

MONDAY, NOVEMBER 19, 2018
WOONSOCKET CITY COUNCIL AGENDA
CITY COUNCIL PRESIDENT DANIEL M. GENDRON PRESIDING
6:30 P.M. – HARRIS HALL
169 MAIN STREET, WOONSOCKET, RHODE ISLAND 02895

PUBLIC HEARING

18 O 55

In amendment of the Code of Ordinances, City of Woonsocket, Rhode Island Appendix C, Entitled "Zoning" changing the zoning designation of Assessor's Plat 39, Lot 9 from Residential-2 (R-2) to Mixed-Use-1(MU-1).-Gendron

REGULAR MEETING
7:00 P.M.

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 NOVEMBER 5TH**
6. **CONSENT AGENDA**
All items on the consent agenda are indicated with an asterisk (*).
7. **COMMUNICATIONS FROM MAYOR**

None.
8. **COMMUNICATIONS FROM CITY OFFICERS**

18 CO 51* From Planning Board Chairman submitting response to request for advice and recommendation regarding change of zoning designation from R-2 to MU-1 (Plat 39, Lot 9).
18 CO 52* From Solicitor regarding property damage claim of Jeremy Fontaine.
18 CO 53* From Solicitor regarding property damage claim of Ms. Jeanne F. Lambert.
9. **AGENDA FOR BOARD OF LICENSE COMMISSIONERS**

18 LC 52 Application of licenses and renewal of licenses (listing attached).
10. **COMMUNICATIONS AND PETITIONS**

18 CP 68* Monthly odor report from Jacobs Engineering Group.
11. **GOOD AND WELFARE**
(Five minute limit, per Council Rules of Order)

12. ORDINANCES TABLED UNTIL THIS MEETING

18 O 55 In amendment of the Code of Ordinances, City of Woonsocket, Rhode Island Appendix C, Entitle "Zoning" changing the zoning designation of Assessor's Plat 39, Lot 9 from Residential-2 (R-2) to Mixed-Use-1(MU-1).-Gendron

13. ORDINANCES PASSED FOR THE FIRST TIME NOVEMBER 5TH

18 O 58 In amendment of Chapter 15 Entitled, "Parks and Recreation" of the Code of Ordinances.-Gendron

18 O 59 Authorizing abandonment and acceptance of storm drain easements.-Gendron

14. NEW ORDINANCES

18 O 62 Authorization to sell property located at Scotia Street a/k/a Assessor's Plat 1, Lot 89 and property located at McMullen Avenue a/k/a Assessor's Plat 1, Lot 76, Woonsocket, Rhode Island.-Beauchamp

15. NEW RESOLUTIONS

18 R 120 Authorizing the cancellation of certain taxes.-Gendron

16. 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 15, 2018

AGENDA FOR BOARD OF LICENSE COMMISSIONERS

NEW

CLASS F1 W/ENTERTAINMENT

St. Ann Arts & Cultural Center, 84 Cumberland Street (12/1/2018, DJ)

DAILY ENTERTAINMENT

St. Ann Arts & Cultural Center, 84 Cumberland Street (11/25/2018, Chorus)

RENEWALS

COIN-OPERATED MACHINE

Luc's Bar & Grill, 541 River Street (1 game, 1 jukebox)
St. Joseph Veterans Association, 99 Louise Street (1 game, 1 jukebox)
Tyra Club, 119 West Street (1 jukebox)
Walnut Hill Bowl, 1666 Diamond Hill Road (1 game room, 19 games)
Woonsocket Lodge of Elks #850, 380 Social Street (1 jukebox)

CONSTABLE

Michael R Caswell, PO Box 2332

HOLIDAY

RI Liquors, Inc., 266 Mendon Road

POOL TABLE/BILLIARDS

Club Lafayette, 289 Aylsworth Avenue (1 table)
Tyra Club, 119 West Street (1 table)

PRIVATE DETECTIVE

Sylvester, Okpoko, 451 Logee Street

QUARTERLY ENTERTAINMENT

Michael's 493 Elm Street (Live Band, DJ, Karaoke)
The River Falls Complex, 74 South Main Street (Live Band, DJ, Karaoke)

VICTUALING - FIRST CLASS

Moonlight Restaurant, 32 Rathbun Street
Ocean Café, 114 Main Street
Sunrise Pizza, 180 Social Street
Town Pizza 2, 1049 Cass Avenue

AMENDMENT

CLASS D LIQUOR

Tyra Club, 119 West Street (to extend hours to 2 a.m. on New Year's Eve)

Monday, November 5, 2018

At a public hearing of the City Council, in the City of Woonsocket, State of Rhode Island in Harris Hall on Monday, November 5, 2018 at 6:30 P.M.

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

The following resolutions are read by title:

- 18 R 118 Ratifying the collective bargaining agreement between Local 670 and the City of Woonsocket.
- 18 R 119 Ratifying the collective bargaining agreement between Professional and Technical Employees Local 3851 and the City of Woonsocket.

John Burns addressed the council.

Upon motion of Councilwoman Murray seconded by Councilman Courmoyer it is voted that the hearing be and it is hereby adjourned at 6:33 P.M.

The regular meeting follows at 7 P.M.

All members are present.

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: Dennis Desaulniers, Ron Nichols, Albert Beauparlant, Adam Brunetti, John Ward, Mary Beth L'Esperance, Jeff Partington, Susan Kirwan, John Reynolds Jr., Michelle Marandola, Lynn Kapiskas and Richard Gariepy.

Upon motion of Councilwoman Murray seconded by Councilman Beauchamp it is voted that the minutes of the regular meeting held October 15th be approved as submitted, a voice vote on same being unanimous.

Upon motion of Councilman Courmoyer seconded by Councilwoman Murray 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:

- 18 CO 48 A communication from Public Works Director regarding Snow Ban Parking Ban Permit Program.
- 18 CO 49 A communication from Public Works Director regarding drainage easement.
- 18 CO 50 A communication from City Solicitor regarding Jason Boudreau v. Lt. Christopher Brooks et al.
- 18 LC 49 Sixty-one (61) applications for renewal of liquor licenses, which was advertised for hearing on this date, is read by title, and

Upon motion of Councilman Brien seconded by Councilwoman Sierra it is voted that the licenses be granted subject to all requirements, a voice vote on same being unanimous.

- 18 LC 50 An application of Billy Allen to hold Class C Rooming House license at 30 Ascension Street, which was advertised for hearing on this date, is read by title, and

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

18 LC 51 Upon motion of Councilwoman Murray seconded by Councilman Beauchamp it is voted that the following licenses be granted, a voice vote on same being unanimous: 1 application for Class F license, 1 application for street vendor license, 5 applications for renewal of coin-operated machine license, 1 application for renewal of pool table license, 1 application for renewal of quarterly entertainment license, 7 applications for renewal of first class victualing license, 3 applications for renewal of second class victualing license and 1 application for renewal of street vendor license.

18 CP 64 A request of David A. Silvia to address the Council regarding handicap parking is read by title. Mr. Silvia was present and addressed the council.

Upon motion of Councilman Courmoyer seconded by Councilors Brien and Murray it is voted to dispense with the regular order of business and take up all the legislation.

18 O 45 An ordinance in amendment of Code of Ordinances, Appendix C entitled "Zoning" regulating licensed marijuana cultivation, which was passed for the first time on October 15th, is read by title, and

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

18 O 50 An ordinance in amendment of Code of Ordinances, Appendix C entitled "Zoning" regulating office co-ops, which was passed for the first time on October 15th, is read by title, and

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

18 O 51 An ordinance in amendment of Code of Ordinances, Appendix C entitled "Zoning" regulating hotels, motels and bed and breakfast inns, which was passed for the first time on October 15th, is read by title, and

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

18 O 58 An ordinance in amendment of Chapter 15 entitled "Parks and Recreation" of the Code of Ordinances is read by title, and

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

18 O 59 An ordinance authorizing abandonment and acceptance of storm drain easement is read by title, and

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

18 O 60 An ordinance transferring funds from miscellaneous fund accounts to miscellaneous department accounts is read by title, and

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

18 O 61 An ordinance transferring funds from miscellaneous fund accounts to miscellaneous department accounts is read by title, and

- Upon motion of Councilman Beauchamp seconded by Councilwoman Murray it is voted that the ordinance be passed, a roll call vote on same being unanimous.
- 18 R 113 A resolution authorizing the cancellation of certain taxes is read by title, and
Upon motion of Councilwoman Murray seconded by Councilman Beauchamp it is voted that the resolution be passed, a voice vote on same being unanimous.
- 18 R 114 A resolution authorizing the cancellation of certain taxes is read by title, and
Upon motion of Councilman Beauchamp seconded by Councilwoman Murray it is voted that the resolution be passed, a voice vote on same being unanimous.
- 18 R 115 A resolution granting permission to use city property is read by title, and
Upon motion of Councilwoman Murray seconded by Councilman Beauchamp it is voted that the resolution be passed, a voice vote on same being unanimous.
- 18 R 116 A resolution granting permission to use city property 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. Councilwoman Murray recused herself from this vote.
- 18 R 117 A resolution creating a special event permit for the Main Street Holiday Stroll is read by title, and
Upon motion of Councilman Brien seconded by Councilwoman Sierra it is voted that the resolution be passed, a voice vote on same being unanimous. Councilwoman Sierra recused herself from this vote.
- 18 R 118 A resolution ratifying the collective bargaining agreement between Local 670 and the City of Woonsocket is read by title, and
Upon motion of Councilwoman Murray seconded by Councilman Beauchamp it is voted that the resolution be passed, a voice vote on same being 6-1 with Councilman Fagnant voting no.
- 18 R 119 A resolution ratifying the collective bargaining agreement between professional and technical employees Local 3851 and the City of Woonsocket is read by title, and
Upon motion of Councilwoman Murray seconded by Councilman Beauchamp it is voted that the resolution be passed, a voice vote on same being 6-1 with Councilman Fagnant voting no.
- 18 CP 65 A request of Albert R. Beuparlant to address the City Council regarding Grand Gala Event on September 15, 2019 is read by title. Mr. Beuparlant was not present.
- 18 CP 66 A request of Councilman Fagnant to address the following items: Councilman Fagnant's two year report card presented to the citizens of Woonsocket, respectfully, Middle School project and status of Tao Group's closing on property, transferring of funds for the wage re-opening WPD union contract, Haven of Grace proposed pilot tax, what is the status, statement by James Madison, Founding Father 1788 and statement of our citizens, is our city better off now than it was five (5) years ago.
- 18 CP 67 Request of Vice President Brien to address the following items: Wastewater Treatment Plant/Synagro and 2018 elections.

The following remarks are made under good and welfare:

Councilman Fagnant spoke about Synagro. He spoke about voting and candidates. He addressed lack of enthusiasm regarding voting. He wished everyone good luck.

Councilwoman Murray reminded all to vote for Levitt Amp concert series. She thanked all candidates running for office.

Councilwoman Sierra addressed campaigning and negative mailing.

President Gendron spoke about flashing lights at WWII Park on Social Street. He spoke about budgetary number for return of skate park. He spoke about election season and budget process.

Councilman Beauchamp wished colleagues and others best of luck in the election. He commented on how families are affected by political season. He spoke about monies spent and where it can be better utilized. He spoke about keeping negativity out of politics.

Councilman Brien requested that people vote and vote their conscious. He spoke about Levitt Amp concert series. He spoke about water tank on Lydia Avenue. He thanked candidates for running.

Councilman Cournoyer spoke about number of voters in Woonsocket and the homestead exemption.

Upon motion of Councilman Fagnant seconded by Councilors Brien and Sierra it is voted that the meeting be and it is hereby adjourned at 9:08 P.M.

Attest:

Christina Harmon-Duarte

City Clerk



City of Woonsocket, Rhode Island

WOONSOCKET PLANNING BOARD

c/o Department of Planning & Development
 City Hall • 169 Main Street • Post Office Box B
 Woonsocket, Rhode Island 02895-4379

**RESPONSE TO REQUEST FOR ADVICE &
 RECOMMENDATION FROM THE CITY COUNCIL**

**18-O-51 • In Amendment of the Code of Ordinances
 of the City of Woonsocket, Rhode Island,
 Appendix C, Entitled “Zoning” Changing the Zoning
 Designation of Assessor’s Plat 39 Lot 9 from Residential-2 (R-2)
 to Mixed Use-1 (MU-1)**

I. STATEMENT OF PURPOSE:

Regarding a proposed Amendment to the City of Woonsocket, Rhode Island’s Zoning Ordinance, as enacted December 19, 1994 and amended November 17, 2017, the City Council of the City of Woonsocket, Rhode Island, pursuant to § 45-24-52 Adoption – Review by planning board or commission of the Rhode Island Zoning Enabling Act of 1991, and §17.2 Planning Board Review and Recommendations of the Zoning Ordinance of the City of Woonsocket has referred the above titled matter to the Woonsocket Planning Board, created by Chapter X Article 6 of the Woonsocket Home Rule Charter, in accordance with §§ “(e) Submit an opinion on all proposed amendments to the city zoning ordinance, to the city council and the mayor, and report to the city council or to the mayor or any matter that may be referred to the planning board by the city council or by the mayor” for advice and recommendation.

After a public hearing conducted by the Woonsocket Planning Board at its meeting of November 5th, 2018, which was duly advertised and posted in accordance with the Rhode Island Open Meetings Act (R.I.G.L. 42-46), testimony was received on the above referenced matter, duly resolved, based by

facts admitted in evidence, as follows:

II. FINDINGS OF FACTS

That the subject matter was received by the Woonsocket City Council at their regular meeting on Monday, October 1st, 2018, where it was received, placed on file, ordered advertised in accordance with R.I.G.L. 45-24-53 and where it was received, placed on file, ordered advertised in accordance with R.I.G.L. 45-24-53, referred to the Woonsocket Planning Board and the Associate Director of the Rhode Island Department of Administration; all of which was accomplished.

That the Woonsocket Planning Board received an explanation of the purpose and effect of the proposed ordinance titled above from the City Planner/Administrative Officer and the staff of the Department of Planning & Development at their regularly scheduled meeting on Monday, November 5th, 2018.

That the City Planner/Administrative Officer and staff of the Department of Planning & Development will brief the Planning Board at the aforementioned meeting on the compliance and consistency of the titled matter with the provisions of the Woonsocket Comprehensive Plan 2012 and the “*general purposes of zoning ordinances*” as outlined in R.I.G.L. 45-24-30 and §§1.2 & 1.3 of the Zoning Ordinance of the City of Woonsocket as enacted December 19, 1994 and amended to November 17th, 2017, as follows:

(2) Providing for a range of uses and intensities of use appropriate to the character of the city or town and reflecting current and expected future needs.

The Planning Board agrees that the proposed zoning change will allow for this property, which is located at an intersection with two existing MU-1 properties, to benefit the city by allowing for it to be utilized for commercial and residential purposes. The City Planner does not believe that changing the property’s zoning designation from Residential to Mixed Use will reduce the existing housing stock of the city as the property is currently used as both a place of residence on the top floor and commercial units on the first and second floors of the building. In the future, this zoning change will allow for further commercial use at this intersection while still providing residential use and will be an asset to the surrounding area rather than a disadvantage.

(3) Providing for orderly growth and development that recognizes:

(i) The goals and patterns of land use contained in the comprehensive plan of the city or town adopted pursuant to chapter 22.2 of this title;

The Planning Board is satisfied that the proposed amendment is consistent with the goals and patterns of land use contained in the Woonsocket Comprehensive Plan 2012 as recommended by the Planning Board of February 1, 2012, enacted by the Woonsocket City Council on April 4, 2012 and approved by the Director of the Rhode Island Department of Administration on April 24, 2012. The City Planner believes that the proposed Amendment promulgates the enactment of such legislation as consistent with the goals and objectives of the Plan by providing governance of such uses in a reasoned and responsible manner. Changing the zoning designation of this property will allow “for flexible development by increasing options available to property owners” as stated in the comprehensive plan.

(15) Providing for procedures for the administration of the zoning ordinance, including, but not limited to, variances, special-use permits, and, where adopted, procedures for modifications.

The Planning Board is convinced that the proposed amendment establishes a reasoned and responsible series of procedures under the provisions of the Zoning Ordinance to protect individual rights under the Act and provide for community-wide input into the regulatory process.

- That the Woonsocket Planning Board agrees with the recommendations of the City Planner/Administrative Officer and the staff of the Department of Planning & Development in these conclusions.
- That no remonstrants appeared before the Woonsocket Planning Board to address the titled matter.

MOTION made by Member Pratt and seconded by Secretary Crisafulli that in accordance with the procedures for Amendments to the Zoning Ordinance of the City of Woonsocket, Rhode Island, the Woonsocket Planning Board hereby finds the proposed Amendment entitled “*In Amendment of the Code of Ordinances of the City of Woonsocket, R.I. Appendix C, Entitled “Zoning” Changing the Zoning Designation of Assessor’s Plat 39 Lot 9 from Residential-1 (R-2) to Mixed Use-1 (MU-1)*” is consistent with Woonsocket Comprehensive Plan Amendment 2012 and the General Purposes of Zoning Ordinances as contained in R.I.G.L. 45-24-30.

Vote on the Motion:

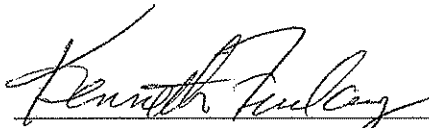
Member Capwell	Yes
Secretary Crisafulli	Yes
Member Eappen	Yes
Chairman Finlay	Yes
Member Pratt	Yes

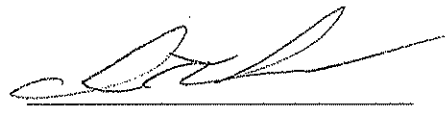
Vote: 5-0-0

III. CERTIFICATION:

This is to certify that the above statement of *Finding of Facts & Decision* reflects the action of the Woonsocket Planning Board at their regularly scheduled meeting of October 2, 2018, a quorum being present throughout, in accordance with *R.I.G.L. §45-24-52* and *§17.2* of the *Zoning Ordinance of the City of Woonsocket, Rhode Island, As Amended*. This is true and accurate recording of such action and is intended to be a part of the official record of the Woonsocket Planning Board.

Certified:


Kenneth Finlay, Chairman
Woonsocket Planning Board


Ian McElwee, City Planner
Administrative Officer

Dated: November 5th, 2018



P-401-767-9201 F-401-766-9312

✉ jdesimone@woonsocketri.org

CITY OF WOONSOCKET, RHODE ISLAND
LAW DEPARTMENT

November 14, 2018

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

RE: Claim for Property Damage of Jeremy Fontaine
30 Monroe Street, Woonsocket, RI 02895

Dear Councilors:

This claim for property damage arises out of an incident that occurred on October 31, 2018. A City truck operator struck Mr. Fontaine's vehicle while parked, damaging a rear tail – light assembly as well as the rear side quarter on the driver's side of the vehicle.

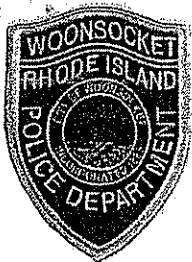
Mr. Fontaine submitted an estimate for repair from Michaud Auto Body, Inc. in the amount of \$2,107.45. As our City driver damaged the vehicle, I am recommending approval of this claim in the amount of \$2,107.45.

I would be happy to answer any questions you may have.

Sincerely,

John J. DeSimone, Esq.
City Solicitor

JJD/ps
Attachment



Woonsocket Police Department
 242 Clinton Street Woonsocket Rhode Island 02895-3276
 401-766-1212 Fax: 401-766-8897 Emergency: 401-769-1111

This report is to be used only when an operator or operators report the accident at the Police Station.
 The Woonsocket Police Department did not investigate this report.
 Please use additional forms if more then two vehicles are involved in the accident.

Woonsocket Police Report of Motor Vehicle Traffic Accident

Date of Accident 10/31/2018 Day of Week WEDNESDAY Hour 8:45 A.M. P.M.
 Address Where Accident Occurred: 169 MAIN ST. (BACK PARKING LOT of City Hall)
 Intersecting Street: _____
 If Not at Intersection: _____ Feet _____ of _____
N S E W Nearest St, House # , other landmark

Vehicle Number One Information

Vehicle: 2006 NISSAN MURANO License Plate PK 885
Year Make Type (sedan, bus, etc) Year State Number

Parts of Vehicle Damaged: DRIVER'S SIDE REAR QUARTER & TAILLIGHT ASSEMBLY Vehicle Removed to: _____ By: _____

Owner: Jeremy J Fontaine Address: 30 MONROE ST. WOONSOCKET RI
Print Full Name Street Apt/Floor

Driver: CAR WAS PARKED AT MY WORK - City Hall Address: _____
Print Full Name Street Apt/Floor

Driver's License RI 9472165 NONE Date of Birth 11/08/1978 AGE 39 SEX M Injury _____
State Number Type Restrictions Month Day Year

Insurance Company Name: GEICO Policy Number 4396-86-54-97

Occupants:
 Front Center: _____ Address: _____
 Front Right : _____ Address: _____
 Rear Left : _____ Address: _____
 Rear Center : _____ Address: _____
 Rear Right : _____ Address: _____
Please Print Street City/State

Vehicle Number Two Information

Vehicle: 2017 Ford F550 License Plate RI 5657
Year Make Type (sedan, bus, etc) Year State Number

Parts of Vehicle Damaged: NONE Vehicle Removed to: By:

Owner: City of Woonsocket Address: 169 Main St
Print Full Name Street Apt/Floor

Driver: Robert Braden Address: 165 JBR Ave
Print Full Name Street Apt/Floor

Driver's License RI 2290342 Class 10 NONE Date of Birth 12/06/71 AGE 40 SEX M Injury
State Number Type Restrictions Month Day Year

Insurance Company Name: THE TRUST Policy Number 2018-2019

Occupants:

Front Center: Address:
Front Right : Address:
Rear Left : Address:
Rear Center : Address:
Rear Right : Address:
Please Print Street City/State

First Aid Given by: Injured Party Taken to:

Damage to Property Other Than Vehicles: Name Objects and State Nature of the Damage

Name and Address of Owner of Object Struck:

Witnesses:

Name: Security Cameras In Back Address: Lot of City Hall Age: Sex:
Name: Address: Age: Sex:

Check One:

Apartment, Store, Factories One Family House Farms, Fields No ??? Development

Road Surface: Dry Wet Snowy / Icy Other

Light Conditions: Daylight Dawn or Dusk Darkness

Weather Condition: Clear Raining Snowing Fog Other _____

Road Character: Straight Road Curve Level On Grade Hillcrest

Check One or More:

Traffic Control: Stop Sign Stop-and-Go Signal Officer/Watchman RR Gates/Signals
No Traffic Control Other _____

Check One:

Road Type Driver One: 1 Driving Lane 2 Driving Lanes 3 Driving Lanes 4 or More Driving Lanes
Divided Roadway Expressway, Parkway, or Toll Road

Road Type Driver Two: 1 Driving Lane 2 Driving Lanes 3 Driving Lanes 4 or More Driving Lanes
Divided Roadway Expressway, Parkway, or Toll Road

Check One or More for Each Driver:

Driver Driver Driver
1 2 1 2 1 2

Speed too fast Passed stop sign Other improper driving
Failed to yield to right of way Disregarded traffic signal Inadequate brakes
Drove left of center Followed too closely Improper lights
Improper overtaking Made improper turn Had been drinking

Check One or More for Each Driver:

Driver No 1 was headed : on _____
N S E W

Driver No 2 was headed : on _____
N S E W

Driver Driver Driver
1 2 1 2 1 2

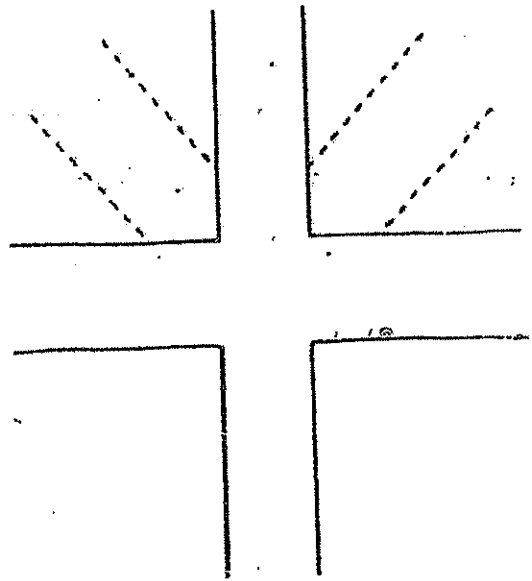
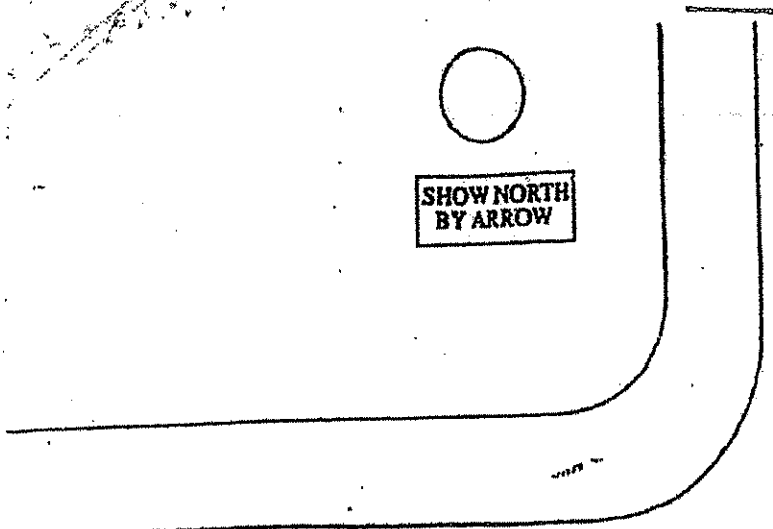
Going straight ahead Making U turn Remain stopped in traffic lane
Overtake Slow or Stop Remain parked
Making right turn Start in traffic lane Start from parked position
Making left turn Back

If Pedestrian was involved please complete:

Pedestrian was going: Across or Into: _____
N S E W

Driver Driver
1 2 1 2

Crossing or entering at intersection Walking in roadway - with traffic
Crossing or entering not at intersection Walking in roadway - against traffic
Getting on or off vehicle Pushing or working on vehicle
Standing in roadway Other working in roadway
Playing in roadway Other in roadway
Not in roadway



Draw a diagram showing direction and name of streets.

I, Jeremy Fortaine, ^(DRIVER # 2) an employee at Woodsocket City Hall (169 Main St) had my ~~set~~ parked car struck by a City vehicle driven by highway dept. employee Robert Braden, ^(DRIVER # 1) as he was backing up to retrieve the trash from the night before as he does on a daily basis. My vehicle was parked in same spot in same position as it has been everyday for the last 11 years of me working in this building.

Damage to Rear drivers side taillight assembly, and also damage to the rear drivers side quarter.

[Handwritten signature]
 Robert Braden

MICHAUD AUTO BODY, INC
 THE COLLISION EXPERTS
 430 PRIVILEGE ST, WOONSOCKET, RI 02895
 Phone: (401) 769-1983
 FAX: (401) 766-9267

Workfile ID: 0b9a56d3
 Federal ID: 050506932
 License Number: 160

Preliminary Estimate

Customer: Fontaine, Jeremy

Written By: Wayne Bousquet

Insured: Fontaine, Jeremy Policy #: Claim #:
 Type of Loss: Date of Loss: 10/31/2018 12:00 AM Days to Repair: 0
 Point of Impact:

Owner: Fontaine, Jeremy 30 Monroe Street Woonsocket, RI 02895 (401) 309-4727 Business	Inspection Location: MICHAUD AUTO BODY, INC 430 PRIVILEGE ST WOONSOCKET, RI 02895 Repair Facility (401) 769-1983 Business	Insurance Company: City of Woonsocket
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VEHICLE

2006 NISS Murano S AWD 4D UTV 6-3.5L Gasoline SMFI silver

VIN: JN8AZD8W06W545595	Interior Color:	Mileage In:	Vehicle Out:
License: PK-885	Exterior Color: silver	Mileage Out:	Job #:
State: RI	Production Date:	Condition:	

TRANSMISSION Automatic Transmission 4 Wheel Drive	Console/Storage CONVENIENCE Air Conditioning Intermittent Wipers Tilt Wheel Cruise Control Rear Defogger Keyless Entry Alarm Steering Wheel Touch Controls Rear Window Wiper Climate Control	AM Radio FM Radio Stereo Search/Seek CD Player SAFETY Drivers Side Air Bag Passenger Air Bag Anti-Lock Brakes (4) 4 Wheel Disc Brakes Front Side Impact Air Bags Head/Curtain Air Bags	Cloth Seats Bucket Seats WHEELS Aluminum/Alloy Wheels PAINT Clear Coat Paint OTHER Rear Spoiler TRUCK Rear Step Bumper
POWER Power Steering Power Brakes Power Windows Power Locks Power Mirrors Power Driver Seat	RADIO	SEATS	
DECOR Dual Mirrors Privacy Glass			

Get live updates at www.carwise.com/e/3uSkPf

Preliminary Estimate

Customer: Fontaine, Jeremy

2006 NISS Murano S AWD 4D UTV 6-3.5L Gasoline SMFI silver

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1		QUARTER PANEL					
2	*	Rpr LT Quarter panel				4.0	2.6
3		Add for Clear Coat					1.0
4	*	Rpr LT Panel extn				1.0	0.4
5		Overlap Minor Panel					-0.2
6		Add for Clear Coat					0.1
7		R&I LT Fuel door				0.3	
8		Refn LT Fuel door					0.3
9		Add for Clear Coat					0.1
10		R&I LT Quarter glass Nissan				1.4	
11	#	Repl Kit		1	30.00		
12		R&I LT Upper qtr trim charcoal				Incl.	
13		R&I LT Lower qtr trim charcoal S				0.7	
14		REAR LAMPS					
15		Repl LT Combo lamp assy	26555CC20B	1	221.51		Incl.
16		REAR BUMPER					
17		R&I R&I bumper cover				1.4	
18		Repl Bumper cover clip type 1	0155309241	8	21.20		
19	#	R&I Mudflaps				0.5	
20		R&I LT Wheelhouse liner				Incl.	
21		Repl LT Wheelhouse liner clip	015532DR9A	10	3.80		
22	#	Subl Hazardous Waste Removal		1	3.00		
23	#	Repl Cover Car For Paint Overspray		1	5.00 T	0.3	
24	#	Repl Cover Car for Primer Overspray		1	5.00 T	0.3	
25	#	Rpr Feather, Sand and Block				0.5	
26	#	Repl Mask Jambs for Paint		1	5.00 T	0.5	
27	#	Repl Mask Jambs For Primer		1	5.00 T	0.5	
28	#	Repl Anti Corrosion Materials		1	22.00 T	0.5	
29	#	Refn Tint Paint					0.5
30	#	Rpr Color Sand and Buff				0.5	
31	#	Rpr Clean Vehicle to Pre - Accident Condition				1.0	
32	#	Subl Pre Repair Scan		1	89.95		
33	#	Subl Post Repair Scan and Clear Codes		1	89.95		
34	#	Rpr Tar, Grease, Wax, Removal				0.5	
35	#	Subl Rental ---3 Days		1	150.00 X		
SUBTOTALS					651.41	13.9	4.8

Preliminary Estimate

Customer: Fontaine, Jeremy

2006 NISS Murano S AWD 4D UTV 6-3.5L Gasoline SMFI silver

ESTIMATE TOTALS

Category	Basis	Rate	Cost \$
Parts			459.41
Body Labor	13.9 hrs @	\$ 65.00 /hr	903.50
Paint Labor	4.8 hrs @	\$ 65.00 /hr	312.00
Paint Supplies	4.8 hrs @	\$ 40.00 /hr	192.00
Miscellaneous			192.00
Subtotal			2,058.91
Sales Tax	\$ 693.41 @	7.0000 %	48.54
Grand Total			2,107.45
Deductible			0.00
CUSTOMER PAY			0.00
INSURANCE PAY			2,107.45

ALL REPAIRS PERFORMED BY MICHAUD AUTO BODY, INC ARE GUARANTEED FOR AS LONG AS YOU OWN YOUR VEHICLE!

LUCIEN A MICHAUD, pres.

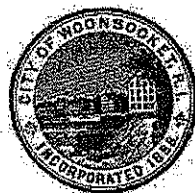
This is a Visible Damage Quotation only. Additional damage may be discovered upon tear down resulting in additional labor, parts, and expense.

Michaud Auto Body's cost per hour / per man is \$71.67--- Our posted labor rate is \$83.00 per hour --- reflecting a desired profit of 15% on labor. Our Aluminum rate is \$115.00 per hour.

PURSUANT TO RHODE ISLAND LAW, THE CONSUMER HAS THE RIGHT TO CHOOSE THE REPAIR FACILITY TO COMPLETE REPAIRS TO A MOTOR VEHICLE; AND AN INSURANCE COMPANY MAY NOT INTERFERE WITH THE CONSUMER'S CHOICE OF REPAIRER.

FOR ANY VEHICLE THAT IS LESS THAN FORTY-EIGHT (48) MONTHS BEYOND THE DATE OF MANUFACTURE, RHODE ISLAND LAW ENTITLES THE VEHICLE OWNER TO ORIGINAL EQUIPMENT MANUFACTURER (OEM) PARTS IN THE REPAIR OF A MOTOR VEHICLE PART. THIS ESTIMATE WILL INDICATE IF/WHEN AFTERMARKET BODY PARTS ARE SPECIFIED.

Any person who knowingly presents a false or fraudulent claim for payment of a loss or benefit or knowingly presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison.



CITY OF WOONSOCKET, RHODE ISLAND
LAW DEPARTMENT

November 19, 2018

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

RE: Claim for Property Damage of Ms. Jeanne F. Lambert, 15 Fieldside Drive

Dear Councilors:

This claim for property damage arises out of an incident that occurred on November 6, 2018. Mr. Lambert reported to the City that he sustained damage to his wife's 2013 Lexus ES350's tire travelling on Wood Avenue in front of Danny's Appliance. He said his vehicle struck a large pot hole there. Mr. Lambert submitted a tow report for his vehicle from AAA Northeast.

Mr. Lambert also submitted an invoice from Town Fair Tire for the repair in the amount of \$262.62. A report from the Highway Department noted that no complaints had been received, however it was quite a large hole and we had another report the previous day from another driver with tire damage.

Under R.I.G.L. § 24-5-13 (b), a person may collect up to \$300 for damage caused by a pothole. His claim totals \$262.62. There were no site-specific reports prior to the date of the incident to the City; however the Highway Department noted the large hole and filled it immediately. Since there was no prior notice, the City is within its rights to deny the claim. However, I recommend that \$262.62 be paid, given the observed condition of the roadway.

If you have any questions, please contact me as I would be happy to answer them.

Sincerely,



John J. DeSimone, Esq.
City Solicitor

JJD/ps
Attachments

PLEASE PRINT CLEARLY APPLICABLE INFORMATION

**CITY OF WOONSOCKET
PROPERTY DAMAGE CLAIM FORM**

1. Name: JEANNE F. LAMBERT
2. Address: 15 Fieldside Drive Woonsocket R.I 02895
3. Telephone: Day: 401-524-1985 Evening: _____ Cell: _____

4. Check the type of claim:

Automobile Accident: Pothole Damage: Other: _____

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

Date: _____ Time: _____ Location: _____
11-6-18 9:42 PM 308 ~~Cumberland~~ ST Woonsocket RI
59B WOOD AVE (POTHOLE LOCATION)

6. What is the total amount of your claim against the City: \$ 262.62

7. Vehicle Year: 2013 Make: LEXUS Model: ES 350

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

a. \$ _____ Vendor: _____ ESTIMATE or RECEIPT

b. \$ _____ Vendor: _____ ESTIMATE or RECEIPT

c. \$ _____ Vendor: _____ ESTIMATE or RECEIPT

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

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

PLEASE PRINT CLEARLY APPLICABLE INFORMATION

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

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

LAMBERT'S INSURANCE CONNECTION
1985 Meadow Rd Cumberland R.I. 02804
401-334-2003

b. Have you submitted a claim to your insurance carrier? No If "yes," when _____

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

d. What is your deductible? \$ 500.-

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

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

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

Agency/Dept: Legal Dept Date: 11-13-18 Employee: PRISCILLA STEENBURGEN

Agency/Dept: _____ Date: _____ Employee: _____

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

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

Claimant: Jeanne Lambert (Signature) Date: 11-13-18

JEANNE LAMBERT
(Printed Name)

FOR OFFICE USE ONLY	
Date Received:	<u>11/13/18 P.S.</u>
Letter to City Council:	<u>11/14/18</u>
Approved <input type="checkbox"/> Denied <input type="checkbox"/>	
Release Signed:	_____
Check Issued:	_____



TOWN FAIR TIRE CENTERS OF RHODE ISLAND LLC
 1495 DIAMOND HILL ROAD, WOONSOCKET, RI TEL (401) 769-7511

INVOICE - Commercial

Nick

Ver 18-05

INVOICE NO. 48669-552	INSTALLED - C4 - Collect Payment	
ACCOUNT # 40748	P.O.# E-MAIL	PHONE # (401) 524-1985

MR. MRS. MS. LAMBET & LAMBERT	CURRENT MILEAGE 56952	YEAR, MAKE, MODEL 13 LEXUS ES350
ADDRESS 1985 MENDON		
CITY STATE ZIP WOONSOCKET RI 02895	GRY	

SALE TYPE 04 Commercial	CLERK # 364	GP #	DATE 11/07/2018	TIME 09:03
----------------------------	----------------	------	--------------------	---------------

QTY	SIZE	DESCRIPTION	IBM #	LIST	PRICE	AMOUNT
1	215/55R17V	MICHELIN PRIMACY MXV4	27199	228.00	174.00	174.00
1	17	COMPUTER BALANCING	00405	21.00	17.95	17.95
1	TPMS VALVE	SENSOR RECONDITIONING	00445	6.99	5.00	5.00
1	FREE	ALIGN FRONT WHEELS	00199	39.00	0.00	0.00
1	ALIGNMENT	FACTORY RECOMMENDED	00168	119.00	51.00	51.00
1	LIFETIME	FREE FLAT REPAIR	01258	29.95	0.00	0.00
1	LIFETIME	FREE ROTATION	01235	29.95	0.00	0.00
1		DISMOUNT + MOUNT	00197	10.95	0.00	0.00
1		30 DAY TEST DRIVE	13000	0.00	0.00	0.00
1	AFTER SALE	GUARANTEED LOWEST PRICE	13002	0.00	0.00	0.00
1		NATIONWIDE WARRANTY	13001	0.00	0.00	0.00
1	LIFETIME	SNOW TIRE CHANGEOVER	00195	39.95	0.00	0.00
1		TIRE REMOVAL SERVICE			2.00	2.00

Explanation: 1 WORKS TO R-F ROTATE ALIGN SEE JE FF	SUB-TOTAL	181.00
TORQUE: 76 PSI--FR:33 RR:33	RISALES TAX	12.67
	NON-TAXABLE	68.95
	TOTAL	262.62

C4 - Collect 262.62 COLLECT PAYMENT ! ! !

Attention Customer: We gave you the voluntary tire registration form. You must mail the form for the registration to be valid.

SAFETY WARNING After installation of mag wheels, all nuts or bolts must be retorqued (retightened) after the first 25 miles CUSTOMER INITIALS _____	COMMENTS - COMPLIMENTS - COMPLAINTS Town Fair serves thousands of customers each year. In order to help us serve you better, if you have a comment, compliment, or complaint or just want to talk to us about our operation - please call - it will be greatly appreciated.	Contact or Write CUSTOMER SERVICE TOWN FAIR TIRE 460 COE AVENUE EAST HAVEN, CT 06512 TELEPHONE (203)467-8600 X 213 OR TOLL FREE 1 (800) 972-2245 OR 1 (888) TOWNFAIR OR VISIT OUR WEBSITE @ www.townfair.com
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AAA Northeast
1 Hanover Road
Florham Park, NJ 07932-1888

November 8th 2019

Mr. Ernest Lambert
15 Fieldstone Drive
Woonsocket, RI 02895

240/075999300

Dear Mr. Lambert,

As requested, below are the details of your AAA Emergency Road Service call on November 6th 2018 while in Woonsocket, RI.

Date: 11/06/2018

Call #50726

Time Received: 9:42PM

Type of Vehicle: 2013 / Lexus / ES350

Breakdown Location: 308 Cumberland Street, Woonsocket, RI

On Location Time: 11:10PM

Type of Service: Flat Tire

Tow Destination: N/A

Please let me know if there is anything further I can do to assist.

Sincerely,

A handwritten signature in cursive script that reads 'Ellen Kaiven'.

Ellen Kaiven
Lead Member Relations Counselor
AAA Northeast
ekaiven@AAANortheast.com

- MR. LAMBERT NOTED HE
CONTINUED TO DRIVE UNTIL HE
COULDN'T ANYMORE, ON
CUMBERLAND STREET.

P.S.

RECEIPT FOR SALES TAX/REGISTRATION FEES

REG. NO. LAMBE 06 05 2017
 DATE 06 05 2017

TAXABLE SALE PRICE

- AMOUNT OF TAX%
- INTEREST CHARGE
- PENALTY CHARGE

TOTAL TAX DUE

- DOT/TECH SURCHARGE
- TRANSFER FEE
- VANITY/CHARITY FEE
- TITLE FEE
- PLATE/MAT DISP FEE
- RENEWAL FEE
- REGISTRATION FEE

TOTAL REGISTRATION FEE

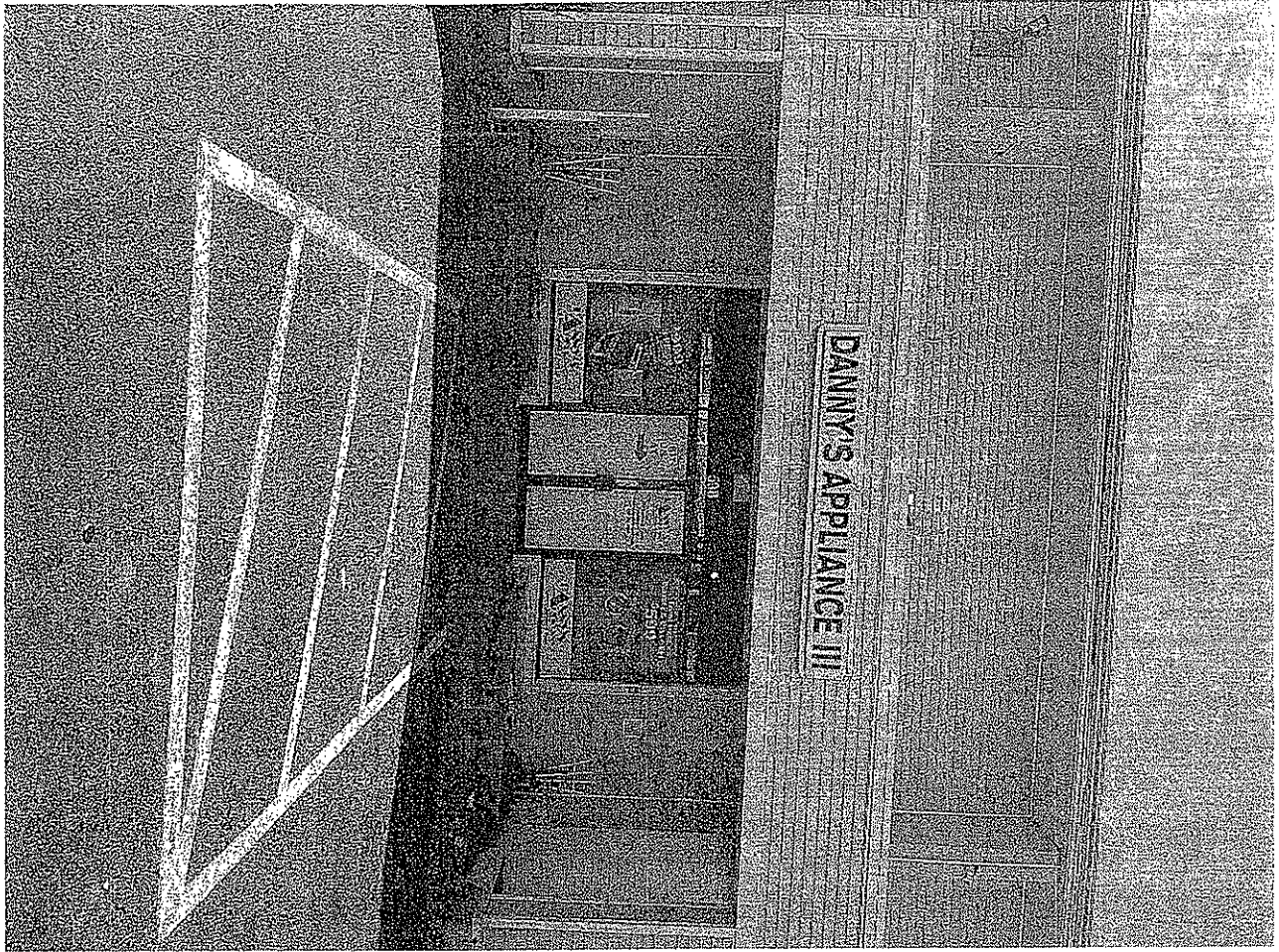
TOTAL FEES PAID

GROSS WEIGHT 4700		STATE OF RHODE ISLAND DEPARTMENT OF REVENUE DIVISION OF MOTOR VEHICLES		BASE ANNUAL FEE 1070.00	
REGISTRATION NO. LAMBE 01		PLATE TYPE 01		REGISTRATION VALID THROUGH LAST DAY OF: JULY 2019	
REGISTRATION NO. LAMBE 01		OWNERS DRIVERS LIC. NO. (IF INDIVIDUAL) 5930363		REGISTRATION CERTIFICATE PRIVATE PASS	
OWNER: ELEANNE F LAMBERT 15 FIELDSIDE DR WOODSOKET RI 02895		YEAR: 2013		MODEL: LEXU	
VIN: JTHBK16E2E2058305		BODY TYPE: SIN		COLOR: BROWN	
SPECIAL NOTATION		RESIDENCE ADDRESS (IF DIFFERENT FROM ABOVE)		157 657 1205	

APPROVED BY DMV

Walter R. ...

VALID ONLY WHEN DATED AND STAMPED WITH OFFICIAL STAMP.



AGENDA FOR BOARD OF LICENSE COMMISSIONERS

NEW

CLASS F1 W/ENTERTAINMENT

St. Ann Arts & Cultural Center, 84 Cumberland Street (12/1/2018, DJ)

DAILY ENTERTAINMENT

St. Ann Arts & Cultural Center, 84 Cumberland Street (11/25/2018, Chorus)

RENEWALS

COIN-OPERATED MACHINE

Luc's Bar & Grill, 541 River Street (1 game, 1 jukebox)
St. Joseph Veterans Association, 99 Louise Street (1 game, 1 jukebox)
Tyra Club, 119 West Street (1 jukebox)
Walnut Hill Bowl, 1666 Diamond Hill Road (1 game room, 19 games)
Woonsocket Lodge of Elks #850, 380 Social Street (1 jukebox)

CONSTABLE

Michael R Caswell, PO Box 2332

HOLIDAY

RI Liquors, Inc., 266 Mendon Road

POOL TABLE/BILLIARDS

Club Lafayette, 289 Aylsworth Avenue (1 table)
Tyra Club, 119 West Street (1 table)

PRIVATE DETECTIVE

Sylvester, Okpoko, 451 Logee Street

QUARTERLY ENTERTAINMENT

Michael's 493 Elm Street (Live Band, DJ, Karaoke)
The River Falls Complex, 74 South Main Street (Live Band, DJ, Karaoke)

VICTUALING - FIRST CLASS

Moonlight Restaurant, 32 Rathbun Street
Ocean Café, 114 Main Street
Sunrise Pizza, 180 Social Street
Town Pizza 2, 1049 Cass Avenue

AMENDMENT

CLASS D LIQUOR

Tyra Club, 119 West Street (to extend hours to 2 a.m. on New Year's Eve)

Jacobs

Jacobs Engineering Group
11 Cumberland Hill Rd
Woonsocket RI 02895
Tel 401.356.1468
Fax 401.356.1478

November 1, 2018

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

Subject: October 2018 Odor Report

Dear Councilors,

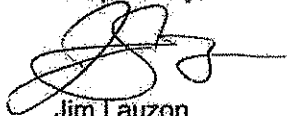
There were two (2) complaints filed with the Woonsocket Regional Wastewater Commission during the month of October 2018.

The Plant Drain line was cleaned and a warranty inspection was conducted. Synagro performed their annual shutdown and cleaned their sludge holding tank. No odor complaints were received during this two-week period.

I've attached graphs of monthly odor complaints received since January of 2015 and yearly complaints received since 2008. I've also attached the monthly odor complaint log which outlines the details of the complaints as well as the possible or probable root causes.

If you have any questions or require additional information, please call me at 401.356.1468.

Respectfully,

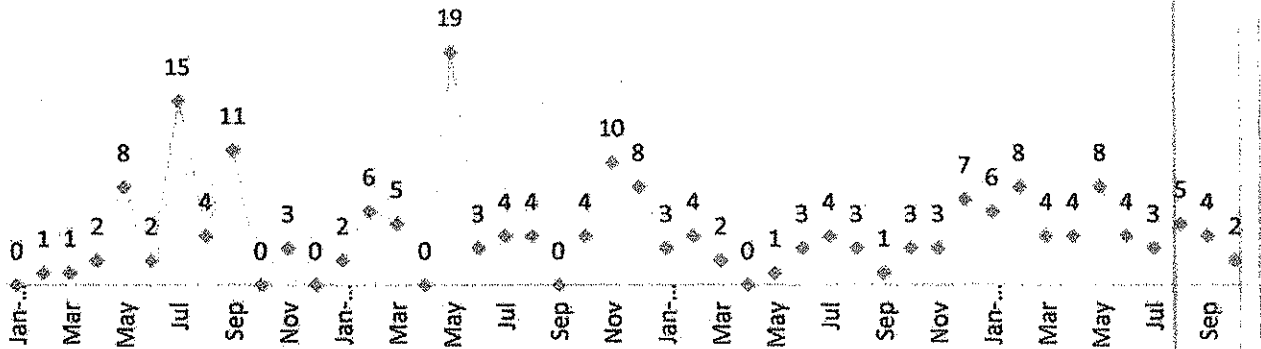


Jim Lauzon
Jacobs Engineering Group Project Manager

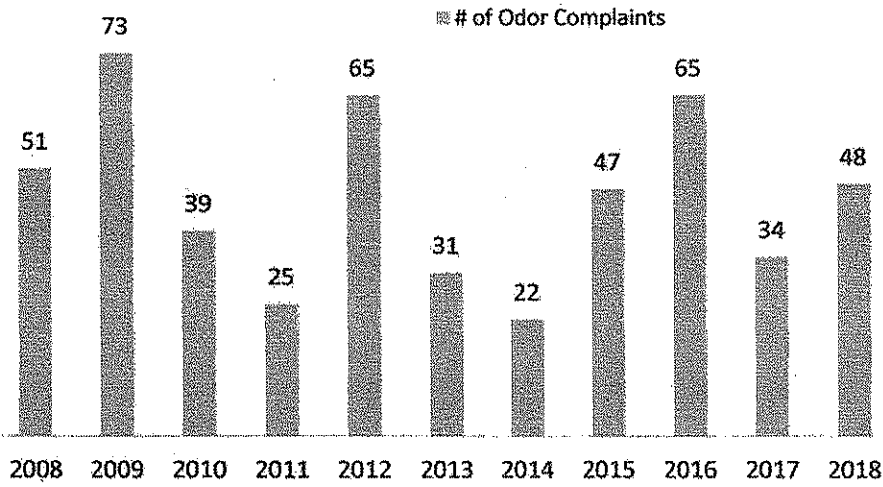
cc: Steve D'Agostino, City of Woonsocket
Jon Pratt, City of Woonsocket
Christina Duarte, City of Woonsocket
Kevin Handley, Synagro Assistant Plant Manager
Nick Quigley, Synagro Plant Manager
Alex Pinto, RIDEM, Office of Water Resources
Karen Peltier, RIDEM, Office of Air Resources
Chris John, RIDEM Office of Compliance
Laurie Toscano, Weston & Sampson
Kevin Dahl, CH2M
File

Att: Monthly and Yearly odor complaint graphs
October Odor Complaint Report

Woonsocket Odor Complaints by Month



Woonsocket Odor Complaints by Year





Report Criteria

- Complete is between '10/1/2018' AND '10/31/2018'
- Repair Center is Woonsocket
- Problem is "Excessive Odor-MEI, Odor Complaint or Odor Complaints"

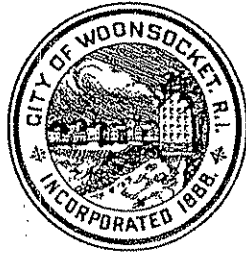
Time To Repair/Replace (Hrs): 10/1/2018

Date/Time of Complaint: 10/1/2018 8:45:00 AM
 Work Order #: WOO-1380834
 Customer Name: Constance Maclure
 Day: Monday
 Address: 36 Read Ave
 Reason: Odor this morning is horrible.
 Labor Report: Jacobs - Checked all scrubbers and screenings dumpster, no odors.
 Synagro -
 Wind Direction: West
 Wind Speed: 1 mph, gusts 10
 Temperature: 65 deg F

Time To Repair/Replace (Hrs): 10/5/2018

Date/Time of Complaint: 10/5/2018 7:52:00 AM
 Work Order #: WOO-1385035
 Customer Name: Carol Frisk
 Day: Friday
 Address: 1216 Logee St
 Reason: Smells like skunk, po, or feces, whatever it is.
 Labor Report: Jacobs - Slight bleach smell from AMBI, No other unusual odors.
 Synagro - Inspected facility, found nothing out of ordinary operating conditions.
 Wind Direction: W
 Wind Speed: 2 mph, gusts 10
 Temperature: 58 deg F

City of Woonsocket
Rhode Island



October 1, 2018

Ordinance

Chapter

IN AMENDMENT OF THE CODE OF ORDINANCES,
CITY OF WOONSOCKET, RHODE ISLAND
APPENDIX C, ENTITLED "ZONING" CHANGING THE ZONING
DESIGNATION OF ASSESSOR'S PLAT 39 LOT 9 FROM RESIDENTIAL-2 (R-2)
TO MIXED USE-1 (MU-1)

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

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

The Zoning Map entitled, "Official Zoning Map, 1994, City of Woonsocket, Rhode Island, is hereby amended such that the zoning district designation of lot 9 on Woonsocket Assessor's Plat 39 is changed from Residential-2 (R-2) *Low Density Single-family Residential District, but including customary incidental home occupations, public and semi-public uses. A minimum of ten thousand (10,000) square feet is required per lot,* to Mixed-Use 1 (MU-1) *Mixed Use Commercial/Residential District, primarily for the purpose of providing day-to-day convenient shopping needs, administrative and professional services, with an emphasis on daily necessities for the immediate residential area, provided that the gross floor area of each establishment shall not exceed three thousand (3,000) square feet, except supermarkets and the lot coverage shall not exceed thirty (30) percent. Minimum required lot area for both residential and nonresidential uses shall be six thousand (6,000) square feet for the first residential or nonresidential unit, plus four thousand (4,000) square feet for each additional residential or nonresidential unit on the same lot, with a maximum possible density of ten (10) dwelling units per acre as indicated on Exhibits "1" and "2" which are attached hereto and made a part hereof by reference.*

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

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

type size at least as large as the normal type size used by the newspaper in its news articles, and shall:

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

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

SECTION 5. At least two (2) weeks prior to the hearing, a copy of the newspaper notice described in Section 3 above shall be sent by the City Clerk by first class mail to the city or town council of any city or town to which one (1) of the following pertain.

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

SECTION 6. At least two (2) weeks prior to the hearing, a copy of the newspaper notice described in Section 3 above shall be sent by the City Clerk by first class mail to the governing body of any state or municipal water department or agency, special water district, or private water company that has riparian rights to a surface water source and/or surface watershed that is used or is suitable for use as a public water source and that is within two thousand (2,000) feet of any real property which is the subject of a proposed zoning change, provided however, that the governing body of any state or municipal water department or agency has filed with the Building Inspector a map survey, which shall be kept as a public record, showing areas of surface water resources and/or watersheds and parcels of land within two thousand (2,000) feet thereof.

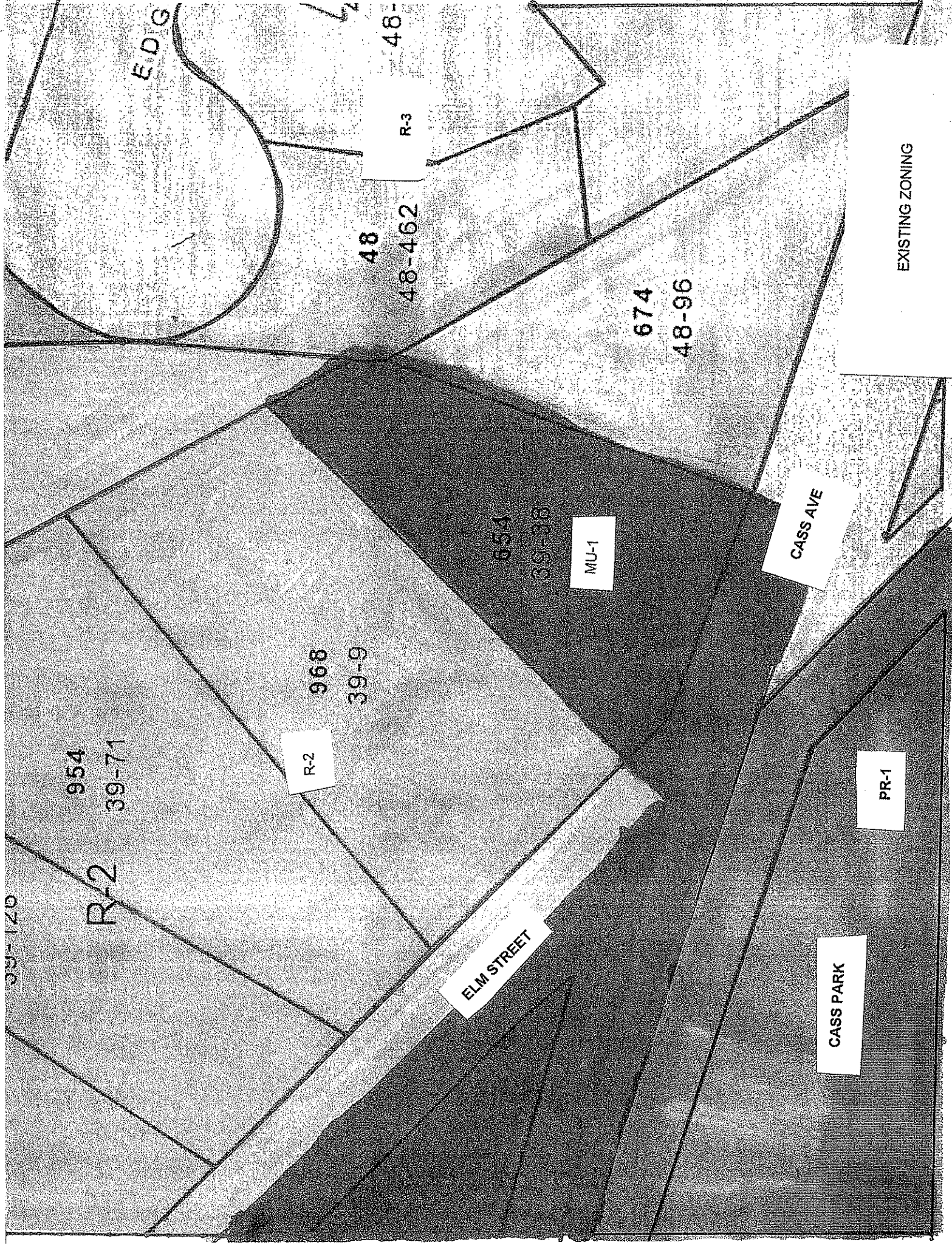
SECTION 7. At least two (2) weeks prior to the hearing, a copy of the newspaper advertisement described in Section 3 or other prepared notice containing the identical information as the newspaper notice shall be sent to all owners of real property whose property is located in or within not less than two hundred (200) feet of the perimeter of the area proposed for change, whether within or outside of the city. Such notice shall be sent by certified

to the last known address of such property owners as shown on the current real estate tax assessment records of the city or town in which the property is located.

SECTION 8. This Ordinance shall be enacted in accordance with the provisions of Sections 45-24-27 and 45-24-72 of the Rhode Island General Laws, and amended, and shall take effect 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 Gendron, Council President
(By request of the Administration)

IN CITY COUNCIL October 1, 2018 - Read by title, tabled, referred to Planning Board for advice and recommendation and to be advertised for public hearing.



R-2
954
39-71

R-2
968
39-9

ELM STREET

MU-1
654
39-38

CASS AVE

CASS PARK

PR-1

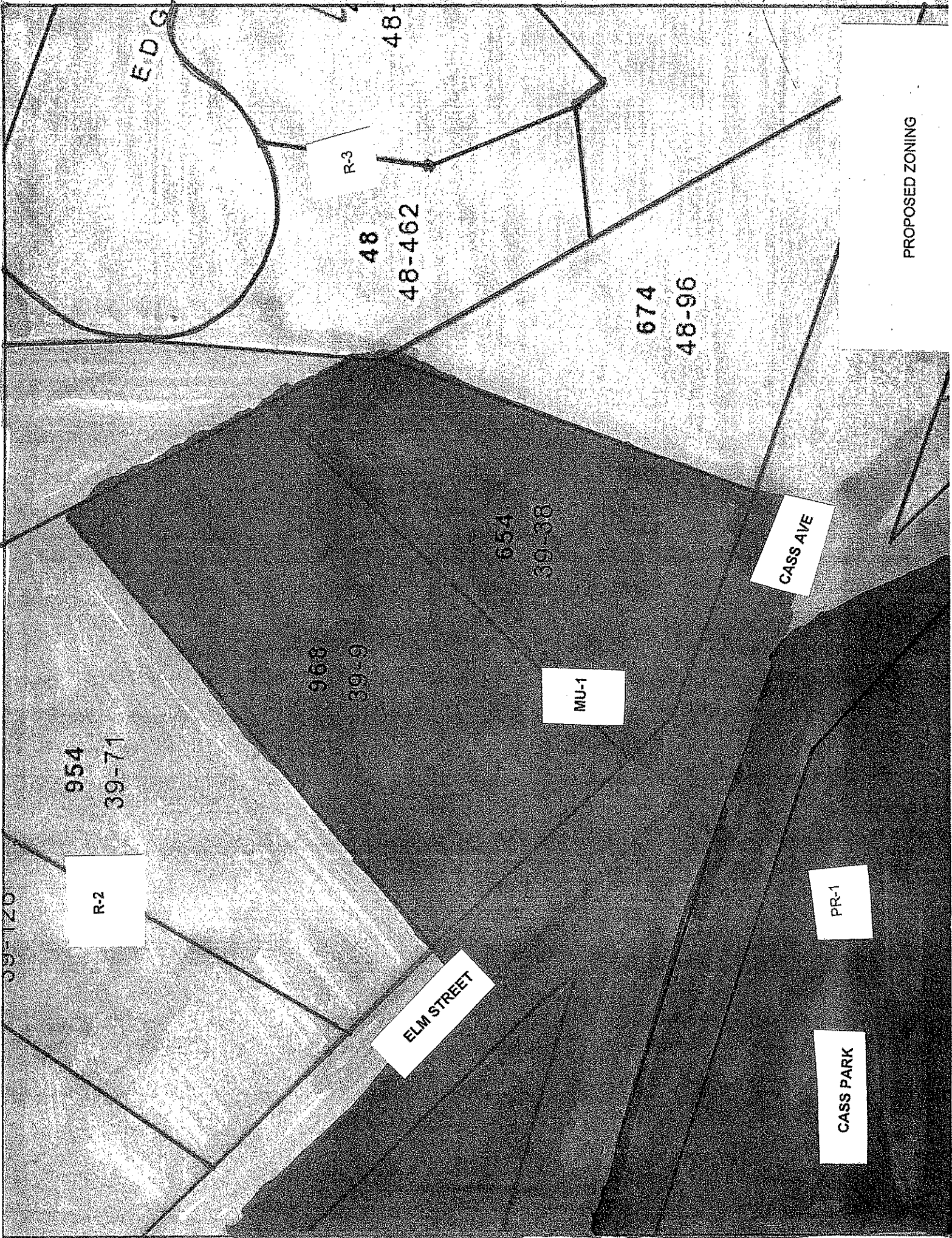
48
48-462

R-3
48-

674
48-96

EXISTING ZONING

EDGE



EDG G

R-3

48

48-462

48

674

48-96

954

39-71

R-2

966

39-9

654

39-38

MU-1

CASS AVE

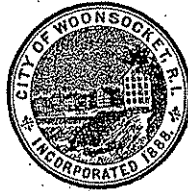
ELM STREET

PR-1

CASS PARK

PROPOSED ZONING

City of Woonsocket Rhode Island



November 5, A.D. 2018

Ordinance

Chapter

IN AMENDMENT OF CHAPTER 15 ENTITLED, "PARKS AND RECREATION" OF THE CODE OF ORDINANCES

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

SECTION 1. That Section 15-5(1) entitled, "Rules and regulations governing the use of public parks, conservation areas and running tracks" of Chapter 15 entitled, "Parks and Recreation," of the Code of Ordinances, City of Woonsocket be repealed in its entirety and replaced with the following:

Section 15-5(1) Rules and regulations governing the use of public parks, conservation areas and running tracks.

- (a) During the months of May through October, City parks shall be open from 6:00 a.m. to 9:00 p.m. Parks may be open later only with special permission of the recreation director. Unlighted areas will be closed from dusk to dawn with signage posted in all City parks stating same.
- (b) During the months of November through April, designated City parks, fields and other open areas shall be open 24 hours/day during official snow bans ONLY as declared consistent with Chapter 17, Section 17-75. Those parks and areas are as follows:
1. River Island Park (located across from 100 Bernon Street)
 2. Dunn Park (located at 79 Asylum Street)
 3. Bouley Field (located behind 450 Social Street)
 4. Area outside soccer fields at Davison Street
 5. Bernon Park (located at 145 Kermit Street)
 6. Dionne Track (located at 366 Cumberland Hill Road)
 7. Menard Field (located at 228 Privilege Street)
- (c) Only persons who have obtained a Snow Ban Parking Permit shall be authorized to park in one of the above-designated areas during a snow ban. Permits may be purchased for twenty-five (\$25.00) dollars at the City Clerk's office. The permit would be valid from November 1 through April 30. At that time, any person wishing to purchase a Snow Ban Parking Permit must sign an agreement acknowledging the list of conditions associated with a Snow Ban Parking Permit issued by the Director of Public Works attached hereto as Exhibit (A). All applicants must also provide the City Clerk with the following contact information:

1. Name and address
2. Telephone numbers (including cell, work and home)
3. Email address (if applicable)
4. Vehicle information including make, model, year, color and registration number

- (d) The Department of Public Works will be responsible for compiling a list of all Snow Ban Parking Permit holders. That list, including all updates, will then be disseminated to the Director of Public Works and Chief of Police.
- (e) The Snow Ban Parking Permit must be placed on the dashboard (driver's side) of the vehicle for which it was issued.
- (f) No person shall duplicate or attempt to duplicate a Snow Ban Parking Permit or display on any vehicle a duplicate Snow Ban Parking Permit.
- (g) A Snow Ban Parking Permit shall not guarantee or reserve a parking space nor shall it excuse the observance of any traffic or parking regulation.
- (h) All permitted vehicles shall be removed from their designated park within 24 hours after the end of an officially declared parking ban. All vehicles not removed within the 24-hour period shall be subject to a parking violation and summons to the Woonsocket Municipal Court. All violations of Section (h) shall be subject to a fine of \$75.00 per day
- (i) The Director of Public Works shall determine the number of permits to be issued for each of the above-designated areas.
- (j) Any vehicle parked in one of the above-designated areas without a Snow Ban Parking Permit shall be towed at the registered owner's expense.
- (k) Each of the above-referenced designated areas shall have signage posted stating that it is a Snow Ban Parking Permit Area.

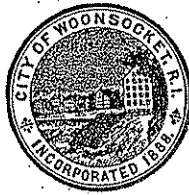
SECTION 2. This Ordinance shall take effect on the eleventh consecutive day following its passage by the City Council as provided in Chapter III, Section 9 of the Woonsocket Home Rule Charter and all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

SECTION 3. This Ordinance shall expire July 1, 2019.

Daniel Gendron, City Council President
'by request of the Administration'

IN CITY COUNCIL November 5, 2018 - Read by title and passed for the first time unanimously.

City of Woonsocket
Rhode Island



November 5, A.D. 2018

Ordinance
Chapter

**AUTHORIZING ABANDONMENT AND ACCEPTANCE
OF STORM DRAIN EASEMENTS**

WHEREAS, the City of Woonsocket, Department of Public Works, Engineering Division and Mount Saint Charles Academy are working together to properly delineate utility easements through the property of Mount Saint Charles Academy; and

WHEREAS, the existing utility easement to be abandoned and the proposed 15' wide utility easement to be accepted are shown on the attached on Exhibit "B"; and

WHEREAS, abandoning the existing easement and accepting the proposed easement are in the best interest to the City of Woonsocket.

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

SECTION 1. The City Council hereby authorizes the City of Woonsocket to abandon and accept ownership of the storm drain easements on Map E4 Lot 23-62, as shown on Exhibit "B".

SECTION 2. As the owner of said storm drain easement the City of Woonsocket will maintain, clean, inspect, and repair the storm drainage line as needed.

SECTION 3. This Ordinance shall take effect upon passage by the City Council, as provided in Chapter III, Section 10 of the Woonsocket Home Rule Charter and all ordinances inconsistent herewith are hereby repealed.

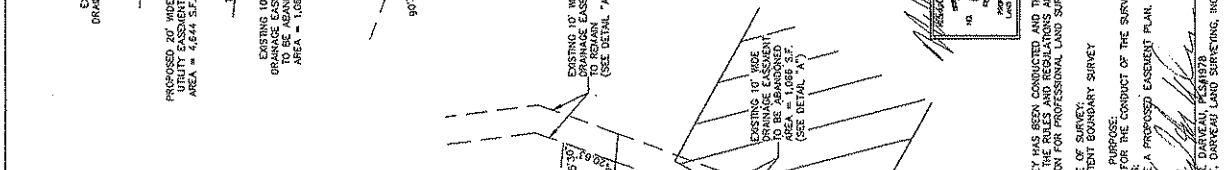
Daniel M. Gendron City Council President
'By request of the Administration'

IN CITY COUNCIL November 5, 2018 - Read by title and passed for the first time unanimously.

PROPOSED EASEMENT PLAN FOR
ACADEMY OF MOUNT ST. CHARLES
 OF THE SACRED HEART
 PLAT 23, LOT 62
 800 LOGEE STREET
 WOONSOCKET, RHODE ISLAND
 P.O. BOX 7918
 CUMBERLAND, R.I. 02864
 PHONE 401-475-5700
 E-MAIL: MIKE@DARVEAUSURVEY.COM
DARVEAU LAND SURVEYING, INC.

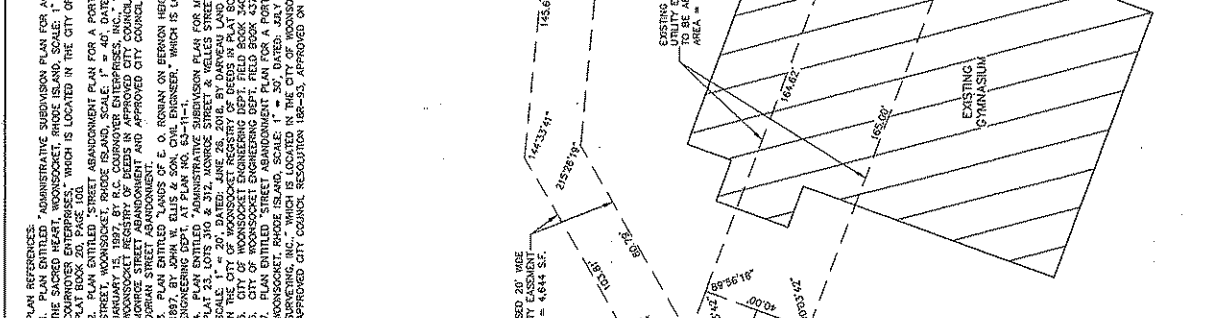
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 23, 2015, AS FOLLOWS:
 TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS 1
 STATEMENT OF PURPOSE:
 TO PREPARE A PROPOSED EASEMENT PLAN
 FOR THE PREPARATION OF THE PLAN
 BY: MICHAEL R. DARVEAU, PLS18178
 DATE: 9/17/18
 COA: AS-487

EXHIBIT "B"



DETAIL "A"
 NOT TO SCALE

PLAN REFERENCES:
 1. ADMINISTRATIVE SUBDIVISION PLAN FOR ACADEMY OF MOUNT ST. CHARLES OF THE SACRED HEART, WOONSOCKET, RHODE ISLAND, SCALE: 1" = 80', DATED: MAY 1, 1987, BY R.C. CORMIERO ENTERPRISES, WHICH IS LOCATED IN THE CITY OF WOONSOCKET REGISTRY OF DEEDS IN PLAT BOOK 20, PAGE 100.
 2. ABANDONMENT PLAN FOR A PORTION OF WONGEE STREET AND DORAN STREET, WOONSOCKET, RHODE ISLAND, SCALE: 1" = 40', DATED: DECEMBER 1988, BEASER, JANUARY 15, 1997, BY R.C. CORMIERO ENTERPRISES, INC., WHICH IS LOCATED IN THE CITY OF WOONSOCKET REGISTRY OF DEEDS IN APPROVED CITY COUNCIL RESOLUTION 9792 AND 9793 FOR WONGEE STREET AS ABANDONMENT, AND APPROVED CITY COUNCIL RESOLUTION 9792 AND 9793 FOR DORAN STREET AS ABANDONMENT.
 3. PLAN ENTITLED "LANDS OF E. O. RONAN ON BERRION HEIGHT, SCALE: 1" = 40', NOVEMBER ENGINEERING DEPT. PLAT PLAN NO. 63-1, BERRION, WHICH IS LOCATED IN THE CITY OF WOONSOCKET REGISTRY OF DEEDS IN PLAT BOOK 24, PAGE 101.
 4. PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN FOR MOUNT SAINT CHARLES ACADEMY, INC., PLAT 23, LOTS 310 & 312, WONGEE STREET & WELLES STREET, WOONSOCKET, RHODE ISLAND, IN THE CITY OF WOONSOCKET REGISTRY OF DEEDS IN PLAT BOOK 24, PAGE 101, WHICH IS LOCATED IN THE CITY OF WOONSOCKET REGISTRY OF DEEDS IN PLAT BOOK 24, PAGE 101, DATED: MAY 14, 1943.
 5. CITY OF WOONSOCKET ENGINEERING DEPT. FIELD BOOK 340, PAGE 14-15, DATED: MAY 14, 1943.
 6. PLAN ENTITLED "STREETS ABANDONMENT PLAN FOR A PORTION OF WONGEE STREET, WOONSOCKET, RHODE ISLAND, SCALE: 1" = 30', DATED: JULY 3, 2018, BY DARVEAU LAND SURVEYING, INC., WHICH IS LOCATED IN THE CITY OF WOONSOCKET REGISTRY OF DEEDS IN APPROVED CITY COUNCIL RESOLUTION 188-53, APPROVED ON SEPT. 4, 2018.



PLAT 23, LOT 62
 ACADEMY OF MOUNT SAINT CHARLES
 OF THE SACRED HEART
 (DEED BOOK 1063 AT PAGE 913)

PLAT 23, LOT 310
 N/Y MOUNT SAINT CHARLES ACADEMY, INC.
 (DEED BOOK 1063 AT PAGE 618)

EXISTING 40' WIDE UTILITY EASEMENT TO REMAIN
 AREA = 6,816 S.F.

EXISTING 10' WIDE DRAINAGE EASEMENT TO REMAIN (SEE DETAIL "A")
 AREA = 1,088 S.F.

EXISTING 20' WIDE UTILITY EASEMENT AREA = 4,644 S.F.

EXISTING 40' WIDE UTILITY EASEMENT TO BE ABANDONED AREA = 6,816 S.F.

EXISTING 10' WIDE DRAINAGE EASEMENT TO BE ABANDONED AREA = 1,088 S.F.

EXISTING 20' WIDE UTILITY EASEMENT AREA = 4,644 S.F.

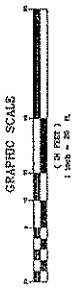
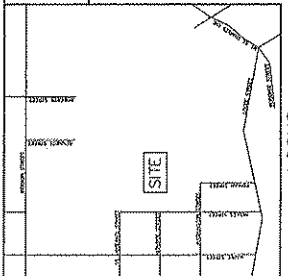
EXISTING 40' WIDE UTILITY EASEMENT TO BE ABANDONED AREA = 6,816 S.F.

EXISTING 10' WIDE DRAINAGE EASEMENT TO BE ABANDONED AREA = 1,088 S.F.

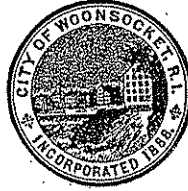
EXISTING 20' WIDE UTILITY EASEMENT AREA = 4,644 S.F.

STREET INDEX
 WELLES STREET
 LOGEE STREET

LEGEND
 DH DRILL HOLE
 N/Y NAY
 S.F. SQUARE FEET



City of Woonsocket Rhode Island



November 19, A.D. 2018

Ordinance

Chapter

**AUTHORIZATION TO SELL PROPERTY LOCATED AT SCOTIA STREET
A/K/A ASSESSOR'S PLAT 1, LOT 89 AND PROPERTY LOCATED AT
MCMULLEN AVENUE A/K/A/ ASSESSOR'S PLAT 1, LOT 76,
WOONSOCKET, RHODE ISLAND**

WHEREAS, the City of Woonsocket owns a vacant lot on Scotia Street identified as Plat 1, Lot 89 and a vacant lot on McMullen Avenue identified as Plat 1, Lot 76 (the "Properties") consisting of 1.11 acres and 0.51 acres, respectively; and

WHEREAS, the City has an interested buy who has agreed to pay Six Thousand Seven Hundred Ninety Dollars (\$6,790.00) for the Scotia Street property (Plat 1, Lot 89) and Three Thousand Six Hundred Ninety-Eight Dollars (\$3,698.00) for the McMullen Avenue (Plat 1, Lot 76) property.

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

SECTION 1. The City Council agrees to sell the Property located at Plat 1, Lot 89 on Scotia Street, Woonsocket, Rhode Island for the amount of Six Thousand Seven Hundred Ninety Dollars (\$6,790.00) and the Property located at Plat 1, Lot 76 on McMullen Avenue, Woonsocket, Rhode Island for the amount of Three Thousand Six Hundred Ninety-Eight Dollars (\$3,698.00) to Vincent Mesoella of Providence, Rhode Island as outlined in the Purchase and Sale Agreements attached hereto as Exhibits A and B.

SECTION 2. The City Council authorizes the Mayor and/or her designee to sell the Property located at Plat 1, Lot 89 on Scotia Street, Woonsocket, Rhode Island for the amount of Six Thousand Seven Hundred Ninety Dollars (\$6,790.00) and the Property located at Plat 1, Lot 76 on McMullen Avenue, Woonsocket, Rhode Island for the amount of Three Thousand Six Hundred Ninety-Eight Dollars (\$3,698.00) and to execute any and all documents to perform the same.

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

Christopher Beauchamp
Councilman

REAL ESTATE PURCHASE AND SALE AGREEMENT

This **Purchase and Sale Agreement** (the "Agreement") is made and entered into this ____ day of _____ 2018 ("Effective Date") by and between **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 "Seller") and **VINCENT MESOLELLA, JR.**, 4 Fox Place, Floor 2, Providence, 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 Scotia Street, in the City of Woonsocket, County of Providence, State of Rhode Island, more particularly described as Assessor's Plat 1, Lot 89 (the "Property").
- 2. Price.** In consideration of the delivery of the deed to the Property, Buyer agrees to pay to Seller the sum of Six Thousand Seven Hundred Ninety Dollars (\$6,790.00) (the "Purchase Price").
- 3. Property.** Seller agrees to sell, convey and assign to Buyer and Buyer agrees to purchase and accept from Seller land located at Scotia Street (Assessor's Plat 1, Lot 89), 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 Quit Claim 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 Seller and 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 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 Seller:

1. Purchase Price.

2. 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 March 1, 2019.

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 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.

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) 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.
- (e) 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.
- (f) Buyer agrees that the Property is to be used for building a single family structure only.
- (g) This Agreement has been prepared by the Seller and reviewed by the Buyer 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 of 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.
- (h) **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

EXHIBIT A

See the attached Plat Map depicting Assessor's Plat 1, Lot 89

Property Address:
Assessor's Plat 1, Lot 89
Scotia Street
Woonsocket, RI 02895



City of Woonsocket, Rhode Island
Web GIS Maps and Online Property Information
by MainStreetGIS, LLC City Website

Base Map:

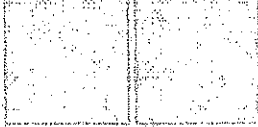
v1.11
1-89

[User Guide](#) [Feedback](#) [Disclaimer](#)

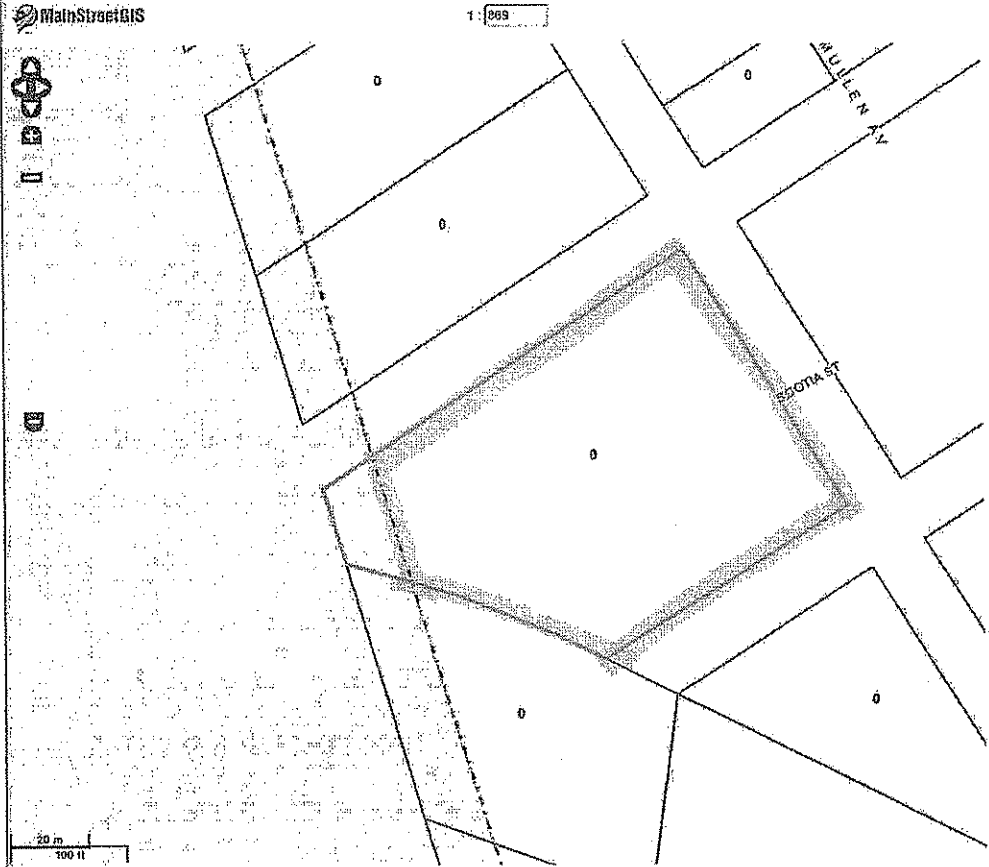
[GIS Map](#) [Street View](#) [Tax Maps](#) [Other Maps](#)

[Layers](#) [Property](#) [Selection](#)

0 SCOTIA STREET
1-89



- Zoom To
- Abutters List
- Tax Map
- Property List
- Report an Issue



REAL ESTATE PURCHASE AND SALE AGREEMENT

This **Purchase and Sale Agreement** (the "Agreement") is made and entered into this ____ day of _____ 2018 ("Effective Date") by and between **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 "Seller") and **VINCENT MESOLELLA, JR.**, 4 Fox Place, Floor 2, Providence, 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 McMullen Avenue, in the City of Woonsocket, County of Providence, State of Rhode Island, more particularly described as Assessor's Plat 1, Lot 76 (the "Property").
- 2. Price.** In consideration of the delivery of the deed to the Property, Buyer agrees to pay to Seller the sum of Three Thousand Six Hundred Ninety-Eight Dollars (\$3,698.00) (the "Purchase Price").
- 3. Property.** Seller agrees to sell, convey and assign to Buyer and Buyer agrees to purchase and accept from Seller land located at McMullen Avenue (Assessor's Plat 1, Lot 76), 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 Quit Claim 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 Seller and 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 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 Seller:

1. Purchase Price.

2. 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 March 1, 2019.

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 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.

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) 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.
- (e) 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.
- (f) Buyer agrees that the Property is to be used for building a single family structure only.
- (g) This Agreement has been prepared by the Seller and reviewed by the Buyer 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 of 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.
- (h) **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

EXHIBIT A

See the attached Plat Map depicting Assessor's Plat 1, Lot 76

Property Address:
Assessor's Plat 1, Lot 76
McMullen Avenue
Woonsocket, RI 02895



City of Woonsocket, Rhode Island
Web GIS Maps and Online Property Information
by MainStreetGIS, LLC City Website
[User Guide](#) [Feedback](#) [Disclaimer](#)

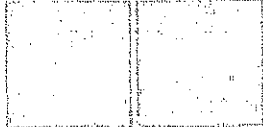
Base Map: **Town Base Map**

1-76
Address Parcel ID Google Owner

GIS Map Street View Tax Maps Other Maps

Layers Property Selection

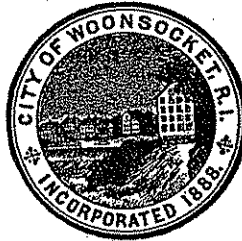
MCMULLEN AVENUE
1-76



- Zoom To
- Property Card
- Abutters List
- Property List
- Report an Issue



City of Woonsocket Rhode Island



November 19, 2018 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.

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
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/State
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

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Posting Date / /

Transaction Date / /

Report Printed: 11/13/2018 09:20:48 AM

NOVEMBER 19, 2018

R00-0133-17	2018 RP Tax Roll	ELSTON ROBERT W PATRICIA E 260 SUMMER STREET WOONSOCKET RI 02895	19H-283-028 at 260 SUMMER STREET	96 PRO RATED HOMESTEAD	\$160.38
R03-3995-30	2018 RP Tax Roll	CHRETIEN MARCEL 188 ACRE AVENUE WOONSOCKET RI 02895	30F-028-010 at 188 ACRE AVE	54 HOMESTEAD NOT APPLIED	\$1,054.70
R07-0062-50	2018 RP Tax Roll	SMITH JASON E SANFORD DORENE 2338 DIAMOND HILL ROAD WOONSOCKET, RI 02895	60D-003-014 at 2338 DIAMOND HILL RD	96 PRO RATED HOMESTEAD	\$65.92
Total					\$1,281.00