOF, the parties have hereunto executed the Settlement Agreement,

by their duly authorized officers:

FOR WOONSOCKET MASONIC TEMPLE CORPORATION:

Signature: [Handwritten Signature] Date: 11 OCTOBER 2017
Name: RICHARD A. PICARD Title: PRESIDENT

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In WOONSOCKET, in said County on the 11TH day of OCTOBER, 2017,
before me personally appeared the above named, RICHARD A. PICARD, to me
known and known by me to be the party executing the foregoing instrument, and the duly
authorized PRESIDENT of Woonsocket Masonic Temple Corporation, acknowledged said
instrument, executed, to be his/her free act and deed, and the free act and deed of the
Woonsocket Masonic Temple Corporation.

[Handwritten Signature]
Notary Public
My Commission Expires: _____
**ANDREW G. SHOLES
NOTARY PUBLIC
STATE OF RHODE ISLAND
ID#15328
MY COMMISSION EXPIRES 6-12-2021**

FOR CITY OF WOONSOCKET:

Signature: _____ Date: _____
Name: _____ Title: _____

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In _____, in said County on the _____ day of _____, 2017,
before me personally appeared the above named, _____, to me
known and known by me to be the party executing the foregoing instrument, and the duly
authorized _____ of the City of Woonsocket, acknowledged said instrument, executed,
to be his/her free act and deed, and the free act and deed of the City of Woonsocket.

Notary Public
My Commission Expires: _____

Exhibit A

STATE OF RHODE ISLAND
PROVIDENCE, SC.

SUPERIOR COURT

WOONSOCKET MASONIC TEMPLE CORPORATION :
Plaintiff :

v. :

C.A. No.: PC 2015-0347

CITY OF WOONSOCKET, RHODE ISLAND; :
ARTHUR BOUCHARD, Individually and as acting :
Interim Tax Assessor of the City of Woonsocket, :
Rhode Island; LISA BALDELLI-HUNT, Individually :
and as Mayor of the City of Woonsocket and Member :
of the Woonsocket Budget Commission; CHRISTINE :
CHAMBERLAND, Individually and as Finance :
Director of the City of Woonsocket :
Defendants :

STIPULATION OF DISMISSAL

IT IS HEREBY STIPULATED AND AGREED by and between the parties that the above-captioned action is dismissed with prejudice, each party to bear its own costs and attorneys' fees.

For Plaintiff:

/s/ Andrew Sholes
Andrew Sholes, Esq. #97
Sholes & Sholes
1375 Warwick Avenue
Warwick, RI 02888
Tel: (401) 463-5600
agsholes@sholeslaw.com

For Defendants:

/s/ Leah J. Donaldson
Leah J. Donaldson, Esq. #7711
Michael R. McElroy, Esq. #2627
Schacht & McElroy
21 Dryden Lane
P.O. Box 6721
Providence, RI 02940-6721
Tel: (401) 351-4100
leah@mcelroylawoffice.com
michael@mcelroylawoffice.com

CERTIFICATE OF SERVICE

I hereby certify that, on the ____ day of _____ 2017, I filed and served this document through the electronic filing system on the following parties:

Andrew G. Sholes, Esq.
Attorney for Woonsocket Masonic Temple Corporation

The document electronically filed and served is available for viewing and/or downloading from the Rhode Island Judiciary's Electronic Filing System.

/s/ Leah J. Donaldson

Exhibit B

October ____, 2017

Elyse Pare
Tax Assessor's Office
169 Main Street
P.O. Box B
Woonsocket, Rhode Island 02895

Re: Tax Appeals for Calendar Years 2015, 2016 and 2017

Dear Ms. Pare:

This office represents the Woonsocket Masonic Temple Corporation ("WMTC").

As you may be aware, WMTC currently has three administrative tax appeals pending before the Woonsocket Tax Assessor and/or the Woonsocket Assessment Review Board related to calendar years 2015, 2016 and 2017.

WMTC hereby withdraws its administrative tax appeals for calendar years 2015, 2016, and 2017 with prejudice. The issues raised in these appeals are now resolved.

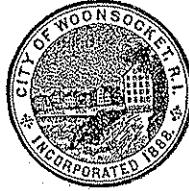
If you have any questions, please contact my office.

Very truly yours,

Andrew G. Sholes

AGS:ld

City of Woonsocket
Rhode Island



November 6, A.D. 2017

Resolution

**AUTHORIZING THE MAYOR TO PURCHASE THE PROPERTY
LOCATED AT 102-114 ROBINSON STREET,
WOONSOCKET, RHODE ISLAND**

- WHEREAS,** the City of Woonsocket has established a program to address the problem of blighted property within the City; and
- WHEREAS,** the owner of the property located at 102-114 Robinson Street is desirous of selling said property for the sum of Forty-Five Thousand Dollars (\$45,000.00) (see Exhibit A attached hereto); and
- WHEREAS,** the purchase and demolition of said property will advance the long-term goals of the City of decreasing density of the housing stock and improving the quality of life of all of our City residents; and
- WHEREAS,** the City Council has previously set aside monies for the purchase and demolition of blighted properties.

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

- SECTION 1.** The City Council of the City of Woonsocket hereby authorizes the Mayor and/or her designees to purchase and take title to the property located at 102-114 Robinson Street in the name of the City for the sum of Forty-Five Thousand Dollars (\$45,000.00) and to abate outstanding real estate taxes in the amount of Twenty-Five Thousand Eight Hundred and Ninety-Seven Dollars (\$25,897.00).
- SECTION 2.** Pursuant to said authorization, the City Solicitor shall use all legal and reasonable means to secure said property and to effectuate the purchase and transfer of said property.
- SECTION 3.** This Resolution shall take effect immediately upon its passage by the City Council.

Christopher Beauchamp
City Council

REAL ESTATE PURCHASE AND SALE AGREEMENT

This **Purchase and Sale Agreement** (the "Agreement") is made and entered into this ____ day of _____ 2017 ("Effective Date") by and between **LOGAN REALTY, LLC** of Cumberland, Rhode Island (hereinafter referred to as the "Seller") and the **CITY OF WOONSOCKET**, a municipal corporation organized under the laws of the State of Rhode Island having an office at 169 Main Street, Woonsocket, Rhode Island (hereinafter referred to as the "Buyer"). For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

- 1. Agreement to Sell and Buy.** Seller agrees to sell to Buyer and Buyer agrees to buy from Seller, upon the terms and conditions hereinafter set forth, certain tracts or parcels of land located at 102-114 Robinson Street, in the City of Woonsocket, County of Providence, State of Rhode Island, more particularly described as Assessor's Plat 36, Lot 70 (the "Property").
- 2. Price.** In consideration of the delivery of the deed to the Property, Buyer agrees to pay to Seller the sum of Forty-Five Thousand Dollars (\$45,000.00) (the "Purchase Price") and waive all outstanding real estate taxes.
- 3. Property.** Seller agrees to sell, convey and assign to Buyer and Buyer agrees to purchase and accept from Seller land located at 102-114 Robinson Street (Assessor's Plat 36, Lot 70), Woonsocket, Rhode Island as more fully described and illustrated on Exhibit A and for the monetary amount as set forth in paragraph 2.
- 4. Condition of Title.** Seller covenants and warrants that it is the fee title owner of the Property and has the authority and capacity to enter into this Agreement and consummate the transaction contemplated herein. The Property is to be conveyed by a good and sufficient Quitclaim Deed of the Seller conveying a good, clear, insurable and marketable title to the Property, free from all encumbrances, except as may be acceptable to Buyer and except easements, restrictions of record and municipal regulations, if any. Buyer may at its own expense conduct a title examination of the Property. Buyer shall notify Seller of any defects in title disclosed by such examination and if Seller elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the Property conform to the provisions hereof, as the case may be, in which event the Seller shall give written notice thereof to the Buyer at or before the Closing, and thereupon the closing shall be extended for a period of thirty (30) days. If Seller is unwilling or unable to remove such defects, Buyer shall have the option to: (a) accept such title as Seller is able to convey without abatement or reduction of the Purchase Price, or (b) cancel this Agreement. If Seller is unable or unwilling to remove such defects, Seller may terminate this Agreement.

5. Deposit. All deposits and any additional deposit made hereunder (collectively "Deposits"), if any, shall be held in an escrow account by Anthony Cofone, Esquire and, except as otherwise provided herein shall be duly accounted for at the time of delivery of the deed and applied to the Purchase Price. In the event of a dispute between the Seller and the Buyer as to the provisions of this Agreement or the performance thereof, Seller may retain all Deposits hereunder in said escrow account until the dispute is resolved by the parties, by court judgment or binding settlement, or may place the Deposits with a court of competent jurisdiction, or may release the Deposits as permitted by the laws, rules and regulations of the State of Rhode Island.

6. Buyer's Warranties, Representations and Acknowledgments. Buyer warrants, represents and covenants with Seller as follows:

- (a) Buyer has full power and authority to enter into and perform this Agreement in accordance with its terms; and
- (b) Any individual executing this Agreement on behalf of Buyer is authorized to do so, and upon execution hereof, this Agreement shall be binding upon and enforceable against Buyer.

7. Closing Documents.

(a) Seller's Closing Documents. On or before closing date, Seller shall deliver the following (collectively, "Seller's Closing Documents") to Buyer:

- 1. Quit Claim Deed (the "Deed")

(b) Buyer's Closing Documents. On or before closing date, Buyer shall execute and deliver the following (collectively, "Buyer's Closing Documents") to Seller:

- 1. Purchase Price.
- 2. Resolutions or official minutes evidencing that Buyer has the requisite power and authority to enter into and perform this Agreement and those Buyer's Closing Documents to be signed by it.
- 3. All other documents required by Seller's attorney.

8. Time is of the essence. Time is of the essence of this Agreement and Buyer and Seller shall act in good faith to effectuate the transfer of the property on or before December 15, 2017.

9. Inspection and access: Prior to the closing date, the Seller shall permit the Buyer to inspect the property.

10. Possession. Full possession of the Property free of all tenants and squatters is to be delivered to the Buyer free of debris and hazardous material including, but not limited to, tires, chemicals, and paint at the time of delivery of deed. At Closing, the Property is to be conveyed

in the same condition in which it is now, reasonable wear and tear excepted. The Buyer shall be entitled to a re-inspection of the Property prior to the delivery of the deed in order to determine whether the condition of the Property complies with the terms of this clause.

11. Miscellaneous.

- (a) This Agreement shall be binding upon and inure to the benefit of the personal and legal representatives, successors and assigns of the respective parties.
- (b) This Agreement shall be governed by and construed in accordance with Rhode Island law.
- (c) No extension of time for performance of any obligation or act will be deemed an extension of the time for performance of any other obligation or act except those of the waiving party, which will be extended by a period of time equal to the period of the delay.
- (d) This Agreement (including all Exhibits attached hereto) constitutes the entire contract between the parties hereto and may not be modified except by an instrument in writing signed by the party to be charged.
- (e) This Agreement has been prepared by Buyer and reviewed by Seller and its professional advisers. Seller and Buyer and their respective advisors believe that this Agreement is the product of all their efforts, that it expresses their agreement and that it should not be interpreted in favor or against either Seller or Buyer. The parties further agree that this Agreement will be construed to effectuate the normal and reasonable expectations of a sophisticated Seller and Buyer.
- (f) All water, sewer and trash charges due as of the date of the Closing shall be paid by the Seller.
- (g) The Seller shall keep the Property insured at its expense until delivery of the deed, against loss by fire with extended coverage provisions as presently insured. In case of any loss, the Seller shall pay over or assign to the Buyer upon payment of the remainder of the Purchase Price all sums recovered or recoverable on account of said insurance, or the Buyer may, at its option, terminate this Agreement and the deposits shall be refunded to the Buyer, unless the Seller shall have restored the premises/property substantially to the former condition
- (h) Neither party to this Agreement has had any contact or dealings regarding the Property, or any communication through any real estate broker or other person who can claim a right to a commission or finder's fee as a procuring cause of the sale contemplated herein. In the event that any broker or finder perfects a claim for a commission or finder's fee based upon such contract, dealings or communication, the party against whom the broker or finder makes its claim shall be responsible for such commission or fee and all costs and expenses (including reasonable attorney's fee) incurred by the other party in defending against the same.

(i) If the Seller is not a resident of the State of Rhode Island or will not be a resident at the time of the Closing, the Buyer must withhold six (6%) percent of the net proceeds to the Seller (9% if the Seller is a corporation), in accordance with R.I. G.L. Section 44-30-71.3 as may be amended from time to time, and pay such amount to the Division of Taxation as a non-resident withholding tax. In order to have such tax base on gain rather than net proceeds of sale, Seller must submit an election form to the Division of Taxation at least twenty (20) days prior to closing. Seller agrees to pay the entire amount of such tax found to be due at or after the closing, whether or not such tax was correctly calculated at the Closing, it being understood that the tax shall not exceed the amount of net proceeds to Seller. The tax liability shall survive the transfer of title to the Property and shall be a lien against the Property.

(j) This Agreement is subject to City Council approval.

The Seller presents that the Seller is not a foreign person or foreign corporation as defined in FIRPTA and, accordingly, that the buyer will not be required to comply with the withholding requirement of FIRPTA at the Closing.

(k) **As-Is.** Seller shall deliver the Property to Buyer "where-as" and in "as-is" condition without any express or implied warranties or warranties for fitness for any particular purpose.

12. Termination: The buyer or seller may terminate this purchase and sale agreement for the failure of any party to meet any of the terms of this purchase and sale agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first set forth above.

ACKNOWLEDGEMENT BY SELLER

_____ dated _____
(Seller)

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

ACKNOWLEDGEMENT BY BUYER

_____ dated _____
(Buyer)

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

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EXHIBIT A

That certain lot or parcel of land with all the buildings and improvements thereon situated on the northwesterly side of Burnside Avenue in the City of Woonsocket, County of Providence and State of Rhode Island, bounded and described as follows viz:

Beginning at a point in the northwesterly line of said Burnside Avenue which is one hundred (100) feet measured on a course of N. 14 30' E. from the corner formed by the intersection of said northwesterly line of Burnside Avenue with the northeasterly line of Robinson Street and at the most southerly corner of the lot hereby described and the most easterly corner of land of Richard E. Duguay, et al; thence N. 75 22' 10" W., bounding southwesterly in part on said Duguay land, and in part on land of Alan A. Perry, et al, in part on land of Paul Scott Desberg, et al, and in part on land of Normand D. Turcotte, in all three hundred twenty-six and 71/100 (326.71) feet to land of Murray Worsted Spinning Company, now or formerly; thence N. 57 03' 30" E., bounding northwesterly on said last named land, sixty-seven and 76/100 (67.76) feet to land of Edward P. Guilbert; thence S. 75 22' 30" E., bounding northeasterly in part on said Guilbert land, now or formerly, and in part on land of the Estate of Rita B. Fortier, in all two hundred eighty and 98/100 (280.98) feet to said Burnside Avenue; thence S 14 30', bounding southeasterly on said Burnside Avenue, fifty (50) feet to the point of beginning.

Said premises are hereby conveyed together with and subject to right of way, drainage, sewer and water pipe rights and duties in connection with maintenance and upkeep thereof, all of which are particularly set forth in a Deed from Henry and Germaine Soubricas to George and Antonia A. Theroux dated July 23, 1951, recorded in the Registry of Deeds in said Woonsocket in Deed Book 268 at Page 402.

Said premises, right of way and the location of said sewer and water pipes and drain are delineated on that certain unrecorded plan entitled "Location Plan of Property owned by Henry & Germain Soubricas situated on the northerly side of Robinson St.& on the westerly side of Burnside Ave. in Woonsocket, R.I. - 1951 - Joseph A. Allard, L.S. Scale of Plan - I - 30'."

Said premises are conveyed subject to a sewer easement as set forth in an easement from Frank A. Barnes to City Dairy Co., Inc. dated January 27, 1971 and recorded in the Registry of Deeds for the City of Woonsocket in Book 363 at Page 354.

For reference purposes this property is identified as 102-114 Robinson Street, Woonsocket, RI, Assessors Lot No. 70, Assessors Plat No. 36.

Property Address:
102-114 Robinson Street
Woonsocket, RI 02895
AP 36, Lot 70