
ENVIRONMENTAL ASSESSMENT

**FOR BRAC 05 RECOMMENDATION FOR CLOSURE, DISPOSAL, AND REUSE
OF QUINTA-GAMELIN U.S. ARMY RESERVE CENTER,
BRISTOL, RHODE ISLAND**



prepared for

U.S. Army Reserve 99th Regional Support Command

prepared by

U.S. Army Corps of Engineers

Mobile District

P.O. Box 2288

Mobile, AL 36628

With technical assistance from:

The Louis Berger Group

1250 23rd Street NW

Washington, DC 20037

June 2012

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FINDING OF NO SIGNIFICANT IMPACT

BRAC 05 RECOMMENDATION FOR CLOSURE, DISPOSAL, AND REUSE OF QUINTA-GAMELIN U.S. ARMY RESERVE CENTER, BRISTOL, RHODE ISLAND

On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission recommended closure of the Bristol U.S. Army Reserve Center (USARC) (actual name of the facility is the Quinta-Gamelin USARC)¹ and realignment of essential missions to a new USARC to be constructed at Naval Station Newport in Newport, RI. This recommendation was made in conformance with the provisions of the BRAC Act of 1990, (Public Law (PL), 101-510) as amended. The deactivated USARC property is excess to Army military needs and will be disposed of according to applicable laws, regulations, and policies.

The U.S. Army Corps of Engineers, Mobile District, has prepared an Environmental Assessment (EA) for the U.S. Army Reserve, 99th Regional Support Command which identifies, documents, and evaluates environmental effects of the BRAC Commission's recommended closure, disposal and reuse of the Quinta-Gamelin USARC. The EA has been developed in accordance with the National Environmental Policy Act of 1969 (NEPA) (42 United States Code (U.S.C.) § 4321 et seq.) and implementing regulations issued by the President's Council on Environmental Quality (CEQ). The 2006 Base Realignment Closure Manual for Compliance with the National Environmental Policy Act was used for guidance in preparing the EA.

1.0 PROPOSED ACTION

The Proposed Action is the closure and disposal of surplus property made available by the realignment of the Quinta-Gamelin USARC. Redevelopment and reuse of the surplus USARC property would occur as a secondary action under disposal.

Under BRAC law, the Army was required to close the Quinta-Gamelin USARC not later than September 15, 2011. The Quinta-Gamelin USARC closed on September 15, 2011 and the Army will dispose of the property. As a part of the disposal process, the Army screened the property for reuse with the Department of Defense (DoD) and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

2.0 ALTERNATIVES CONSIDERED

The EA evaluated the following three alternatives:

Traditional Reuse and Disposal (Preferred Alternative). Under the Traditional Army Disposal and Reuse Alternative, the Army would make a public benefit conveyance of the entire parcel to the Town of Bristol, RI for purposes recommended by the Local Redevelopment Authority (LRA) in the Reuse Plan as summarized below.

- The property and facilities would be used by the Town of Bristol's Department of Parks and Recreation.
- The facilities would be used for a recreation center, recreation programs, educational uses, and a municipal emergency control center when needed.

¹ The BRAC language refers to the Bristol USARC instead of its proper name of Quinta-Gamelin USARC.

- The Department of Parks and Recreation would centralize its operations out of the new facilities and use some of the parking areas to store their maintenance and transportation vehicles.

Reuse of the buildings would require some renovations prior to receiving approval for use by the local Building Official and the Fire Marshall. Renovations to accommodate the future reuses and to meet appropriate building codes would be the responsibility of the Town of Bristol and may include the following:

- demolition of the interior dividers in the OMS and possible demolition of the mezzanine in the drill hall;
- new interior wall finishes;
- heating, ventilating, and air conditioning (HVAC) according to Code;
- plumbing according to Code;
- electrical according to Code;
- sprinkler and life safety according to Code;
- furniture as necessary to supplement the furniture remaining after the transfer of property.

Caretaker Status Alternative. The Army secured the Quinta-Gamelin USARC after the military mission ended on September 15, 2011 to ensure public safety and the security of remaining government property. Because the USARC was not transferred by September 15, 2011, the Army reduced maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-70 (Buildings and Structures). From the time of operational closure until conveyance of the property, the Army would provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment.

No Action Alternative. Under the No Action alternative, the Army would continue operations at the USARC at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final. Implementation of the No Action alternative is not possible due to the BRAC Commission's recommendation to close the USARC having the force of law and the fact that the property is currently in caretaker status.

3.0 ENVIRONMENTAL ANALYSIS

The EA, which is incorporated by reference into this Finding of No Significant Impact (FNSI), evaluated the potential effects of the action and no action alternatives on four resource areas of environmental and socioeconomic concern: land use, socioeconomics (including environmental justice and protection of children), transportation, and hazardous and toxic substances. The following paragraphs summarize the expected effects associated with the Preferred Alternative for each resource, as discussed in the EA. Twenty other resource areas were considered but not evaluated in-depth because they are either not present on or near the Quinta-Gamelin USARC property, they are present but would not be impacted by any of the alternatives, or the proposed action would have little or no measureable environmental affect on the resources.

Land Use. Long-term direct impacts to land use that would not be significant are anticipated. The USARC property would change from a military site to municipal use by the Town of Bristol's Parks and Recreation Department and would be consistent with zoning, ordinances, community land use plans, and existing land uses in the vicinity of the property.

Socioeconomics (including environmental justice and protection of children). There would be no significant impact on socioeconomic resources. There would be no change in the population of the region of influence, no disproportionately high and/or adverse impacts on minority or low income populations,

and no adverse impacts to children in the area. Reuse of the property would provide short-term beneficial impacts to the local economy during renovation activities and operation of the facilities respectively.

Transportation. There would be no significant impact on traffic or parking. Some short-term adverse impacts could occur during renovation activities from construction related traffic, but these would be temporary and not significant. Weekday traffic from Town employees at the site would be similar to use of the site as a USARC prior to BRAC closure. Traffic from public visitors to the site is also not expected to create a significant impact on transportation resources, as many of the people that would use the site currently access the Town Beach and Sport Complex to the immediate west of the site via the same roads (Hope Street and Asylum Road). With 93 parking spaces at the USARC and access to parking at the adjacent Town Beach and Sports Complex, there would also be ample parking for visitors to the new recreation center.

Hazardous and toxic substances. Potential impacts to hazardous and toxic substances from the traditional disposal and reuse of the USARC would be expected to have no significant effect. Due to the known or suspected ACM and LBP in the buildings, management of the ACM and LBP by the Town of Bristol for occupancy, use, and, if the buildings are renovated, abatement and disposal, will be in accordance with applicable federal and state regulations. Any use of hazardous materials and handling of hazardous waste by the Town of Bristol on the site would also be managed in accordance with all applicable federal and state regulations. Site investigations conducted in 2008 and 2010 found elevated concentrations of beryllium in soil samples, but they did not exceed Rhode Island Department of the Environment (RIDEM) GA Leachability Criteria for beryllium. They also found elevated barium and zinc concentrations in groundwater samples, but they were below RIDEM groundwater quality standards. Soil sampling also found elevated concentrations of arsenic that exceeded the residential direct exposure concentration (R-DEC) and the industrial/commercial direct exposure concentration (I/C DEC) in 2 out of 20 samples. However, the elevated arsenic concentrations at the site are not related to an identifiable source area and are attributed to naturally occurring background conditions conforming to Rhode Island's Remediation Regulation Rule 12.03 which allows 10 percent of site samples to exceed R-DEC and I/C-DEC and still be considered to meet state background criteria. With no ground disturbing activities planned for the reuse of the facilities, no significant impacts from the elevated concentrations beryllium, arsenic, barium or zinc would occur. While there is no identifiable site contamination attributable to prior Army activities on the site, the Army would include Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) notices and covenants in the deed of transfer for the property, and would maintain liability for any future contaminants attributable to the Army.

4.0 PUBLIC COMMENT

Interested parties are invited to review and comment on the EA and this FNSI within 30 days of publication. Comments and requests for copies of the EA should be addressed to the Environmental Coordinator of the United States Army Reserve (USAR) 99th Regional Support Command (RSC): Ms. Amanda Murphy at USAR 99th RSC, 5231 South Scott Plaza, Fort Dix, NJ 08640 or at amanda.w.murphy.ctr@us.army.mil. The EA and FNSI are also available via the World Wide Web at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm

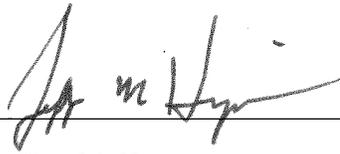
During the 30-day comment period, no public comments were received on the Final EA and Draft FNSI.

5.0 CONCLUSION

Based on the EA, it has been determined that implementation of the proposed action, or any of the alternatives, would have no significant direct, indirect, or cumulative adverse effects on the quality of the natural or human environment. Because no significant environmental impacts would result from

implementation of the proposed action, an Environmental Impact Statement is not required and will not be prepared. Preparation of this Finding of No Significant Impact is appropriate.

Date: 3 Aug 2012



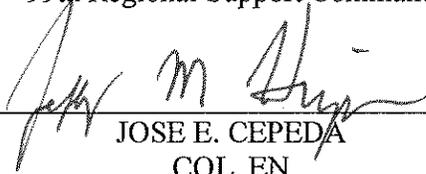
Jeffrey M. Hrzic
Chief, Environmental Division
United States Army Reserve, 99th Regional Support Command

ENVIRONMENTAL ASSESSMENT

**FOR BRAC 05 RECOMMENDATION FOR CLOSURE, DISPOSAL, AND
REUSE OF QUINTA-GAMELIN U.S. ARMY RESERVE CENTER,
BRISTOL, RHODE ISLAND**

Approved by:

99th Regional Support Command



JOSE E. CEPEDA

COL, EN

DPW Regional Engineer

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ENVIRONMENTAL ASSESSMENT

LEAD AGENCY: United States Army Reserve 99th Regional Support Command

TITLE OF PROPOSED ACTION: Environmental Assessment for BRAC 05 Recommendation for Closure, Disposal, and Reuse of Quinta-Gamelin U.S. Army Reserve Center, Bristol, Rhode Island

AFFECTED JURISDICTIONS: Bristol County, Rhode Island

PREPARED BY: Steven J. Roemhildt, Colonel, U.S. Army Corps of Engineers, Mobile District, District Commander.

APPROVED BY: Jose E. Cepeda, Colonel, U.S. Army Reserve, 99th Regional Support Command, Regional Engineer.

ABSTRACT: On September 8, 2005, the Defense Base Realignment and Closure (BRAC) Commission recommended closure of the Bristol U.S. Army Reserve Center (USARC) (actual name of the facility is the Quinta-Gamelin USARC)¹ and realignment of essential missions to a new USARC to be constructed at Naval Station Newport in Newport, RI. These recommendations were approved by the President on September 15, 2005, and forwarded to Congress. The Congress did not alter any of the BRAC Commission's recommendations, and on November 9, 2005, the recommendations became law. The BRAC Commission's recommendations must now be implemented as provided for in the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510), as amended.

The deactivated USARC property is excess to Army military needs and will be disposed of according to applicable laws, regulations, and national policy. Pursuant to the National Environmental Policy Act of 1969 (NEPA) and its implementing regulations, the Army has prepared this Environmental Assessment (EA) to address the environmental and socioeconomic impacts of disposing of the property and reasonable, foreseeable reuse alternatives.

None of the predicted effects of the Proposed Action would result in significant impacts to the quality of the human environment in Bristol, RI. Moreover, mitigation would not be necessary to offset impacts. Therefore, preparation of an Environmental Impact Statement is not required and a Finding of No Significant Impact (FNSI) will be published in accordance with NEPA.

REVIEW PERIOD: A notice of availability (NOA) for the EA and draft FNSI was published in The Newport Daily News on June 28 and 29, 2012 and the Bristol Phoenix on June 28, 2012, announcing the beginning of the 30-day public review period, June 28, 2012 through July 28, 2012. In the NOA, interested parties are informed that the EA and draft FNSI are available via the World Wide Web at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm and at the Rogers Free Library, 525 Hope Street, Bristol RI 02809. Interested parties are invited to submit comments on the EA and draft FNSI during the 30-day public comment period via mail or email to the following:

¹ The BRAC language refers to the Bristol USARC instead of its proper name of Quinta-Gamelin USARC.

Ms. Amanda Murphy
NEPA and Cultural Resources Specialist
United States Army Reserve 99th Regional Support Command
5231 South Scott Plaza
Fort Dix, NJ 08640
email: amanda.w.murphy.ctr@us.army.mil

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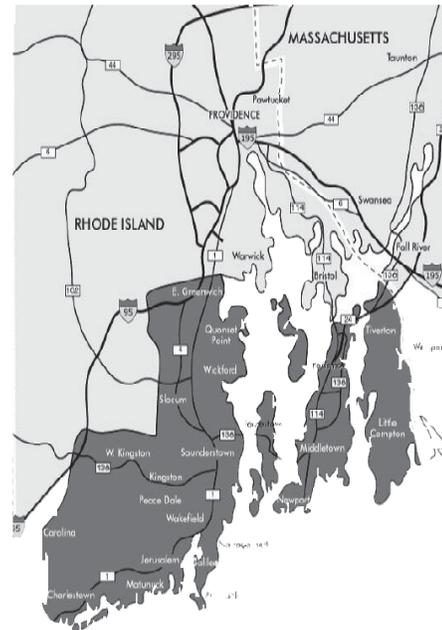
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3-Legals

PUBLIC NOTICE OF AVAILABILITY ENVIRONMENTAL ASSESSMENT AND DRAFT FINDING OF NO SIGNIFICANT IMPACT FOR THE BRAC 05 CLOSURE, DISPOSAL, AND REUSE OF THE QUINTA-GAMELIN U.S. ARMY RESERVE CENTER BRISTOL, RHODE ISLAND

Pursuant to the Council on Environmental Quality regulations for implementing the procedural provisions of the National Environmental Policy Act (40 CFR 1500), and 32 CFR 651 Environmental Analysis of Army Actions, the U.S. Army Reserve (USAR) 99th Regional Support Command (RSC) conducted an Environmental Assessment (EA) of the potential environmental and socioeconomic effects associated with implementing the Defense Base Realignment and Closure (BRAC) Commission's recommendations for the Quinta-GameLin U.S. Army Reserve Center (USARC) located on Asylum Road in Bristol, Rhode Island. The EA evaluated the potential environmental impacts associated with the closure, disposal, and reuse of the USARC.

Two reasonable alternatives were identified and evaluated in addition to the No Action Alternative: the Traditional Disposal and Reuse Alternative (Army's preferred alternative) and the Caretaker Status Alternative. Traditional Disposal and Reuse Alternative would close the Quinta-GameLin USARC and make a public benefit conveyance of the entire property to the Town of Bristol for use as the Department of Parks and Recreation. The facilities would be reused as department headquarters, recreation center, and a municipal emergency control center, when needed.

The EA and draft Finding

3-Legals

of No Significant Impact (FNSI) will undergo a 30-day public comment period from the date of this publication. This is in accordance with requirements specified in 32 CFR Part 651.14 Environmental Analysis of Army Actions. During this period the public may submit written comments on the EA and draft FNSI.

The EA and draft FNSI are available for review on the World Wide Web at http://www.hqda.army.mil/jaccim/brac/erv_ea_rev1/ew.htm

Printed copies of the EA and draft FNSI can also be viewed at the Rogers Free Library, 525 Hope Street, Bristol, RI.

Comments on the EA and draft FNSI and requests for information should be submitted during the 30-day public comment period via mail or electronic mail to the Environmental Coordinator of the USAR 99th RSC at:

**Ms. Amanda Murphy
USAR 99th RSC ENV
5231 South Scott
Plaza
Fort Dix, New Jersey
08640**
Email: amanda.w.murphy.ctr@us.army.mil

MORTGAGEE'S SALE

38 Whitwell Avenue
Newport, RI

The premises described in the mortgage will be sold subject to all encumbrances and prior liens on July 13, 2012, at 1:00 p.m. on the premises, by virtue of the power of sale contained in a mortgage by Victor P. Vazquez and Nicole M. Vazquez dated Novem-

3-Legals

ber 6, 2006 and recorded in the Newport Land Evidence Records in Book 1799, Page 283, the conditions of said mortgage having been broken.

\$10,000.00 in cash, certified or bank check is required to bid. Other terms will be announced at the sale.

**HARMON LAW OFFICES, P.C.
Attorney for the
Holder of the
Mortgage**
150 California Street
Newtown, MA 02458
(617) 558-0500
201101-1595 - ORE

MORTGAGEE'S SALE

7 Bellvue Avenue
(South)
Newport, Rhode
Island

The premises described in the mortgage will be sold subject to all encumbrances and prior liens on July 13, 2012, at 1:00 p.m. on the premises, by virtue of the power of sale in said mortgage made by Kathleen Lee, dated September 20, 2006, and recorded in the City of Newport Land Evidence Records, in Book 1789, Page 1, the conditions of the mortgage having been broken.

\$20,000.00 in cash, certified or bank check required to bid. Other terms will be announced at the sale.

**PARTRIDGE SNOW & HAHN LLP
Attorneys for the
Mortgagee**
2364 Post Road, Suite 100
Warwick, Rhode
Island 02886
(401) 681-1900

8-Religious Message

THANK YOU ST. JUDE
My prayers were answered. M.M.

10-Help Wanted

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Permanent, Part time, in Newport, Mon-Fri, 12:30 to 5:30 p.m. Looking for a responsible, multi-tasking individual with good people & phone skills, well organized; detail oriented; competent in Word & Excel. Comfortable with numbers a plus. Good pay, great work environment. E-mail resume to: billwm@hotmail.com

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10-Help Wanted

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COOK: Positions available at Naval Station Newport. Year round and seasonal. Must be available days, nights, weekends, and holidays. Fax application to: Marcia.Lynch@navy.mil

COOKS: Exp. line cooks needed. Clarke Cooke House, apply in person or call Tel 849-2900.

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TEACHER, Assistant, The Island Child Care Center. Apply in person, 3044 East Main Rd., Portsmouth

WAITPERSON - BUSSEY All shifts. Year round. Apply Gold's Grill, 21 Valley Road, Middletown.

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OBITUARIES

Maximiano Barros

Former advertising photographer

Maximiano Barros, 80, of Congregational Street, passed away Friday, June 22, 2012. Born in Bristol, he was the son of the late Maximiano and Virginia (De Jesus) Barros. He graduated from Colt Memorial High



Class of 1950.

He was employed in New York City as an advertising photographer and was a Marine from 1950 to 1954.

He is survived by his sister Mary C. Barros of Bristol. Funeral will be held Friday, June 29 at 9 a.m. from the George Lima Funeral Home, 367 High St. with a prayer service 10 a.m. at the funeral home. Burial will follow in St. Mary's Cemetery, Bristol. Visiting hours are Friday 9 a.m. to 10 a.m. www.limafh.com

Mary Moats

Retired from Converse Manufacturing

Mary (Pereira) Moats, 93 of Lea Drive, passed away on Tuesday, June 12, 2012. She was the wife of the late Frank Moats.

Born in Bristol, she was the daughter of the late Joseph and Maria Jose (Motta) Pereira. She was a graduate of Colt Memorial High School and was employed at Converse Manufacturing for 32 years before retiring in 1983.

She is survived by her son, David Deboe of Redondo, Calif. She was the sister of the late Joseph Perry, John Perry and Ermina Bunch.

Funeral services were held June 23 from the George Lima Funeral Home with a Mass of Christian burial celebrated by Fr. Mark Sauriol at St. Elizabeth Church. The offertory gifts were presented by David Deboe and Judy Miller. Burial followed in St. Mary's Cemetery. www.limafh.com



Andrew B. Sides, Jr.

Navy veteran, businessman

Andrew B. Sides, Jr., of Palm City, Fla., passed away on Saturday, June 9, 2012.

Andy was born in Cambridge, Mass., on July 18, 1925. Descended from Maine shipbuilders, he followed his heritage and was appointed to the US Naval Academy in 1943 by Margaret Chase Smith after graduating from Phillips Andover.

Following graduation from Annapolis in 1947, Andy served on the battleship *Wisconsin* and destroyers. His time at Annapolis and serving his country were to be defining times in his long life and served as the basis for some of his strongest friendships. Honorably discharged from the Navy, Andy entered business by joining Sprague & Co. of Boston.

Andy met Anna Borden of Concord, Mass., and they were married in 1952. When the Korean War broke out he re-enlisted and served on the aircraft carrier *Tarawa*. Completing his naval service, Andy went to work for Bath Iron Works in Bath, Maine. During his 10 years with BIW, he was based primarily in Bath, but also spent time working in their St. Louis, Mo., and West Chester, Pa., subsidiaries.

In 1963 Andy and Anna moved their family of four children to Bristol. Andy joined Bevis Industries, first serving as president of Masslite and then president of Newman Crosby Steel Company. In 1973 Andy purchased Rhode



Mary Angel Rogers

Retired seamstress, active in community

Mary Angel Rogers, affectionately known as "Maimie Sousa," of Bristol, died Saturday, June 9, 2012, at home at the age of 95, tired from a long, full life.

Born in Somerset, Mass., she was the daughter of the late Antone Rosa Rodrigues Rogers and Mary Louise (Rocha) Rogers. Mary moved to Bristol at age 13 and made it her hometown. She



married the late Louis Sousa of Thompson Avenue, Bristol and they had 3 children together, Louise S. Francis of Bristol, the late James Sousa of Corona, Calif. and the late Louis Sousa Jr., of Bristol.

She worked in factories as a seamstress, making coats, snow suits, men's suits and dress shirts. Later in life she worked at Smiths (Converse) in the stitching department making sneakers. Mary retired 34 years ago, and enjoyed many a birthday cake — for everyone and every occasion.

She sang with the Bristol Senior Chorus, belonged to the Benjamin Church Senior Center, the Warren Senior Center, and the East Providence Senior Center where she was involved in activities including bus trips, lunches, bingo and volunteer work. Talented with a needle work of every kind, her table cloths are treasured possessions.

Mary also joined the children of Mary as a young girl. She continued her religious affiliation and attended many feasts and marching with the Holy Ghost Feast was one of her fondest memories. A faithful member of the Daughters of Isabella, where she received her 45th year pin last summer.

In addition to her daughter, Mary leaves seven grandchildren and seven great-grandchildren. Marybeth Sousa Brissette, Peter Brissette, Lynn Sousa Gil, Emma Gil and Samantha Gil, all of Woonsocket, Louis Sousa, Joan Shaughnessy Sousa, Jack Sousa and Sally Sousa, all of Holliston, Mass., Cheryl Sousa Almeida, Joshua Almeida, Katherine Almeida, all of Westport, Mass., Lisa Francis of Bristol, Lori Francis Montville and Logan Montville of Bristol, James Sousa Jr. and Paul Manke of Corona, Calif., Joan Sousa of Riverside, Calif., and the late Linda Lawrence Sousa. She was the mother-in-law of Leonard Francis of Bristol. Mary Angel Rogers Sousa or "Titia," or "Auntie Maimie" or "great-gramma" or "Mary the Great," would always have the last word and that was — "I love you. God bless you."

The family received friends at Smith Funeral & Memorial Services, and a Mass of Christian burial took place at St. Thomas the Apostle Church. Burial was at St. Mary's Cemetery.

LEGAL NOTICE

PUBLIC NOTICE OF AVAILABILITY ENVIRONMENTAL ASSESSMENT AND DRAFT FINDING OF NO SIGNIFICANT IMPACT FOR THE BRAC 05 CLOSURE, DISPOSAL, AND REUSE OF THE QUINTA-GAMELIN U.S. ARMY RESERVE CENTER BRISTOL, RHODE ISLAND

Pursuant to the Council on Environmental Quality regulations for implementing the procedural provisions of the National Environmental Policy Act (40 CFR 1500), and 32 CFR 651 Environmental Analysis of Army Actions, the U.S. Army Reserve (USAR) 99th Regional Support Command (RSC) conducted an Environmental Assessment (EA) of the potential environmental and socioeconomic effects associated with implementing the Defense Base Realignment and Closure (BRAC) Commission's recommendations for the Quinta-Gamelin U.S. Army Reserve Center (USARC) located on Asylum Road in Bristol, Rhode Island. The EA evaluated the potential environmental impacts associated with the closure, disposal, and reuse of the USARC.

Two reasonable alternatives were identified and evaluated in addition to the No Action Alternative, the Traditional Disposal and Reuse Alternative (Army's preferred alternative) and the Caretaker Status Alternative. Traditional Disposal and Reuse Alternative would close the Quinta-Gamelin USARC and make a public benefit conveyance of the entire property to the Town of Bristol for reuse by the Department of Parks and Recreation. The facilities would be reused as department headquarters, recreation center, and a municipal emergency control center, when needed.

The EA and draft Finding of No Significant Impact (FNSI) will undergo a 30-day public comment period from the date of this publication. This is in accordance with requirements specified in 32 CFR Part 651.14 Environmental Analysis of Army Actions. During this period the public may submit written comments on the EA and draft FNSI.

The EA and draft FNSI are available for review on the World Wide Web at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm

Printed copies of the EA and draft FNSI can also be viewed at the Rogers Free Library, 525 Hope Street, Bristol, RI.

Comments on the EA and draft FNSI and requests for information should be submitted during the 30-day public comment period via mail or electronic mail to the Environmental Coordinator of the USAR 99th RSC at:

Ms. Amanda Murphy
USAR 99th RSC ENV
5231 South Scott Plaza
Fort Dix, New Jersey 08540
Email: amanda.w.murphy.ct@us.army.mil

June 28, 2012

LEGAL NOTICE

STATE OF RHODE ISLAND PROBATE COURT OF THE TOWN OF BRISTOL, RI NOTICE OF MATTERS PENDING AND FOR HEARING IN SAID COURT

GUADALUPE, VIRGINIA C., ward.
Seventh account of guardian, for hearing July 17, 2012.
June 28 and July 6, 12, 2012

SOUSA, HELGA M., estate.
Final account of executor, for hearing July 17, 2012.
June 28 and July 6, 12, 2012

DANIELS, LILLIANA A., respondent.
Appointment of co-guardians; for hearing July 17, 2012.
June 28 and July 6, 12, 2012

CHAVES, ERNEST, respondent.
Appointment of guardian; for hearing July 17, 2012.
June 28 and July 6, 12, 2012

REGO, ALFRED RAYMOND, estate.
Probate of will; for hearing July 17, 2012.
June 28 and July 6, 12, 2012

DELTORO, RICHARD MICHAEL, estate.
Probate of will; for hearing July 17, 2012.
June 28 and July 6, 12, 2012
Richard B. Abilheira, Probate Judge
Louis P. Cirillo, CMC, Probate Clerk

Individuals requesting interpreter services. For the hearing impaired must notify the Town Clerk's office at 253-7000, 72 hours Prior to said meeting.

A celebration of life will be held in September in Palm City. In lieu of flowers, a donation may be made to Treasure Coast Hospice, www.tchospice.org, or the charity of your choice. www.foresthillspalmcityflorida.com.

LEGAL NOTICE

BRISTOL PLANNING BOARD NOTICE OF PUBLIC INFORMATIONAL MEETING

The Bristol Planning Board will hold a Public Informational Meeting on Tuesday, July 10, 2012, at 7:00 p.m. at the Bristol Town Hall, 10 Court Street, for the purpose of reviewing the Master Plan for the demolition of existing building and construction of two (2) commercial structures.

Property located at 75 Tupelo Street. Owner/Applicant: Tupelo Cove, LLC. Plat 92 Lot 5.

Plans and supporting materials are available for review at the Office of Community Development, by appointment between the hours of 8:30 a.m. and 4:00 p.m. Monday through Friday.

BRISTOL PLANNING BOARD JEROME SQUATRITO, CHAIRMAN

June 28, 2012

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EXECUTIVE SUMMARY

ES.1 INTRODUCTION

On September 8, 2005, the Defense Base Realignment and Closure (BRAC) Commission recommended closure of the Bristol USARC (actual name of the facility is the Quinta-Gamelin USARC)² and realignment of essential missions to a new USARC to be constructed at Naval Station Newport in Newport, Rhode Island (RI). This recommendation was made in conformance with the provisions of the BRAC Act of 1990, (Public Law, 101-510) as amended. The USARC property is excess to Army military needs and will be disposed of according to applicable laws, regulations, and national policy. Pursuant to the National Environmental Policy Act of 1969 (NEPA) and its implementing regulations, the Army has prepared this Environmental Assessment (EA) to address the environmental and socioeconomic impacts of disposing of the property and reasonable, foreseeable reuse alternatives.

ES.2 BACKGROUND AND SETTING

The Quinta-Gamelin USARC is located on the south-west portion of Bristol County, RI on the west side of the Town of Bristol. Bristol, the largest city and county seat of Bristol County, is an approximately 10.1-square-mile community located on a peninsula, approximately 16 miles southeast of Providence, RI. Bristol is bordered by Mount Hope Bay to the east, the Town of Warren to the north, Narragansett Bay to the west and the Town of Portsmouth, via the Mount Hope Bridge, to the south.

ES.3 PROPOSED ACTION

The proposed action is the disposal of surplus property made available by the realignment of the Quinta-Gamelin USARC in Bristol, Rhode Island. Redevelopment and reuse of the surplus USARC property (the “Property”) would occur as a secondary action under disposal.

Under BRAC law, the Army was required to close the Quinta-Gamelin USARC not later than September 15, 2011. The Quinta-Gamelin USARC was closed on September 15, 2011 and the Army will dispose of the property. As a part of the disposal process, the Army screened the property for reuse with the Department of Defense (DoD) and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

ES.4 ALTERNATIVES

A key principle of NEPA is that agencies are to give full consideration to all reasonable alternatives to a proposed action. Considering alternatives helps to avoid unnecessary impacts and allows analysis of reasonable ways to achieve the stated purpose. To warrant detailed evaluation, an alternative must be reasonable. To be considered reasonable, an alternative must be affordable, capable of implementation, and satisfactory with respect to meeting the purpose of and need for the action. The following alternatives were considered reasonable by the Army and are carried forward for detailed evaluation in this EA.

² The BRAC language refers to the Bristol USARC instead of its proper name of Quinta-Gamelin USARC.

Preferred Alternative: Traditional Disposal and Reuse

For the Preferred Alternative the Army would make a public benefit conveyance of the entire parcel to the Town of Bristol, RI for purposes recommended by the Local Redevelopment Authority in the Reuse Plan as described below.

- The property and facilities would be used by the Town of Bristol's Department of Parks and Recreation.
- The facilities would be used for a recreation center, recreation programs, educational uses, and a municipal emergency control center when needed.
- The Department of Parks and Recreation would centralize its operations out of the new facilities and use some of the parking areas to store their maintenance and transportation vehicles.

Caretaker Status Alternative

The Army secured the Quinta-Gamelin USARC after the military mission ended on September 15, 2011 to ensure public safety and the security of remaining government property. Because the USARC was not transferred by September 15, 2011, the Army reduced maintenance levels to the minimum level for surplus government property as specified in 41 Code of Federal Regulations (CFR) 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-70 (Buildings and Structures). From the time of operational closure until conveyance of the property, the Army would provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment.

No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Quinta-Gamelin USARC at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final. Implementation of the No Action Alternative is not possible due to the BRAC Commission's recommendation to close the Quinta-Gamelin USARC having the force of law and the fact that the property is currently in caretaker status. However, inclusion of the No Action Alternative is prescribed by the Council on Environmental Quality (CEQ) regulations implementing NEPA, and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. Therefore, the No Action Alternative is evaluated in the EA.

ES.5 ENVIRONMENTAL CONSEQUENCES

Under the Preferred and Caretaker Status alternatives, the Proposed Action would not have any significant adverse effects on any of the environmental or related resource areas on the USARC site or on any areas in Bristol surrounding the USARC. For all resource areas, the effects are evaluated to be at No Effect or No Significant Effect levels.

Under the No Action Alternative, the Army would continue operations at the USARC at pre-closure levels and no new environmental impacts would occur. For all resource areas, the effects are evaluated to be at No Effect or No Significant Effect levels.

A summary of impacts by resource area for the two action alternatives and the No Action Alternative is provided in Table ES-1.

Table ES-1. Summary of the Impacts of the Proposed Action Alternatives

Resource	Preferred Alternative	Caretaker Status Alternative	No Action Alternative
Land Use			
<i>Regional Geographic Setting and Location</i>	No effect.	No effect.	No effect.
<i>Site Land Use</i>	No significant effect.	No effect.	No effect.
<i>Current and Future Development in the Region of Influence</i>	No effect.	No effect.	No effect.
<i>Coastal Zone</i>	No effect.	No effect.	No effect.
Aesthetic and Visual Resources	No effect.	No effect.	No effect.
Air Quality			
<i>Ambient Air Quality Conditions</i>	No significant effect.	No effect.	No effect.
<i>Meteorology/Climate</i>	No effect.	No effect.	No effect.
<i>Air Pollutant Emissions at Project Site</i>	No significant effect.	No significant effect (beneficial).	No effect.
<i>Regional Air Pollutant Emissions Summary</i>	No significant effect.	No significant effect (beneficial).	No effect.
Noise	No significant effect	No significant effect (beneficial).	No effect.
Geology and Soils			
<i>Geologic and Topographic Conditions</i>	No effect.	No effect.	No effect.
<i>Soils</i>	No effect.	No effect.	No effect.
<i>Prime Farmland</i>	No effect.	No effect.	No effect.
Water Resources			
<i>Surface Water</i>	No effect.	No effect.	No effect.
<i>Wetlands</i>	No effect.	No effect.	No effect.
<i>Hydrogeology/Groundwater</i>	No effect.	No effect.	No effect.
<i>Floodplains</i>	Resource not present	Resource not present	Resource not present
<i>Storm water System</i>	No effect.	No effect.	No effect.
Biological Resources			
<i>Vegetation</i>	No effect.	No effect.	No effect.
<i>Wildlife</i>	No significant effect.	No significant effect.	No effect.
<i>Threatened, Endangered, and Sensitive Species</i>	Resource not present	Resource not present	Resource not present
Cultural Resources			
<i>Archaeology</i>	Resource not present	Resource not present	Resource not present

Resource	Preferred Alternative	Caretaker Status Alternative	No Action Alternative
<i>Built Environment</i>	No effect.	No effect.	No effect.
Socioeconomics			
<i>Economic Development</i>	No significant effect.	No effect.	No effect.
<i>Demographics</i>	No effect.	No effect.	No effect.
<i>Environmental Justice</i>	No effect.	No effect.	No effect.
Transportation			
<i>Roadways and Traffic</i>	No significant effect.	No significant effect (beneficial).	No effect.
<i>Public Transportation</i>	No significant effect.	No significant effect (beneficial).	No effect.
Utilities			
<i>Potable Water Supply</i>	No effect.	No significant effect (beneficial).	No effect.
<i>Sanitary Sewer System</i>	No effect.	No significant effect (beneficial).	No effect.
<i>Electrical Service and Distribution</i>	No effect.	No significant effect (beneficial).	No effect.
<i>Natural gas</i>	No effect.	No significant effect (beneficial).	No effect.
<i>Communications</i>	No effect.	No significant effect (beneficial).	No effect.
<i>Municipal Solid Waste</i>	No significant effect.	No significant effect (beneficial).	No effect.
Hazardous and Toxic Substances			
<i>Uses of Hazardous Materials</i>	No significant effect.	No effect.	No effect.
<i>Storage and Handling Areas</i>	No significant effect.	No effect.	No effect.
<i>Site Contamination and Cleanup</i>	No significant effect.	No effect.	No effect.
Cumulative Effects	No significant effect.	No significant effect (beneficial).	No effect.

ES.6 MITIGATION RESPONSIBILITY AND PERMIT REQUIREMENTS

None of the predicted effects of the Proposed Action would result in significant impacts; therefore, mitigation is not needed.

ES.7 CONCLUSIONS

Based on the analysis performed in this EA, implementation of the proposed action under any of the action alternatives would have no significant direct, indirect, or cumulative effects on the quality of the natural or human environment. Preparation of an Environmental Impact Statement is not required and issuance of a Finding of No Significant Impact would be appropriate.

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1.0 PURPOSE AND NEED

1.1 INTRODUCTION

This Environmental Assessment (EA) analyzes the environmental impacts of the proposed closure and reuse of the Quinta-Gamelin United States Army Reserve Center (USARC), in Bristol, Rhode Island (Figure 1-1 and Figure 1-2). This EA was developed in accordance with the *National Environmental Policy Act of 1969* (NEPA) [42 United States Code (U.S.C.) § 4321 et seq.]; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651. Its purpose is to inform decision makers and the public of the likely environmental consequences of the Proposed Action and alternatives.

1.2 PURPOSE AND NEED

On September 8, 2005, the Defense Base Realignment and Closure (BRAC) Commission recommended closure of the Bristol USARC (actual name of the facility is the Quinta-Gamelin USARC)³ and realignment of essential missions to a new USARC to be constructed at Naval Station Newport in Newport, RI. The deactivated USARC property is excess to Army military need and will be disposed of according to applicable laws, regulations, and national policy.

1.3 PUBLIC INVOLVEMENT

The Army is committed to open decision-making. The collaborative involvement of other agencies, organizations, and individuals in the NEPA process enhances issue identification and problem solving. In preparing this EA, the Army consulted with the State Historic Preservation Officer (SHPO), U.S. Fish and Wildlife Service (USFWS), Native American Tribes, federal, state and local regulatory agencies, state and local governments, non-governmental organizations, individuals and others as appropriate.

The 30-day public-review period begins by publishing a Notice of Availability (NOA) of the EA and a draft Finding of No Significant Impact (FNSI) in two local newspapers, *The Newport Daily News* and the *Bristol Phoenix*. The EA and draft FNSI are made available during the public-review period at the Rogers Free Library, 525 Hope Street, Bristol, RI 02809 and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. The Army invites the public and all interested and affected parties to review and comment on this EA and the draft FNSI. Comments and requests for information should be submitted to the Environmental Coordinator of the United States Army Reserve (USAR) 99th Regional Support Command (RSC): Ms. Amanda Murphy at United States Army Reserve 99th Regional Support Command, 5231 South Scott Plaza, Fort Dix, NJ 08640 or at amanda.w.murphy.ctr@us.army.mil.

At the end of the 30-day public review period, the Army will review all comments received; compare environmental impacts associated with reasonable alternatives; revise the FNSI or the EA, if necessary; supplement the EA, if needed; and make a decision. If the impacts of the proposed action are not significant, the Army will execute the FNSI and the action can proceed immediately. If potential impacts are found to be significant, the Army may decide to (1) not proceed with the proposed action, (2) proceed with the proposed action after committing to mitigation reducing the anticipated impact to a less than

³ The BRAC language refers to the Bristol USARC instead of its proper name of Quinta-Gamelin USARC.

significant impact in the revised Final FNSI, or (3) publish a Notice of Intent to prepare an Environmental Impact Statement in the Federal Register.

Figure 1-1. Quinta-Gamelin USARC Location



Figure 1-2. Quinta-Gamelin USARC Property Boundary



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2.0 DESCRIPTION OF THE PROPOSED ACTION

The proposed action is the disposal of surplus property made available by the realignment of the Quinta-Gamelin USARC in Bristol, Rhode Island. Redevelopment and reuse of the surplus USARC property (the “Property”) would occur as a secondary action under disposal.

Under BRAC law, the Army was required to close the Quinta-Gamelin USARC not later than September 15, 2011. The Quinta-Gamelin USARC was closed on September 15, 2011 and the Army will dispose of the property. As a part of the disposal process, the Army screened the property for reuse with the Department of Defense (DoD) and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

2.1 BRAC COMMISSION’S RECOMMENDATION

The BRAC Commission’s recommendation⁴ is to:

*“Close the **Bristol Army Reserve Center, Bristol, RI, the Harwood Army Reserve Center, Providence, RI, the Warwick Army Reserve Center and Organizational Maintenance Shop, Warwick, RI. Relocate all units to a new Army Reserve Center on Newport Naval Base, RI.**”*
(BRAC Commission, 2005)

The environmental impacts resulting from the construction and operation of the new USARC at Naval Station Newport, Newport, RI are analyzed in *Environmental Assessment for Construction of an U.S. Army Reserve Center and Implementation of BRAC 05 Realignment Actions at Newport, Rhode Island* (USACE, 2009). The closure of the Harwood USARC and Warwick USARC will be subject to separate NEPA analysis.

2.2 LOCAL REDEVELOPEMENT AUTHORITY’S REUSE PLAN

At its town council meeting on April 19, 2006, the Bristol Town Council voted to request designation of itself as the Local Redevelopment Authority (LRA) for the purpose of formulating a recommendation for the reuse of the Quinta-Gamelin USARC (Town of Bristol, 2007). The DoD Office of Economic Adjustment subsequently recognized the Bristol Town Council as the LRA on May 26, 2006. According to the Federal Property Administrative Services Act of 1949 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, the LRA screened this Federal Government surplus property by soliciting notices of interest (NOI) from state and local governments, representatives of the homeless, and other interested parties. After reviewing four reuse proposals and recommendations and all public comments, and following a public hearing, the Bristol Town Council, acting as the LRA, , voted to adopt the *Reuse Plan and Homeless Application for the Quinta-Gamelin Army Reserve Center* on July 5, 2007 (Town of Bristol, 2007). The reuse plan recommends that the Quinta-Gamelin USARC be transferred to the Town of Bristol, Rhode Island for municipal reuse. The Department of Housing and Urban Development (HUD) approved the reuse plan on June 2, 2009.

⁴ The BRAC language refers to the Bristol USARC instead of its proper name of Quinta-Gamelin USARC.

2.3 HISTORY AND DESCRIPTION OF THE QUINTA-GAMELIN USARC

On September 4, 1956 the U.S. Government purchased the 5.3 acres of property currently occupied by the Quinta-Gamelin USARC from the Town of Bristol, Rhode Island. Previously the land was used for farming. Since the U.S. Government acquired the land it has served as a reserve and mobilization center for the U.S. Army Reserve until it was closed on September 15, 2011. Now the property is unoccupied and in caretaker status. Prior to closure, the facilities were used by the 2nd Battle Command Training Brigade, 75th Battle Command Training Division with 114 reservists drilling on weekends and 5 full-time employees. The Training Brigade did not store any vehicles in the MEP area.

Two permanent structures exist on the property; the main USARC building and an Organizational Maintenance Shop (OMS) (Figures 2-1 and 2-2). Construction of the main USARC building was originally completed in 1957, but the administration and classroom block of the building were demolished in 1988 and a new U-shaped facility was constructed around the original drill hall. The OMS was built in 1959. Both buildings are constructed on concrete foundations and consist of concrete block walls covered with a brick exterior. The main administration building is approximately 15, 154 square feet in area and is a U-shaped, one-level structure around a two-story drill hall. The building consists of office space, classrooms, a kitchen area, storage, a former indoor firing range, and a drill hall. The north wall of the drill hall contains a roll-type garage door for vehicle access and a personnel door (CH2M Hill, 2007).

The OMS is approximately 2,750 square feet in area and is comprised of two service bays with roll-type garage doors. The building was previously used for light vehicle maintenance including oil changes, lubrication, battery filling, light running repairs, tire changing, min painting, tuning and washing. Site records indicate that vehicle maintenance has not been performed in the OMS since 1995 (CH2M Hill,

Figure 2-1. Quinta-Gamelin USARC Administrative Building



Figure 2-2. Quinta-Gamelin USARC Organizational Maintenance Shop



2007). Subsequently, the building was used to store non-vehicle supplies in the service bay on the western side of the building, while the eastern service bay had been converted into and served as a classroom until the facility was closed in September 2011 (CH2M Hill, 2007). A vehicle wash rack area is located adjacent to the western wall of the OMS and consists of a concrete pad sloping from all sides toward the center where a drain is located, though there is no oil/water separator associated with the drain (CH2M Hill, 2007).

A military equipment parking (MEP) area and a privately owned vehicle (POV) parking area are also located on the USARC property and can accommodate approximately 93 vehicles. A chain-linked security fence topped with barbed wire encloses the MEP and POV areas to the west of the OMS, while the main building, the OMS and the POV area in front of the main building are open to Asylum Road through a paved driveway. Approximately 25 percent of the property is covered by impervious areas such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is maintained lawns with some ornamental trees (approximately 50 percent), and wooded (approximately 25 percent) (USACE, 1996).

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3.0 ALTERNATIVES TO THE PROPOSED ACTION

A key principle of NEPA is that agencies are to give full consideration to all reasonable alternatives to a proposed action. Considering alternatives helps to avoid unnecessary impacts and allows analysis of reasonable ways to achieve the stated purpose. To warrant detailed evaluation, an alternative must be reasonable. To be considered reasonable, an alternative must be affordable, capable of implementation, and satisfactory with respect to meeting the purpose of and need for the action. The following discussion identifies alternatives considered by the Army and identifies whether they are feasible and, hence, subject to detailed evaluation in this EA.

3.1 PREFERRED ALTERNATIVE: TRADITIONAL DISPOSAL, AND REUSE

For the Preferred Alternative the Army would make a public benefit conveyance of the entire parcel to the Town of Bristol, RI for purposes recommended by the LRA in the Reuse Plan (Appendix A) as described below.

- The property and facilities would be used by the Town of Bristol's Department of Parks and Recreation.
- The facilities would be used for a recreation center, recreation programs, educational uses, and a municipal emergency control center when needed.
- The Department of Parks and Recreation would centralize its operations out of the new facilities and use some of the parking areas to store their maintenance and transportation vehicles.

Reuse of the buildings would require some renovations prior to receiving approval for use by the local Building Official and the Fire Marshall. Renovations to accommodate the future reuses and to meet appropriate building codes would be the responsibility of the Town of Bristol and may include the following:

- demolition of the interior dividers in the OMS and possible demolition of the mezzanine in the drill hall;
- new interior wall finishes;
- heating, ventilating, and air conditioning (HVAC) according to Code;
- plumbing according to Code;
- electrical according to Code;
- sprinkler and life safety according to Code;
- furniture as necessary to supplement the furniture remaining after the transfer of property.

Generalized property reuse intensities were not examined in this EA due to the small size of the USARC property and since there was a final LRA Reuse Plan upon which to base the NEPA analysis.

3.2 CARETAKER STATUS ALTERNATIVE

The Army secured the Quinta-Gamelin USARC after the military mission ended on September 15, 2011 to ensure public safety and the security of remaining government property. Because the USARC was not transferred by September 15, 2011, the Army reduced maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army

Regulation 420-70 (Buildings and Structures). From the time of operational closure until conveyance of the property, the Army would provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment.

3.3 NO ACTION ALTERNATIVE

Under the No Action Alternative, the Army would continue operations at the Quinta-Gamelin USARC at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final. Inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA, and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. The Reserve mission at the USARC has ended and it is unlikely that it would ever resume, given the recommendation of the BRAC Commission. Nevertheless, this No Action Alternative allows comparison of impacts between the prior mission, the current caretaker status, and the propped reuse. Therefore, the No Action Alternative is evaluated in the EA.

3.4 ALTERNATIVES CONSIDERED AND ELIMINATED FROM FURTHER ANALYSIS

3.4.1 Early Transfer and Reuse

Under this alternative, the Army would take advantage of various property transfer and disposal methods that allow the reuse of contaminated property to occur before all remedial actions have been completed. One method is to transfer the property to a new owner who agrees to perform, or to allow the Army to perform, all remedial actions required under applicable Federal and state requirements. Allowing the property to be transferred before cleanup is complete requires concurrence of environmental authorities and the governor of the affected state. The property must be suitable for the new owner's intended use, and the intended use must be consistent with protection of human health and the environment. Another method is to lease the property to a non-Army entity to allow reuse of the property during cleanup and then to transfer the property when all remedial actions have been completed.

Army policy encourages use of early transfer authorities when cleanup activities will take more than 4 years to complete. The Environmental Condition of Property (ECP) Report for the USARC property (CH2M Hill, 2007) identified several areas of Potential Environmental Concern (PECs) in need of further characterization. The PECs consisted of the septic system and leach fields due to the direct connection to the OMS floor drains and wash rack; the former 1,000 gallon and 3,000 gallon heating oil underground storage tank (UST) locations for which no closure assessment is available; an area of stressed vegetation and soil staining behind the OMS building; the northwestern portion of the property that is suspected of potentially having been used as a landfill in the past. Site investigations of the PECs were conducted in 2008 and 2010 and concluded that no environmental contamination has occurred and that no landfill exists and that further investigations are not warranted (SEE, 2011). Additionally, elevated levels of arsenic on the Property were attributed to naturally occurring arsenic in the soils (SEE, 2011). Closure certificates were also obtained for the two USTs. Since remedial investigation activities have been completed the property is not a suitable candidate for early transfer, and this alternative is not carried forward for further analysis.

3.4.2 Other Reuse Alternatives

The LRA screened this Federal Government surplus property by soliciting NOIs from state and local governments, representatives of the homeless, and other interested parties, as required by the Federal Property Administrative Services Act of 1949, the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, and the Redevelopment and Homeless Assistance Act of 1994. The LRA received four NOIs to consider.

- The Rhode Island National Guard proposed to reuse the facility in a manner similar to its existing use;
- The Town of Bristol's Department of Parks and Recreation requested the facility to use as its recreation headquarters and youth center;
- Roger Williams University sought to use the facilities to start a new independent private laboratory school; and
- The fourth request was from a potential public charter school for Healthy Minds, Healthy Bodies.

No NOIs were received from homeless providers. The LRA recommended the proposal from the Town of Bristol's Department of Parks and Recreation in the Reuse Plan which is described in the preferred alternative (Section 3.1).

Since the other alternatives were not selected by the Quinta-Gamelin USARC LRA as their official Reuse Plan, they are not carried forward for further analysis in this EA.

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4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

4.1 ENVIRONMENTAL RESOURCES ELIMINATED FROM FURTHER CONSIDERATION

Army NEPA Regulations (32 CFR § 651.14) state the NEPA analysis should reduce or eliminate discussion of minor issues to help focus analyses. This approach minimizes unnecessary analysis and discussion during the NEPA process and in analysis documents. The CEQ Regulations for implementing NEPA (40 CFR § 1500.4(g)) emphasizes the use of the scoping process, not only to identify significant environmental issues deserving of study, but also to deemphasize insignificant issues, narrowing the scope of the environmental assessment/environmental impact statement process. The following impact topics are not carried forward for further analysis in this EA because either they are not present on or near the USARC property, they are present but would not be impacted by any of the alternatives, or the impacts would be obvious and at a such a negligible level that they do not warrant further analysis.

4.1.1 Environmental Resources That Are Not Present

None of the alternatives would have direct, indirect or cumulative impacts on these environmental resources because these resources do not exist on or near the USARC property.

Floodplains - A review of the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel 5301640001B indicates that the USARC site is located outside both the 100- and 500-year floodplains (CH2M Hill, 2007).

Wilderness Areas and Wildlife Refuges – The nearest national wilderness area is the Blackstone River Valley National Heritage Corridor approximately 32 miles northwest of the project site. The nearest national wildlife refuge is the Sachueset National Wildlife Refuge approximately 14 miles south of the project site. Neither of these locations would be impacted by the proposed project.

National Wild and Scenic Rivers – Rhode Island does not contain any National Wild and Scenic Rivers.

Federal- and State-Listed Threatened, Endangered, or Candidate Species – By letter dated January 3, 2011 the USFWS indicated that no that no threatened and endangered species exist within Bristol County (and therefore do not exist in the project area) and will not be affected by the proposed project. As of December 18, 2006 Rhode Island Natural Heritage Program no longer fulfills requests for information regarding state listed species and refers all requests to the Rhode Island Department of Environmental Management's (RIDEM) environmental resource mapping tool on the RIDEM website which contains natural heritage areas (RIDEM, 2006). According to the RIDEM website there are no state listed plant or wildlife species on or in the immediate vicinity of the project site (RIDEM, 2011). See Appendix D for correspondence.

Critical Habitat – The property is in an urban setting and is highly disturbed. By letter dated January 3, 2011 the USFWS indicated that no critical habitat under the jurisdiction of USFWS exists within the state of Rhode Island (and therefore does not exist in the vicinity of the project area) (see Appendix D).

4.1.2 Environmental resources that are present, but not impacted

Aesthetics and Visual resources – The Quinta-Gamelin USARC is located in an area of residential and recreational uses and would be used by the Town of Bristol’s Department of Parks and Recreation. There would be no exterior demolition or new construction occurring on the site that would degrade the existing natural or constructed physical features in the area. While some renovations would likely be needed to bring the buildings into compliance with local or state building codes, renovations would primarily be limited to the interior spaces and would not affect the exterior aesthetics or visual resources. While the site does lie within the Poppasquash Farms Historic District, it is not considered a contributing element to the district and would therefore not impact the visual resources or aesthetic value of the historic district (PAL, 2007).

Coastal Barriers and Zones – The USARC is not located within 200 feet of a shoreline or area contiguous to a shoreline feature; however, it is located within the boundaries of one of Rhode Island’s coastal communities, therefore it is subject to the Rhode Island Coastal Resources Management Program (RICRMP) and a coastal consistency determination is required.

Waters in proximity to the Property include Narragansett Bay (Rhode Island Type 2 waters – low intensity use) approximately 0.4 miles to the west, Mill Pond (Type 1 waters – conservation area) approximately 0.3 miles to the south, and Bristol Harbor (Type 4 waters – multipurpose waters) also approximately 0.3 miles to the south. The applicable sections of the RICRMP for the Proposed Action include:

- Section 200.1: Type 1 Conservation Areas
- Section 200.2: Type 2 Low-Intensity Use
- Section 200.4: Type 4 Multipurpose Waters
- Section 210.1: Coastal Beaches
- Section 220: Areas of Historic and Archaeological Significance
- Section 300.3: residential, Commercial, Industrial, and Recreational Structures
- Section 300.6: Treatment of Sewage and Stormwater
- Section 330: Guidelines for the Protection and Enhancement of the Scenic Value of the Coastal Region
- Section 400: Federal Consistency

In accordance with 15 CFR 930 Subpart C, Consistency for Federal activities, the Army determined that the Proposed Action is consistent to the maximum extent practicable with the RICRMP, and by letter dated June 21, 2011 submitted a no effects Federal Consistency Determination to the Rhode Island Coastal Resources Management Council (CRMC). By letter dated June 28, 2011 the CRMC responded indicating that they “herby concur with the determination that the referenced project is consistent with the Federally approved Rhode Island Coastal Resources Management Council Program and the applicable regulations therein.” (see Appendix D for correspondence).

Cultural, Historic, and Archeological Resources – The Quinta-Gamelin USARC has been the subject of several previous cultural resources studies, including archaeological and architectural surveys. When the Poppasquash Farms Historic District was formed in 1980 the USARC was determined a non-contributing element within the district (PAL, 2007). A Determination of Eligibility was conducted by the Louis Berger Group, Inc. in October 2010 and determined that no historic properties are present on the Property (LBG, 2010). By letter dated January 5, 2011, the Army conveyed its determination that the proposed action would have no adverse effect on any historic properties to the SHPO. The SHPO

responded on March 8, 2011 and concurred with the Army's determination (see Appendix D for correspondence).

A 1979 archaeological survey of the property reported that the facility was totally disturbed and an intensive archaeological survey of the parcel was not recommended. However, an archaeological investigation of the Property was conducted in 1995. The investigation found a large portion of the naturally sloping topography had been disturbed as the result of grading and filling and the natural wetlands at the southwest corner of the property had been altered due to earthmoving and the placement of storm drains that feed into the wetland. It also found two quartz flakes on the ground surface at the south end of the site and determined that due to the flakes, proximity of Narragansett Bay, and the presence of prehistoric sites in the immediate vicinity, potentially undisturbed sections of the site possess a moderate to high archaeological sensitivity for intact cultural resources. As a result, an archaeological investigation of undisturbed areas on the Property was completed by the Louis Berger Group, Inc. on March 27, 2012 including pedestrian reconnaissance and excavation of eleven shovel test pits. No historic or prehistoric artifacts were found and it was concluded that no archaeological sites are present. The final report of the Phase I archaeological survey (LBG, 2012) and correspondence indicating the Army's determination that no archaeological sites are present on the property was sent to the SHPO for concurrence on May 29, 2012. By letter dated June 13, 2012 the SHPO concurred with the Army's determination (see Appendix D for correspondence).

The USARC is located within the historic territory of the Mashpee Wampanoag Tribe and the Narragansett Indian Tribe. On June 23, 2011 letters were sent to these tribes, as well as the Wampanoag Tribe of Gay Head Aquinnah to initiate consultation and request their interest in consulting on the project and knowledge of any Traditional Cultural Properties at the location. No correspondence has been received from the Mashpee Wampanoag Tribe or the Wampanoag Tribe of Gay Head Aquinnah. In response to a request from the Narragansett Indian Tribe, the Army sent a copy of the 1995 archaeological investigation to the Tribe on September 19, 2011. As part of the permit from the SHPO to conduct the archaeological investigation, they stipulated that the Army notify the Narragansett Indian Tribe of the proposed archaeological work and seek their input in carrying out the work (see Appendix D for the permit). On November 28, 2011 the Army mailed the Narragansett Indian Tribe a letter informing them of the SHPO archeological permit and the proposed investigation, and requesting project input. Copies of correspondence and studies previously sent to the Narragansett Indian Tribe were included as enclosures in the November 28, 2011 letter. The Army emailed the Narragansett Indian Tribe a copy of the scope of work for the Phase I investigation on January 18, 2012 and notified them via a March 8, 2012 email that the on-site investigation would take place on March 27, 2012. The email also invited the Narragansett Indian Tribe to attend the on-site archaeological investigation if they so wished. The Narragansett Tribe has not raised any concerns regarding cultural or traditional cultural properties, and did not attend the March 27, 2012 on-site investigation. The final report of the Phase I archaeological survey was sent to the Narragansett Indian Tribe, the Mashpee Wampanoag Tribe and the Wampanoag Tribe of Gay Head Aquinnah by correspondence dated May 29, 2012. All correspondence is included in Appendix D.

Geology and Soils – Geological hazards such as sinkholes, caves, mines, or quarries do not exist on or adjacent to the project site and the risk of seismic activity is relatively small. With the exception of the possibility of minor landscaping and continued regular maintenance of the grounds, no soils would be disturbed as a result of transferring the property to the Town of Bristol for reuse.

Groundwater drinking quality, availability, or use – None of the alternatives would increase the amount of impervious surface, result in contamination of groundwater resources, or increase groundwater use.

National and State Parks – The nearest national monument is Roger Williams National Monument located in Providence, RI, approximately 18 miles northwest of the Property and would not be impacted by the proposed action. Colt State Park is adjacent to the Property to the west and southwest; however, there would be no impact to the park as a result of the proposed action.

Prime and Unique Farmlands - The western portion of the property contains soils classified as prime farmland soils (NRCS, 2011); however, due to the location and size of the property, as well as the surrounding land uses, the project site is not considered suitable for farming. Additionally, the Proposed Action would not remove prime farmland from the prime farmland inventory as the Property has already been removed from the inventory as a result of the original sale to the U.S. Government and subsequent development of the site.

Stormwater runoff - None of the alternatives would alter the amount, constituents, or direction of flow of stormwater on the site. There would be no construction or ground disturbing activities or increase in impervious areas, and no regulated activities would occur that could impact stormwater.

Surface waters – There are no surface waters on the project site. The nearest off-site surface water features are Narragansett Bay (approximately 0.4 miles due west) and Mill Pond and Bristol Harbor (approximately 0.3 miles due south) (CH2M Hill, 2007). During extremely wet conditions stormwater from the project site may eventually end up in Mill Pond and eventually Bristol Harbor to the south. During most wet weather events, however, stormwater generally remains on site, or if it leaves the site infiltrates the ground or evaporates prior to reaching Mill Pond and Bristol Harbor (USGS, 2000). None of the alternatives would result in new construction, ground disturbance, an increase in impervious surfaces, or an increase in the amount of or change the constituents of stormwater. Therefore, there would be no impact on area surface waters.

Vegetation – Routine maintenance of the property would continue (e.g. mowing of lawns, pruning of bushes etc.), but no new construction/demolition or ground disturbing activities would occur on the Property under any of the alternatives. Therefore no vegetation would be damaged or removed. As a result, there would be no impact on vegetation.

Wetlands – National Wetland Survey maps show the nearest wetland is located within the project boundary; approximately 35 feet to the southwest of the existing USARC building (USFWS, 2011). This wetland is classified as a Palustrine forested (broad-leaf deciduous) saturated wetland. This wetland type is dominated by broad-leaved deciduous vegetation and is saturated, meaning that the substrate is saturated to the surface for extended periods during the growing season, but surface water is seldom present (USFWS, 2011). Stormwater from a large portion of the site discharges to this wetland. No new construction, ground disturbing activities, or increases in the amount of or changes to the constituents of stormwater on site would occur. Therefore, none of the alternatives would impact the wetlands.

4.1.3 Environmental resources present, but the proposed action would have little or no measurable effect on these resources

Air - The U.S. Environmental Protection Agency (U.S. EPA) classifies the Providence, RI airshed, which includes all of Rhode Island, as a moderate non-attainment area for ozone. To regulate the emission levels resulting from a project, federal actions located in non-attainment areas are required to

demonstrate compliance with the general conformity guidelines established in 40 CFR Part 93 *Determining Conformity of Federal Actions to State or Federal Implementation Plans* (the Rule). Section 93.153 of the Rule sets the applicability requirements for projects subject to the Rule through the establishment of *de minimis* levels for annual criteria pollutant emissions. These *de minimis* levels are set according to criteria pollutant non-attainment area designations. Projects below the *de minimis* levels are not subject to the Rule. Those at or above the levels are required to perform a conformity analysis as established in the Rule. The *de minimis* levels apply to direct and indirect sources of emissions that can occur during the construction and operational phases of the action.

Under the Preferred Alternative, once the USARC is transferred to the Town of Bristol, the Town would renovate the interior spaces for its planned reuse. The renovations may result in temporary adverse impacts to air quality from construction vehicles and interior painting; however, these emissions would be minimal and short-term, lasting only during the renovation period and would not significantly impact air quality in the region.

Operation of the facility would result in emissions from the daily use of the boiler; however, these emissions would not be expected to be dissimilar from the current daily use of the facility which is open on both weekdays and weekends, and no new stationary sources would be introduced. Emissions would also result from commuter traffic to and from the facility, including from both employees and public users of the facility. Employee commuter traffic would be similar to current use, with a reduction from five daily commuters to four (Town of Bristol, 2007). Public use of the new facilities would transfer commuter traffic from the existing Bristol Community Center to the USARC property, resulting in no new emissions to the regional airshed. The USARC property is also less than ½ mile from the nearest public transportation bus stop at the entrance to Colt State Park on Hope Street, so it is expected that some visitors to the facility would use public transportation to access the site, reducing some of the potential traffic to the site. Additionally, while public use of the site is expected to increase over use of the current community center facilities, the Bristol Parks and Recreation Department does not anticipate a significant increase in traffic volume, if any, to the site, for many of the people that would be using the site already use Hope Street and Asylum Road (where the USARC property is located) to access the Town's sports center complex to the immediate west of the USARC property (Burke, 2012a). As a result, the increase in the amount of emissions from vehicle traffic under the Preferred Alternative would be expected to be minimal. Therefore, use of the USARC property as planned by the Town of Bristol would have no significant adverse impact on local or regional air quality conditions.

Due to the relatively small change in intensity of use of the site, a full conformity applicability analysis was not completed to estimate specific emissions. The Proposed Action would not produce emissions that are greater than the threshold *de minimis* values for volatile organic compounds (VOCs) and nitrogen oxides (NO_x) in a moderate non-attainment area. Therefore, the Proposed Action falls into conformity with the U.S. EPA-approved state implementation plans, a written Conformity Determination is not required, and air quality has been dismissed from this EA. A Record of Non-Applicability is provided in Appendix B.

Under the Caretaker Status Alternative, the amount of air emissions from the facility would be reduced, providing beneficial impacts. The boilers would not be run to the extent that they currently are, and vehicle traffic to the site would be greatly reduced on a daily basis.

Under the No Action alternative, there would be no change from pre-closure conditions, so there would be no impact to air emissions.

Noise – None of the alternatives would have a significant direct, indirect, or cumulative impact on noise levels. Under the Preferred Alternative some renovations would likely be needed to accommodate the Town of Bristol’s reuse and to bring the buildings into compliance with local or state building codes. Renovations, however, would be limited to interior spaces, minimizing the potential short-term impacts to the exterior soundscape. Reuse of the Property would involve public recreation activities. However, activities, such as use of the gymnasium, would be inside and not contribute to the outdoor soundscape. Use of the facilities is also not expected to significantly increase the amount of traffic volume on the local roads (Hope Street and Asylum Road), for many of the people that would be using the site already use Hope Street and Asylum Road to access the Town’s sports center complex to the immediate west of the USARC property (Burke, 2012a). Therefore, it is not expected that traffic to the site would increase to levels above the Town’s noise limits, nor would it be inconsistent with the surrounding public use of the Town’s ball fields or Colt State Park.

Under the Caretaker Status Alternative noise levels would be reduced from the lack of daily use of the facilities, providing some beneficial effects.

There would be no change to the noise environment under the No Action Alternative as noise levels would remain the same as they were during pre-closure conditions.

Utilities – None of the alternatives would have a significant direct, indirect, or cumulative impact on utilities. With the exception of sanitary sewer services, utilities services at the USARC property are provided by local municipal providers, private companies, or private contractors. Sanitary sewer services for the USARC buildings are provided by a 5,000 gallon septic tank and leach field system. Wastewater directed to the septic tank and leach field system includes non-process wastewater (bathrooms, sinks, etc.) and water from the floor drains. Electricity services are provided by National Grid Electric Company. Potable water is provided by the Town of Bristol. Buildings at the USARC are heated with propane gas, which is provided by independent suppliers. Telephone service at the USARC is provided by Verizon.

Under the Preferred Alternative, the Town of Bristol would be vacating their current facilities at the Bristol Community Center and essentially transferring their utility usage to the new facilities at the USARC property. While use of the new facilities are larger and its use is predicted to increase over the Town’s existing community center, the USARC property is much more energy efficient and the Town does not expect an increase in their utility expenses (Town of Bristol, 2007). Therefore, it is anticipated that all service providers would have sufficient capacity to meet the anticipated reuse of the Property. Solid waste generated at the USARC is collected, transported, and disposed offsite by a private contractor. Demolition material related to renovations could have a short-term impact on solid waste by temporarily increasing the volume of demolition debris that would require landfill disposal, but those impacts would not be significant. Overall, there would be no significant impact to utilities.

Under the Caretaker Status Alternative, there would be beneficial effects to utilities as use of the site would be reduced to just maintenance activities.

There would be no effects to utilities related to the No Action Alternative as use levels would be the same as during pre-closure conditions.

Wildlife – Under the Preferred Alternative no new construction or demolition is proposed for the Property and no wildlife habitat would be disturbed or removed on the Property. During interior demolition and renovations under the Preferred Alternative, some wildlife species may be temporarily disturbed or displaced by construction noise or the presence of any heavy equipment; however, species

would readily reoccupy the habitat once the noise from renovation activities ceased. As a result, there would be no measureable effect on wildlife under the Preferred Alternative.

No new construction, demolition, or interior renovations would occur on the Property under the Caretaker or No Action Alternative. Therefore, there would be no impact on wildlife.

4.2 ENVIRONMENTAL RESOURCES CARRIED FORWARD FOR ANALYSIS

This section describes the current environmental conditions of the areas that would be affected should the Proposed Action be implemented. It also analyzes the potential effects arising from the reasonable range of alternatives implementing the Proposed Action. The description of environmental conditions represents the baseline conditions, or the “as is” or “before the action” conditions at the installation and is defined as the level of operations and environmental conditions as of 2011. The baseline facilitates subsequent identification of changes in conditions that would result from the closure. The environmental consequences portion represents the culmination of scientific and analytic analysis of potential effects arising from implementing the Proposed Action. Direct, indirect, and cumulative effects of the Proposed Action, characterized as either short-term or long-term impacts, are also addressed.

For each environmental resource area, the baseline conditions are presented first followed immediately thereafter by evaluation of the potential impacts of the No Action and the two action alternatives. Where appropriate and definable, a specific Region of Influence (ROI) is indicated for a given resource area.

4.3 LAND USE

4.3.1 Affected Environment

This section describes existing land use conditions on and surrounding the Quinta-Gamelin USARC. It considers natural land uses and land uses that reflect human modification. Natural land use classifications include wildlife areas, forests, and other open or undeveloped areas. Human land uses include residential, commercial, industrial, utilities, agricultural, recreational, and other developed uses. Management plans, policies, ordinances, and regulations determine the types of uses that are allowable, or protect specially designated or environmentally sensitive uses. The following sections discuss the regional geographic setting and location, site land use, surrounding land use, state coastal management programs, and current and future development.

4.3.1.1 Regional Geographic Setting and Location

The Quinta-Gamelin USARC is located in the south-west portion of Bristol County, RI, on the west side of the Town of Bristol. Bristol, the largest city and county seat of Bristol County, is a 10.1 square-mile community located on a peninsula, approximately 16 miles southeast of Providence, RI. Bristol is bordered by Mount Hope Bay to the east, the Town of Warren to the north, Narragansett Bay to the west and the Town of Portsmouth, via the Mount Hope Bridge, to the south.

4.3.1.2 Site Land Use

In 1956, the U.S. Army purchased 5.3 acres of property from the Town of Bristol that would become the Quinta-Gamelin site. Previously the site was used for farming. Since the U.S. Government acquired the land, it served as a reserve and mobilization center for the U.S. Army Reserve until the facility closed on September 15, 2011.

Two permanent structures exist on the property; the main USARC building and an OMS. The main USARC building consists of administrative offices, classrooms, a kitchen, storage rooms, a former indoor firing range, and a drill hall. The OMS building contains two vehicle service bays, which have been converted to storage and classroom space. The site also includes MEP and POV parking areas that can accommodate approximately 93 vehicles.

Approximately 25 percent of the site is covered with impervious surfaces (e.g., asphalt parking areas, driveways, concrete walkways and building footprints). The remaining ground surface is grass-covered lawn areas with a sparse population of landscaped shrubs and trees (approximately 25 percent) and wooded areas (approximately 50 percent). While the Federal government is exempt from local zoning, the property consists of two land use designations as defined by the Town of Bristol. The developed area of the property is designated by the Town of Bristol as institutional (schools, hospitals, churches, etc.), while the undeveloped wooded area is designated as undeveloped land (Town of Bristol, 2009). The location of the USARC is also located in an R-15 zoning district, which allows single family dwellings at 15,000 square feet per lot (Town of Bristol, 2007).

4.3.1.3 Surrounding Land Use

Located along the north side of Asylum Road, the USARC is located in a mixed use area and is surrounded by recreational and residential areas. To the east and northeast is the town's North Cemetery. Colt State Park is located to the west and south of the property, with the East Bay Bike Path paralleling the property's western boundary. Within Colt State Park, approximately 0.25 miles to the west of the property is the Bristol Town Beach and Sport Complex. A narrow strip of undeveloped land (part of Colt State Park) borders the property to the north with single-family residents beyond that, approximately 0.1 miles from the USARC property boundary (CH2M Hill, 2007).

4.3.1.4 Current and Future Development in the Region of Influence

There are no future projects planned in the immediate vicinity of the site. The closest development occurring to the USARC is the development of a 20-unit housing complex by the Benderman Church Housing Authority, approximately 0.5 miles southeast from the site. Future residential and retail development is desired and planned in downtown Bristol, and the existing Robin Rug Mill is in the process of being converted to mixed use including residential, office and retail. Both development areas are located approximately 2 miles southeast of the Quinta-Gamelin USARC. Approximately 3.5 miles southeast from the site, Roger Williams University is undergoing campus additions (Williamson, 2011).

4.3.2 Environmental Consequences

Impacts to land use were determined by the following criteria:

No Effect – No impacts to surrounding land use from the proposed project.

No Significant Effect – The impact to land use would be measurable or perceptible, but would be limited to a relatively small change in land use that is still consistent with the surrounding land uses.

Significant Effect – The impact to land use would be substantial. Land uses are expected to substantially change in the short- and long-term. The action would not be consistent with the surrounding land use.

4.3.2.1 Preferred Alternative – Traditional Disposal and Reuse

Overall, closing and transferring the USARC to the Town of Bristol, RI for reuse as part of its parks and recreation department would have no significant effect on land use. The property would be used for three primary functions: an operations and administrative facility for the Department of Parks and Recreation, a recreation and education center, and a municipal emergency control center when needed.

The proposed use of the site as a recreation and education center seeks to expand the facilities and capabilities of the Bristol Town Beach and Sports Complex located to the west of the site. It is expected that the facilities will be used by the general public seven days a week, though the exact hours of operation are not known at this time. Programs offered will cater to the full age spectrum of the general population from young children to senior citizens. In discussions with Town of Bristol Department of Parks and Recreation, the exact projected use and attendance of the facilities are not known at this time; however, use of facilities is not expected to exceed more than 50 people at any given time (Burke, 2012b).

The municipal emergency control center would be used as a communications and management center in the case of a disaster or emergency. According to the Town of Bristol Department of Parks and Recreation, it is expected that the facility would be primarily used by government employees with some civilian use. However; the exact nature and level of use of the facility in the case of an emergency is dependent on the individual situation, and predicted use is currently not available (Burke, 2012b).

The proposed new administrative and management facilities would allow the Parks and Recreation Department to centralize its operations in a permanent facility. The primary use of the site would be administrative and managerial staffed by government employees. The facilities would also serve for vehicle storage and as a public meeting location. In discussions with the Town of Bristol Department of Parks and Recreation, other exact uses of the facilities are currently not known (Burke, 2012b).

Both the existing administration building and OMS would be reused and the existing parking would be designated to accommodate the new uses. Renovations to accommodate the future reuse and to meet the appropriate building codes include the demolition of interior dividers in the OMS, the possible demolition of the mezzanine in the drill hall, and changes to HVAC, plumbing, and electrical. These changes are compatible with zoning, ordinances, community land use plans, and existing land uses in the vicinity of the property. The reuse of this property for parks and recreational purposes would have no significant effect on land use.

4.3.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, land use would change from an active military reserve center to a facility under caretaker status. Maintenance activities to preserve and protect the facilities would continue to take place. These activities would not conflict with applicable ordinances, existing land use plans, or surrounding land use and would result in no effect on land use.

4.3.2.3 No Action Alternative

Under the No Action Alternative, the Army would continue activities at the USARC at pre-closure levels with no changes to the property. Therefore, there would be no effect on land use.

4.4 SOCIOECONOMICS

Socioeconomic analysis considers factors affecting the quality of life and financial wellbeing of the surrounding community where residents live, work, shop, and play. These factors include employment,

income, housing, and public services such as fire, police, hospitals, schools, and parks. The ROI is Bristol County, Rhode Island.

The Affected Environment and Environmental Consequences sections of the socioeconomics resource area of this EA are presented in limited detail. This is due to the fact that none of the personnel relocating from the proposed USARC would be permanently moving out of the ROI. While reserve personnel will be relocating to new facilities on Naval Station Newport in Newport County, Rhode Island, it is not expected that anyone would move their residence as a result of this relocation of facilities. Because there would be no change in the baseline population two resources, *Housing* and *Quality of Life*, which are normally addressed in Socioeconomics, are not evaluated in this EA.

4.4.1 Affected Environment

4.4.1.1 Economics

Table 4-1 compares the general ethnic and economic characteristics of the local community to the state and the nation, based on the most recent U.S. Census data (U.S. Census 2011a and b). According to the Census, the types of occupations for the labor force in the surrounding area include mainly educational services, health care and social assistance, retail trade, manufacturing, arts entertainment, recreation, accommodation and food services, and other management, professional, and related occupations (U.S. Census Bureau, 2011a). In 2009, government and government enterprises accounted for 3,259, or approximately 13 percent, of the jobs out of a total of 25,474 jobs in the ROI (U.S. Census Bureau, 2011a). Farm jobs, at one third of one percent, are virtually non-existent in the ROI.

Table 4-1. Socioeconomic Data for Bristol County, Rhode Island, and the United States (2010)

	Bristol County	Rhode Island	United States
Population	49,875	1,052,567	308,745,538
Median household income	\$68,333	\$54,902	\$51,914
Persons below poverty level	6.5%	12.2%	13.8%
Unemployment rate	3.9%	10.9%	10.8%
White persons	47,730 (95.7%)	857,493 (81.4%)	22,353,889 (72.4%)
Overall % minority population	4.3%	18.6%	27.6%
Black persons	0.8%	6%	12.6%
American Indian and Alaska Native	0.2%	0.3%	0.9%
Hispanic	2.0%	12.5%	16.3%
Asian	1.4%	2.9%	4.8%
Hawaiian and other Pacific Islander	0%	0.1%	0.2%
Other race	0.3%	6.5%	6.2%
Two races	1.3%	2.7%	2.9%

Source: U.S. Census 2011a and b

4.4.1.2 Environmental Justice

Executive Order 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations* directs Federal agencies to analyze the environmental effects, including human health, economic and social effects, of Federal actions, including effects on minority communities and low-income communities.

As shown in the table above, the county has a lower percentage of minority populations than both the state and the country. Bristol County's minority population (4.3 percent) is lower than the nation (27.6 percent) and the state (18.6 percent). The largest minority population is Hispanic, which is consistent with the national minority population figures.

Median household income in Bristol (\$68,333) is higher than the national (\$51,914) and state (\$54,902) averages. The population living below the poverty level in the county (6.5 percent) is lower than the nation (13.8 percent) and lower than the state (12.2 percent). The 2010 Census defines the poverty level as \$11,369 of annual income, or less, for an individual, and \$22,162 of annual income, or less, for a family of four (U.S. Census, 2011c).

4.4.1.3 Protection of Children

Executive Order 13045, *Protection of Children from Environmental Health Risks and Safety Risks* directs Federal agencies to ensure that its policies, programs, activities, and standards address disproportionate risks to children that result from environmental health risks or safety risks.

The nearest residence to the property is located approximately 0.1 miles to the north of the USARC boundary. Additional residences are located across Asylum Road, south west of the property. The nearest school is the Mount Hope High School located approximately 1 mile east of the property. The school provides educational services for 9th through 12th grade, with an enrollment of approximately 1,200 students. Other locations in the vicinity of the property that would likely contain proportionally high numbers of children include Colt State Park and the Bristol Town Beach and Sport Complex. Children do not currently have access to the site.

4.4.2 Environmental Consequences

The economic effects of implementing the Proposed Action are estimated using the Economic Impact Forecast System (EIFS) model, a computer-based economic tool that calculates multipliers to estimate the direct and indirect effects resulting from a given action. Changes in spending and employment associated with the renovation of housing represent the direct effects of the action. Based on the input data and calculated multipliers, the model estimates changes in sales volume, income, employment, and population in the ROI, accounting for the direct and indirect effects of the action.

For purposes of this analysis, an effect is considered significant if it falls outside the historical range of ROI economic variation. To determine the historical range of economic variation, the EIFS model calculates a rational threshold value (RTV) profile for the ROI. This analytical process uses historical data for the ROI and calculates fluctuations in sales volume, income, employment, and population patterns. The historical extremes for the ROI become the thresholds of significance (i.e., the RTVs) for social and economic change. If the estimated effect of an action falls above the positive RTV or below the negative RTV, the effect is considered to be significant. Appendix C discusses this methodology in more detail.

4.4.2.1 Preferred Alternative – Traditional Disposal and Reuse

4.4.2.1.1 Economics

The Army's EIFS is a computer-based economic tool that estimates the direct and indirect effects resulting from a proposed action. Based on EIFS, the Town of Bristol's Reuse Plan would have a slight beneficial socioeconomic impact, though this impact would not be significant. The results of the EIFS analysis are in Appendix C. A description of the EIFS model is also available in Appendix C.

4.4.2.1.2 Environmental Justice

No effects would be expected. The Preferred Alternative would not result in adverse impacts on any demographic group residing or working within the economic ROI. Therefore, there would be no disproportionately high and/or adverse impacts on minority populations or low income populations. Additional information about the presence of hazardous substances on or near the property; measures to protect populations from exposure; and the consequences that each alternative would have on air quality, water quality, geology and soils; and other environmental conditions may be found in the appropriate subsections of Section 4.0.

4.4.2.1.3 Protection of Children

The Preferred Alternative would not result in disproportionate environmental health risks or safety risks to children, because implementation of the Proposed Action would be protective of human health and the environment. The Preferred Alternative would provide additional area for recreation and increased access to the property by children. Children of all ages would have access to the property through the Town of Bristol's Department of Parks and Recreation programs, which would occupy the building.

All known hazardous materials present at the USARC have been identified and addressed, ensuring children occupying the site under this alternative would not be exposed to any environmental or health hazards. These hazardous materials and the measures taken to address them are provided in detail in Section 4.7 of this EA. All renovation and construction would comply with federal, state, and local environmental and safety requirements. Additional information about the presence of hazardous substances on or near the property, measures to protect populations (including children) from exposure, and the consequences that each alternative would have on air quality, water quality, soils, and other environmental conditions may be found in the appropriate subsections of Section 4.0. As a result, there would be no adverse effects on children.

4.4.2.2 Caretaker Status Alternative

This alternative would have non-significant, short-term, adverse socioeconomic effects because the property would not be used for a social or economic purpose. There would be no effect on children as they would still be restricted from accessing the site.

4.4.2.3 No Action Alternative

This alternative would not result in any changes to the pre-closure conditions, and therefore would have no effect on socioeconomic conditions. Children would continue to be restricted from the accessing the property.

4.5 TRANSPORTATION

4.5.1 Affected Environment

4.5.1.1 Roadways and Traffic

The Quinta-Gamelin USARC is located in Bristol, RI on the north side of Asylum Road. The roadway network serves the site is provided in Figure 4-1. Asylum Road is a local Non-Classified road that provides access to Colt State Park. It is an east-west roadway with 20-foot wide lanes in each direction separated by a 35-foot wide median. There is a median cross-over between the eastbound and westbound lanes directly across from the driveway entrance into the USARC property. The site driveway forms a three-legged unsignalized intersection with Asylum Road. Stop signs are not posted on the driveway, but vehicles exiting from the driveway need to stop for eastbound and westbound traffic on Asylum Road. The closest major roadway is Hope Street (Route 114), which is less than ½ mile east of the Quinta-Gamelin USARC. Hope Street is classified as Urban Principal Arterials (State of Rhode Island, 2005). Hope Street is a north-south roadway with a 12-foot lane in each direction separated by a solid double yellow line and a speed limit of 35 miles per hour. Asylum Road terminates at Hope Street and forms a three-legged unsignalized intersection.

As part of the *Final Report for Marine Inland Transport Routes, April 2011*, existing Annual Average Daily Traffic (AADT) and hourly traffic volumes were available for Hope Street (2008) and Asylum Road (2007) from Rhode Island Department of Transportation (RI DOT) (Pare Corporation, 2011). No weekend traffic data are available from RI DOT. The AADT and the peak hour traffic volumes for Hope Street and Asylum Road are provided in Table 4-2. The AADT on Hope Street between Washington Street and Gooding Avenue was 17,500 vehicles in 2008 and the AADT on Asylum Road west of Hope Street was 3,100 vehicles in 2007. Based on the hourly count data, these roadways did not have a clearly defined morning peak hour. Instead, traffic volumes increase steadily through the morning hours to a peak between 12:00 p.m. and 1:00 p.m. These two roadways do not have the same PM peak hour. The two-way peak hour traffic volume on Hope Street was 1,565 vehicles between 4:00 p.m. and 5:00 p.m. and the peak hour traffic volume on Asylum Road was 286 vehicles between 6:00 p.m. and 7:00 p.m. The traffic volumes generated by the five full-time Army Reserve employees are less than 0.3 percent for Hope Street and less than 1.7 percent for Asylum Road. The property currently has a MEP and a POV parking area that can accommodate approximately 93 vehicles.

4.5.1.2 Public Transportation

The Quinta-Gamelin USARC is served by Rhode Island Public Transit Authority (RIPTA) Route 60, which operates between Kennedy Plaza in Providence and Gateway Center in Newport. The closest bus stop is on Hope Street at the entrance to Colt State Park, which is less than ½ mile away from the site. Service is provided between 5:00 AM and 2:30 AM on typical weekdays. The frequency of service is approximately 5 trips in the morning peak hour and 3 trips in the afternoon peak hour in the northbound direction. For the southbound direction, the frequency of service is approximately 4 trips in the morning peak hour and 7 trips in the afternoon peak hour. Service is also provided on Saturday and Sunday, but with a shorter period and less frequency.

No rail service is provided in Bristol.

Table 4-2. Existing Two-Way Traffic Volumes

Time Period	Hope St Bet. Washington St & Gooding Ave	Asylum Rd West of Hope St
12:00 AM - 1:00 AM	133	4
1:00 AM - 2:00 AM	83	1
2:00 AM - 3:00 AM	32	1
3:00 AM - 4:00 AM	39	1
4:00 AM - 5:00 AM	72	6
5:00 AM - 6:00 AM	262	23
6:00 AM - 7:00 AM	606	68
7:00 AM - 8:00 AM	1,008	115
8:00 AM - 9:00 AM	1,143	131
9:00 AM - 10:00	1,159	142
10:00 AM - 11:00	1,121	180
11:00 AM - 12:00	1,273	199
12:00 PM - 1:00 PM	1,359	250
1:00 PM - 2:00 PM	1,288	260
2:00 PM - 3:00 PM	1,371	256
3:00 PM - 4:00 PM	1,514	250
4:00 PM - 5:00 PM	1,565	228
5:00 PM - 6:00 PM	1,541	284
6:00 PM - 7:00 PM	1,251	286
7:00 PM - 8:00 PM	1,117	265
8:00 PM - 9:00 PM	1,123	78
9:00 PM - 10:00	757	55
10:00 PM - 11:00	472	22
11:00 PM - 12:00	239	11
Average Daily Traffic	20,528	3,116
Annual Average Daily Traffic	17,500	3,100

Source: Pare Corporation, 2011

4.5.2 Environmental Consequences

The following criteria have been developed to assess the transportation impacts for each of the alternatives:

No Effect – No alterations of traffic patterns and trends would result from the action.

No Significant Effect – Short- or long-term alterations of traffic patterns and trends would result from the action. The intersections may reach capacity but this change would be temporary or managed through improvements.

Significant Effect – Traffic patterns would be permanently altered from the action. The intersections would reach capacity and extensive delays would develop.

4.5.2.1 Preferred Alternative – Traditional Disposal and Reuse

Overall, impacts to transportation from closure of the USARC and the subsequent renovation and reuse of the facility by the Town of Bristol's Parks and Recreation Department would not be significant. Closing the military operations at the site would eliminate the daily vehicle traffic from the current five full-time employees and weekend trips made by reservists. The renovations of existing facilities to comply with local or state building codes would be relatively small and construction related traffic is not expected to be significant, with any impacts being short-term, only during the construction period.

Reuse of the property would generate some traffic depending on the time of year and events scheduled for the new facilities used for recreation center and educational uses. Given the loss of five full-time Army Reserve employees and the gain of four full-time Town of Bristol Recreation Department employees, daytime traffic generated by employed staff would be expected to be very similar to what currently exists for the site.

Based on the reuse plan, the existing Bristol Community Center gymnasium was used 192 times for an average of two hours each use and the meeting room was used 68 times in 2006. The new facility will add meeting spaces for community organizations and sport leagues, as well as residents interested in renting the gymnasium and meeting rooms. While the gymnasium and meeting spaces are expected to generate additional use year-round and subsequent traffic associated with that use, the Bristol Parks and Recreation Department does not anticipate a significant increase in traffic volume to the site, for many of the people that would be using the site already use Hope Street and Asylum Road to access the Town's sports center complex immediately to the west of the USARC property (Burke, 2012a). Some individuals would also likely use public transportation to access the site, since there is a RIPTA bus stop less than ½ mile from the Property. It is also expected that most of the special events/meetings will be held during the off peak period and would have no significant effect on transportation during the peak hours.

The facilities would also serve as a municipal emergency control center and would be used as a communications and management center in the case of a disaster or emergency. The exact use of the facility in the case of an emergency is dependent on the individual situation, and predicted use, as well as the number of employees or individuals accessing the site during an emergency is currently not known (Burke, 2012b).

Parking at the Property can accommodate 93 vehicles. With additional access to parking at the Bristol Town Beach and Sports Complex to the immediate west of the Property, there would be ample parking for the planned reuse of the site. As a result, overall, it is expected that the reuse of this property in accordance with the Town of Bristol's reuse plan would have no significant effect on transportation.

4.5.2.2 Caretaker Status Alternative

Under the Caretaker Status Alternative, the vehicle traffic would be reduced from the existing conditions. The daily vehicle traffic from the current five full-time workers and the weekend vehicle traffic from the reservists would be eliminated. The number of maintenance workers, and thus the amount of vehicle traffic, would be less than pre-closure conditions. This would create a negligible beneficial impact with regard to traffic safety in and around the site. The current transportation patterns and systems would see slight beneficial effects under this alternative, due to the smaller volume of traffic on the roadways accessing the USARC property, though these impacts would not be significant.

4.5.2.3 No Action Alternative

Implementing the No Action Alternative would not alter the pre-closure transportation infrastructure at the USARC property or in surrounding areas. Therefore, no effects would be expected.

4.6 HAZARDOUS AND TOXIC SUBSTANCES

Hazardous materials are substances that, because of their quantity, concentration, or physical, chemical, or infectious characteristics, may present a substantial danger to public health or the environment if released. These typically include reactive materials such as explosives, ignitables, toxics (such as pesticides), and corrosives (such as battery acid). When improperly stored, transported, or otherwise managed, hazardous materials can significantly affect human health and safety and the environment.

4.6.1 Affected Environment

4.6.1.1 Hazardous Substances and Petroleum Products

Hazardous Materials. Hazardous substances pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 101(14) (42 USC 9601(14)) have been used and stored at the USARC in amounts necessary to support unit-level vehicle and building maintenance activities. Materials historically stored include batteries, old paint, pesticides, and corrosive materials (a chemical agent set). Paint and common household janitorial supplies were typically stored in the storage cage in the OMS building. The USARC uses a licensed commercial company for herbicide and pesticide management (CH2M Hill, 2007). Except for the soap which is inherently associated with the cleaning system for the custodial sink, all hazardous materials have been removed from the USARC (Kelley, 2012).

The OMS was previously used for light vehicle maintenance including oil changes, lubrication, battery filling, light running repairs, tire changing, min painting, tuning and washing. However, vehicle maintenance has not been performed in the OMS since 1995. The building is now used to store non-vehicle supplies in the service bay on the western side of the building, while the service bay on the eastern side of the building has been converted to classroom space (CH2M Hill, 2007).

Underground Storage Tanks (USTs)/Aboveground Storage Tanks (ASTs). USTs and ASTs have been historically located on the installation. Three heating oil USTs (one 1,000 gallon and two 3,000 gallon) were formerly located on the installation. RIDEM issued a closure certificate for Tank #001 (3,000 gallon) on May 16, 1988, and closure certificates for the other two USTs, Tank #s 002 (1,000 gallon) and 003 (3,000 gallon), on June 17, 2010 (SEE, 2011). A no further action (NFA) report was submitted to the RIDEM for Tank 001 and RIDEM approved the NFA in May 1988. There was no evidence of a petroleum release related to the closure of Tank 001 (XCEL, 2011). Soil samples in the vicinity of the two former USTs that were located east of the Administration Building (Tanks 002 and 003) indicated the no diesel range organics were detected at concentrations that exceeded regulatory screening criteria (SEE, 2011).

Polychlorinated biphenyls (PCBs). One pad-mounted transformer unit, in good condition, is located on the installation property. During the 2006 site reconnaissance, no evidence of leakage was observed and no label indicating PCB content was seen on the transformer unit. The transformer is not suspected of containing PCB because of its year of manufacture (CH2M Hill, 2007).

Asbestos Containing Material (ACM). An ACM survey was conducted at the USARC in 1994 which found friable and non-friable ACM in the OMS and main buildings. The survey found non-friable ACM in the exterior window caulking of the main building. Non-friable ACM also was found in the

asbestos cement board above the ceiling-mounted heater in the OMS building. The same survey also found two types of friable ACM in the OMS building: rolled paper-type pipe insulation and associated mud fittings, and white vibrations dampener cloth. During the 2006 onsite reconnaissance, the paper-type pipe insulation and associated mud fitting and the asbestos cement board above the ceiling-mounted heater in the OMS building appeared to have been removed, though no records of ACM removal were available (CH2M Hill, 2007). An ACM re-inspection will be required to determine the condition of any remaining ACM and determine whether all friable ACM has been removed prior to transfer of the property.

Lead-based paint (LBP). No record exists that indicates a LBP survey has been conducted for buildings on the installation. The use of LBP in construction was banned in 1978; thus, buildings constructed prior to 1978 likely contain LBP. The USARC buildings were constructed prior to 1978, though the main building surrounding the drill hall was demolished and rebuilt in 1988. Therefore, it is presumed that the facilities, except the main building rebuilt in 1988, contain LBP. During the 2006 onsite reconnaissance, the painted surfaces at the facility were reportedly in good condition, except for the wood fascia above the vehicle bay doors of the OMS building (CH2MHill, 2007).

Radiological Materials. The 2007 ECP assessment indicated that items such as sights, compasses, and watches, which may have had radiological components, may have been stored in the OMS building in the past. A radiological survey was performed at the USARC on May 1, 2012. A subsequent report and memorandum concluded that no further action is required with respect to the radioactive devices or materials identified and that the site is free of radiological concerns (Department of the Army, 2012) (Appendix E).

Radon. Radon surveys have not been performed at the installation; however, the U.S. EPA Map of Radon Zones for Bristol County, Rhode Island, confirms that the county lies within the low-priority zone, Zone 3, with a predicted average indoor radon screening level of less than 2 picocuries per liter (pCi/L) (USEPA, 2011). This level is lower than U.S. EPA's recommended maximum allowable exposure level of 4.0 picocuries per liter (CH2M Hill, 2007). While no survey of the USARC has been performed, a report of the surrounding area found that basements in the area had an average radon activity level of 2.760 pCi/L, while first floor living areas had an average level of 1.600 pCi/L (CH2M Hill, 2007). The USARC has a first floor level, but there is no basement associated with the facilities.

Munitions and Explosives of Concern (MEC). No records have been found that indicate MEC has ever been located at this installation. In addition to a small arms vault, an indoor firing range was formerly located at the northwest corner of the main building. The range was decommissioned and subsequently used as office space. No evidence of MEC was observed during the ECP site reconnaissance (CH2M Hill, 2007); however, a lead survey will be conducted at the indoor firing range prior to transfer of the property. Lead abatement to meet U.S. EPA standards for child occupied facilities (no to exceed 40 micrograms/square foot) will be conducted, if necessary, after the survey data becomes available.

4.6.1.2 Hazardous Waste Storage and Handling Areas

The USAR Center was not a small- or large-quantity generator of hazardous waste. No evidence of hazardous waste storage was observed during the ECP site reconnaissance (CH2M Hill, 2007). While the northwest portion of the property was historically suspected to have been formally used as a landfill (CH2M Hill, 2007), an investigation in 2008 concluded that no landfill existed, for no subsurface debris was observed during the excavation of test pits and no VOCs, semivolatiles organic compounds

(SVOCs), polycyclic aromatic hydrocarbons (PAHs), organochlorine pesticides, total petroleum hydrocarbons (TPHs), or PCBs were found in soil samples taken (SEE, 2011).

4.6.1.3 Areas of Potential Environmental Concern

The 2007 ECP report identified four areas of potential environmental concern (PEC) on the USARC property that required additional investigation including 1) staining behind the OMS building – an area of staining and stressed vegetation on the north side of the OMS building; 2) leach fields and wash rack - two leach fields west of the OMS that received water from the site septic system, the OMS floor drains, and the vehicle wash rack and thus potentially received petroleum, oil, and lubricant (POL) products and possibly hazardous substances; 3) UST closure and confirmation sampling - lack of verified closure information for two former USTs on the installation; and 4) potential landfill investigation - a suspected former landfill that was reportedly located on the north western part of the installation property (CH2M Hill, 2007). Additionally, as a result of elevated arsenic levels in soil samples collected during the 2008 investigation into the other PECs, a fifth PEC was identified, site-wide investigation for arsenic (SEE, 2011).

To further investigate these PECs soil and ground water samples were collected in October 2008 with additional sampling occurring in September and December 2010. (SEE, 2011).

1. *Staining behind the OMS PEC* - No VOCs, SVOCs, PAHs, diesel range organics (DROs), organochlorine pesticides, PCBs, or metals were detected at concentrations exceeding the regulatory screen criteria in the samples collected and no further action is recommended for this PEC (SEE, 2011).

2. *Leach fields and wash rack PEC* - No VOCs, SVOCs, PAHs, DROs, organochlorine pesticides, or PCBs were detected in the samples at concentrations exceeding the regulatory screening criteria. Two soil samples contained beryllium concentrations that exceeded selected regulatory screening criteria; however, these samples did not exceed the RIDEM GA Leachability Criteria for beryllium. Two soil samples contained concentrations of arsenic that exceed regulatory screening criteria. Site-wide arsenic concentrations in soil are attributed to naturally occurring background conditions (see the discussion of the site-wide arsenic investigation below). One temporary monitoring well was sampled for groundwater. Barium and zinc were the only metals detected; however, these metals were below the RIDEM groundwater quality standards. No further action is recommended for the leach fields and wash rack PEC (SEE, 2011).

3. *UST closure and sampling PEC* - Closure certificates for the two former USTs located next to the Administration Building were obtained. No DROs were detected at concentrations exceeding the regulatory screening criteria in the UST closure confirmation samples. No further action is recommended for the UST confirmation PEC (SEE, 2011).

4. *Potential landfill PEC* - No signs of subsurface debris, waste, or disturbed soils were found during test pit excavations. No VOCs, SVOCs, PAHs, organochlorine pesticides, TPHs, or PCBs were detected at concentrations exceeding the regulatory screening criteria in the samples collected either. Two soils samples contained beryllium concentrations that exceeded selected regulatory screening criteria; however, these samples did not exceed the RIDEM GA Leachability Criteria for beryllium, and no further action is recommended for the potential landfill PEC (SEE, 2011).

5. *Arsenic in site-wide soils* - As part of the 2010 investigations, soil sampling for arsenic was performed in conformance with RIDEM Remediation Regulation Rule 12.0 (Special Requirements for Managing Arsenic in Soil). To determine that arsenic concentrations are consistent with state background levels, and hence, are not jurisdictional for arsenic, soil sampling must show that 1) no

individual soil sample result from the data set shall be greater than 15 milligrams per kilogram (mg/kg), 2) no greater than 10 percent of sample results from the data set shall exceed 7.0 mg/kg, and 3) the average of all sample results shall be 7.0 mg/kg or less (RIDEM, 2004).

The site-wide investigation for arsenic in soil detected two concentrations that exceed the residential direct exposure concentration (R-DEC) and the industrial/commercial direct exposure concentration (I/C-DEC) of 7 mg/kg. Of 20 arsenic samples analyzed, only two exceeded 7.0 mg/kg; one was 8.5 mg/kg and the other was 7.2 mg/kg. Although a third soil sample detected arsenic levels of 7.3 mg/kg, the duplicate soil sample detected arsenic levels of only 5.8 mg/kg. None of the soil samples exceeded 15 mg/kg; the highest concentration for arsenic was 8.5 mg/kg. The number of soil samples exceeding 7.0 mg/kg was not greater than 10 percent, and the average arsenic concentration in the 20 soil samples collected on site was 5.3 mg/kg. Based on the results of soil sampling, the Army, in a letter to RIDEM dated June 30, 2011, contended that the arsenic identified can be attributed to naturally occurring background conditions conforming to the Remediation Regulation Rule 12.03 which allows 10 percent of site samples to exceed R-DEC and I/C-DEC criteria and still be considered to meet state background criteria (XCEL, 2011). Based on the soil sampling, arsenic concentrations at the site in excess of R-DEC and I/CDEC, and the Rule 12.03 requirements are not related to an identifiable source area and do not pose a concern to human health or the environment (SEE, 2011).

In a letter dated April 26, 2011 RIDEM expressed concern regarding potential trichloroethylene (TCE) contamination on the USARC property. In the June 30, 2011 letter prepared by the Army to RIDEM regarding arsenic in soils, potential TCE contamination was also addressed. The Army contended that based on the results of analytical analyses conducted on groundwater samples taken at the USARC there was no evidence of a release of TCE at the site and that no further action is required by the Army (XCEL, 2011).

The 2007 ECP determined that there was one potential environmental site of concern, located within the 1-mile American Society for Testing and Materials (ASTM) search radius from the installation property. A petroleum product release had occurred from a leaking underground storage tank (LUST) at a Bristol Express (formerly Sunoco) located approximately 0.4 mile east and upgradient of the installation property. At the time of the ECP, an active investigation/remediation of the release was in progress at the LUST site. The extent of the release had not been defined at that time (CH2M Hill, 2007). However, an update to the ECP conducted in 2011 concluded that based on distance, regulatory status, and/or inferred hydrogeologic relation to the USARC property, the probability of the regulated facility significantly impacting the environmental condition of the property is considered low. No regulated facilities were identified within the ASTM search radius of the USARC property that exhibited environmental conditions that have a probability to affect the environmental condition of the property (XCEL, 2011).

4.6.2 Environmental Consequences

For the purposes of assessing the significance of impacts related to hazardous and toxic substances, the following impact thresholds were developed:

No Effect – There would be no change in the amount or type of hazardous materials that are used or hazardous wastes that are generated. Hazardous materials and hazardous wastes would continue to be stored, used, managed, and disposed of in accordance with all applicable federal, state, and local laws and requirements.

No Significant Effect – Hazardous substances would be stored, managed, used, and disposed in accordance with all applicable federal, state, and local requirements. Required actions to remediate environmental releases and to remove or encapsulate friable asbestos and lead-based paint hazards are complete or will be completed by the transferee; the property is suitable for the use intended by the transferee; and intended use of the property is consistent with the protection of human health and the environment.

Significant Effect – The management and disposal of hazardous substances would result in an unacceptable risk to human health and the environment. Environmental releases or friable asbestos, lead-based paint, or other environmental hazards render the property unsuitable for the use intended by the transferee; and intended use of the property is inconsistent with the protection of human health and the environment.

4.6.2.1 Preferred Alternative – Traditional Disposal and Reuse

Overall, there would be no significant effect under the Preferred Alternative related to hazardous and toxic substances, including on children.

Hazardous Materials. Other than the soap inherently associated with the cleaning system for the custodial sink, all hazardous materials have been removed from the USARC. No evidence of contamination or threat from hazardous materials has been identified. If any hazardous materials are used on site by the Department of Parks and Recreation, it is expected that there would be no significant impact since the handling of the materials would be managed in accordance with all applicable federal and state regulations.

USTs and ASTs. Closure certificates were identified for all three former USTs. No DRO releases were identified at concentrations exceeding the regulatory screening criteria in the UST closure confirmation samples. No indication of a potential threat to site personnel due to former USTs was identified. All ASTs are in good condition and no potential threat due to ASTs has been identified. Therefore, there would be no effect from USTs or ASTs under the Preferred Alternative.

PCBs. Only one transformer unit was identified on the installation property. There was no label indicating the transformer contained PCBs and no evidence that a leak had occurred. The transformer was observed to be in good condition and is not suspected of containing PCB because of its year of manufacture. No threat due to PCBs was identified; therefore, there would be no effect under the Preferred Alternative.

ACM. Renovations of the buildings as proposed by the LRA would have no additional impact to hazardous materials management beyond that associated with closure of the USARC. Upon transfer of the Property, the LRA would be responsible for properly managing any ACM, including the proper abatement and disposal of it if encountered during renovations, in accordance with all applicable federal and state regulations. Therefore, no significant effects would be expected, including on children.

Lead. The residential Lead-based Paint Hazard Reduction Act of 1992 directed the U.S. EPA and HUD to jointly issue regulations requiring disclosure of known LBP and/or LBP hazards by persons selling or leasing housing constructed before 1978. Under that authority, U.S. EPA and HUD issued information and disclosure requirements which became effective in 1996. Because of the construction date, some of the buildings at the USARC are presumed to contain LBP. However, the reuse of these buildings would not be for residential purposes. Additionally, the LRA would be responsible for properly managing any LBP, including the proper abatement and disposal of it if encountered during

renovations, in accordance with all applicable federal and state regulations. No significant effects would be expected, including on children.

Radiological Materials. A radiological survey was completed in May 2012 and found the site to be free of radiological concerns (Department of the Army, 2012). Therefore, there would be no effects related to radiological material.

Radon. The U.S. EPA Map of Radon Zones for Bristol County, Rhode Island indicates that the county lies within the low-priority zone, Zone 3, with a predicted average indoor radon screening level of less than 2 pCi/L which is lower than the U.S. EPA's recommended maximum allowable exposure level of 4.0 pCi/L. The USARC has a first floor but no basement or other below ground space where radon can typically be an issue. Therefore, there would be no effect related to radon under the Preferred Alternative.

MEC. No records have been found that indicate MEC has ever been located at the USARC. The indoor firing range was decommissioned and subsequently used as office space. No threat from MEC has been identified. A lead survey at the indoor firing range and any necessary abatement to meet U.S. EPA standards for a child occupied facility will be completed prior to transfer of the property. Therefore, there would be no effect under the Preferred Alternative.

Hazardous Waste Storage and Handling. The northwest portion of the USARC property was suspected to have been historically used as a landfill. No evidence of a landfill was found during a site investigation. Sample results indicated that no VOCs, SVOCs, PAHs, organochlorine pesticides, TPHs, or PCBs were present in soils in the investigation area. No threat from Hazardous Waste Storage and Handling has been identified. If any hazardous waste is produced during the reuse of the property, it is expected that there would be no significant impact since the storage and handling of the waste would be managed in accordance with all applicable federal and state regulations.

Areas of Potential Environmental Concern. Five areas of potential environmental concern on the USARC were identified and investigated.

1. *Staining behind the OMS building.* No contamination was found that exceeded the regulatory screening criteria and no further action was recommended.
2. *Leach fields and wash rack.* Two soil samples contained beryllium concentrations that exceeded selected regulatory screening criteria; but did not exceed the RIDEM GA Leachability Criteria for beryllium. Two soil samples contained concentrations of arsenic that exceed regulatory screening criteria, but were attributed to naturally occurring background conditions. No ground disturbance activities are planned under the reuse plan for the property. No potential threat was identified related to the leach fields and wash rack.
3. *UST closure and confirmation sampling.* Closure certificates for the two former USTs were found. No DROs were detected that exceeded the regulatory screening criteria and no further action was recommended. No threat from USTs has been identified on the site.
4. *Potential landfill investigation.* A site investigation did not identify any contaminants above regulatory levels and no further action was recommended. No threat from a potential landfill was identified.
5. *Site-wide arsenic soil.* During a site-wide arsenic investigation in 2010 two out of twenty soil samples were identified with arsenic concentrations that slightly exceeded the R-DEC and the I/C-DEC. Based on the soil sampling results the Army contends that the arsenic identified can be attributed to naturally occurring background conditions conforming to the Remediation Regulation Rule 12.03 which allows 10 percent of site samples to exceed R-DEC and I/C-DEC

criteria and still be considered to meet state background criteria. Throughout the site investigation process the Army coordinated with RIDEM (see Appendix D for the Army's initial request seeking a variance in accordance with Section 13.03 of the Remediation Regulations dated March 8, 2011; RIDEM's response letter dated April 26, 2011 requesting more data; the Army's response letter dated May 9, 2011 providing justification for a variance; and the Army's final correspondence dated June 30, 2011 contending that the identified arsenic can be attributed to naturally occurring background conditions conforming to the Remediation Regulation Rule 12.03 which allows 10 percent of site samples to exceed R-DEC and I/C-DEC criteria and still be considered to meet state background criteria.). In addition to requesting additional justification for a variance with regards to arsenic on the site, in their March 8, 2011 letter, RIDEM also requested additional groundwater sampling be conducted for chlorinated solvents, specifically TCE which was frequently used for degreasing activities associated with NIKE facilities (see Appendix D). However, at the USARC no historical source/use of chlorinated solvents associated with the OMS has been identified and based on analytical analyses conducted on groundwater samples taken at the site there is no evidence of a TCE release (U.S. Army, 2011) While there is no identifiable site contamination attributable to prior Army actions on the USARC property, the Army would include CERCLA notices and covenants in the deed of transfer for the property, and would maintain liability for any future contaminants attributable to the Army (U.S Army, 2011). As a result, there would be no effects under the Preferred Alternative, including on children.

Regarding the potential for off-site contamination to adversely affect the property, the 2011 updated ECP concluded that the probability of a regulated facility significantly impacting the environmental condition of the property is considered low due to distance, regulatory status, and/or inferred hydrogeologic relation to the USARC property. Therefore, there would be no significant effect on the property under the Preferred Alternative.

4.6.2.2 Caretaker Status Alternative

Implementation of the Caretaker Status Alternative would not result in significant impacts from hazardous and toxic substances or from petroleum products for the reasons discussed under the Preferred Alternative. Additionally, vacant facilities in caretaker status would be secured to prevent unauthorized entry.

4.6.2.3 No Action Alternative

Implementation of the No Action Alternative would not result in significant impacts from hazardous and toxic substances or from petroleum products for the reasons discussed under the Preferred Alternative. The facility would continue to operate as an Army Reserve Center and access to the facility would be restricted to authorized personnel.

4.7 CUMULATIVE EFFECTS SUMMARY

A cumulative impact is defined as “the impacts on the environment that result from the incremental impact of the action when added to other past, present, or reasonably foreseeable future actions regardless of what agency (federal or non-federal) or person undertake such other actions” (40 CFR 1508.7). The section goes on to note: “such impacts can result from individually minor but collectively significant actions taking place over a period of time.” Cumulative impacts associated with implementation of the Proposed Action would include any impacts from other on-going actions that would be incremental to the impacts of closing the USARC in Bristol, RI.

Other past, present or future projects that are considered for their cumulative impacts include the construction of a 20-unit housing complex one half mile from the site; mixed use redevelopment of the Robin Rug Mill; residential and retail development in downtown Bristol; reconstruction and improvements on Hope Street from the Thames Street intersection to the Constitution Street intersection to include roadway surface, curbing, crosswalks, stairs, retaining walls, lighting, new trees, parking, and drainage/utilities; resurfacing of Asylum Road between Hope Street and the East Bay Bike Path; and a new bike path connection between Hope Street and Colt State Park.

4.7.1 Preferred Alternative – Traditional Disposal and Reuse

Air Quality

Cumulative impacts to air quality would be associated with renovation and operation of the USARC property. Increase in annual emissions from the operation of the Preferred Alternative would not be significant and would be similar to the pre-closure conditions. If renovations of the facilities were to overlap construction activities of the projects going on in the vicinity of the Property, the Preferred Alternative would contribute short-term cumulative impacts due to increased air emissions. However, any contribution would be small given the size of the renovations under the proposed action and would not result in significant cumulative impacts.

Noise

Reconstruction and improvements to Hope Street in the vicinity of the USARC, as well as, construction of the new bike path connection from Hope Street to Colt State Park along Asylum Road would increase noise levels in the area temporarily during the construction phases. Renovations of the USARC property would not contribute cumulatively to the temporary noise as they would be confined to interior spaces. While there would be some noise generated from the reuse of the facilities, it is not expected to be much and therefore, there would be no significant cumulative impact noise levels in the surrounding area.

Socioeconomics

The addition of the retail and residential development, as well as the proposed USARC reuse plan, would be expected to have positive effects on the quality of life for Bristol.

All other cumulative projects would be expected to have a positive effect on economic development due to increased construction spending over current proposed levels. Increased construction spending would contribute to raised incomes, higher sales volume, and increased employment. Whether or not these effects will be significant depends on whether or not this spending will contribute to percentage increases in these categories above historical RTV values. The Preferred Alternative would not affect the planned future development.

Transportation

The background projects proposed in the vicinity of the study area were evaluated as they pertain to traffic cumulative impacts. Information that would be pertinent for traffic impacts is not readily available for the 20-unit housing complex one half mile from the site; mixed use redevelopment of the Robin Rug Mill; residential and retail development in downtown Bristol. Construction for the Hope Street Reconstruction project is ongoing and is occurring in phases (i.e. not along the entire street at once) resulting in lane closures and no parking in the construction zone (RIDOT, 2012). While the complete construction time line is not known, by the time the USARC property is transferred, much of

the work may already be completed. The Asylum Road Resurfacing Project was scheduled to be completed between March 2012 and May 2012 (J.H Lynch & Sons, 2011). Once completed, this resurfacing project on Asylum Road would improve safety and motorist's experience traveling to Colt State Park. The timeframe for the new bike path construction is not known, however, when it does occur, it would likely cause some small impacts to traffic through short delays while traveling on Asylum Road. In the long-term though, both the Hope Street Reconstruction and the new bike path will improve vehicular, bicycle, and pedestrian connections and safety on Hope Street and Asylum Road. In view of the size of some projects, distance from the project sites of others, RIDOT's plans for Hope Street and Asylum Road, and since significant transportation impacts have not been identified for the Preferred Alternative, there are not expected to be any significant cumulative impacts to transportation.

4.7.2 Caretaker Status Alternative

Implementation of the Caretaker Status Alternative would slightly decrease the economic benefits of the Property to the local economy, though it would not be enough to offset the beneficial impacts of the other projects in the area and would not result in any significant impacts. Some beneficial impacts from reduced air emissions, traffic and noise on the Property would occur; however, these beneficial impacts would be small and not greatly offset the short-term cumulative impacts associated with construction activities in the area. Therefore, overall there would be no significant cumulative impacts associated with the Caretaker Status Alternative.

4.7.3 No Action Alternative

Implementation of the No Action Alternative would avoid new impacts that could interact with the impacts of other projects in the vicinity of the USARC. Therefore, there would be no cumulative impacts associated with the No Action Alternative.

4.8 MITIGATION SUMMARY

None of the predicted effects of the Proposed Action would result in significant impacts; therefore, mitigation is not needed.

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5.0 FINDINGS AND CONCLUSIONS

The purpose of the Proposed Action is to implement the Army’s proposal to dispose of the Property following closure of the Quinta-Gamelin USARC, as directed by the BRAC Commission.

Traditional disposal followed by property reuse by the Town of Bristol for recreation, education, administrative, and maintenance purposes is the Army’s Preferred Alternative. Direct, indirect, and cumulative impacts of the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative have been considered. The evaluation performed within this EA concludes that there would be no significant impact to the human or natural environment as a result of the implementation of any of the alternatives. Therefore, the issuance of a Finding of No Significant Impact is warranted, and preparation of an Environmental Impact Statement is not required.

A summary of impacts by resource area for the two action alternatives and the No Action Alternative is provided in Table 5-1.

Table 5-1. Summary of the Impacts of the Alternatives

Resource	Preferred Alternative	Caretaker Status Alternative	No Action Alternative
Land Use			
<i>Regional Geographic Setting and Location</i>	No effect.	No effect.	No effect.
<i>Site Land Use</i>	No significant effect.	No effect.	No effect.
<i>Current and Future Development in the Region of Influence</i>	No effect.	No effect.	No effect.
<i>Coastal Zone</i>	No effect.	No effect.	No effect.
Aesthetic and Visual Resources	No effect.	No effect.	No effect.
Air Quality			
<i>Ambient Air Quality Conditions</i>	No significant effect.	No effect.	No effect.
<i>Meteorology/Climate</i>	No effect.	No effect.	No effect.
<i>Air Pollutant Emissions at Project Site</i>	No significant effect.	No significant effect (beneficial).	No effect.
<i>Regional Air Pollutant Emissions Summary</i>	No significant effect.	No significant effect (beneficial).	No effect.
Noise	No significant effect	No significant effect (beneficial).	No effect.
Geology and Soils			
<i>Geologic and Topographic Conditions</i>	No effect.	No effect.	No effect.
<i>Soils</i>	No effect.	No effect.	No effect.
<i>Prime Farmland</i>	No effect.	No effect.	No effect.

Resource	Preferred Alternative	Caretaker Status Alternative	No Action Alternative
Water Resources			
<i>Surface Water</i>	No effect.	No effect.	No effect.
<i>Wetlands</i>	No effect.	No effect.	No effect.
<i>Hydrogeology/Groundwater</i>	No effect.	No effect.	No effect.
<i>Floodplains</i>	Resource not present	Resource not present	Resource not present
<i>Storm water System</i>	No effect.	No effect.	No effect.
Biological Resources			
<i>Vegetation</i>	No effect.	No effect.	No effect.
<i>Wildlife</i>	No significant effect.	No significant effect.	No effect.
<i>Threatened, Endangered, and Sensitive Species</i>	Resource not present	Resource not present	Resource not present
Cultural Resources			
<i>Archaeology</i>	Resource not present	Resource not present	Resource not present
<i>Built Environment</i>	No effect.	No effect.	No effect.
Socioeconomics			
<i>Economic Development</i>	No significant effect.	No effect.	No effect.
<i>Demographics</i>	No effect.	No effect.	No effect.
<i>Environmental Justice</i>	No effect.	No effect.	No effect.
Transportation			
<i>Roadways and Traffic</i>	No significant effect.	No significant effect (beneficial).	No effect.
<i>Public Transportation</i>	No significant effect.	No significant effect (beneficial).	No effect.
Utilities			
<i>Potable Water Supply</i>	No effect.	No significant effect (beneficial).	No effect.
<i>Sanitary Sewer System</i>	No effect.	No significant effect (beneficial).	No effect.
<i>Electrical Service and Distribution</i>	No effect.	No significant effect (beneficial).	No effect.
<i>Natural gas</i>	No effect.	No significant effect (beneficial).	No effect.
<i>Communications</i>	No effect.	No significant effect (beneficial).	No effect.
<i>Municipal Solid Waste</i>	No significant effect.	No significant effect (beneficial).	No effect.
Hazardous and Toxic Substances			

Resource	Preferred Alternative	Caretaker Status Alternative	No Action Alternative
<i>Uses of Hazardous Materials</i>	No significant effect.	No effect.	No effect.
<i>Storage and Handling Areas</i>	No significant effect.	No effect.	No effect.
<i>Site Contamination and Cleanup</i>	No significant effect.	No effect.	No effect.
Cumulative Effects	No significant effect.	No significant effect (beneficial).	No effect.

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6.0 LIST OF PREPARERS

Name	Title	Education/Responsibility	Experience
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7.0 AGENCIES CONTACTED

This section identifies local, state and federal agencies that were contacted or consulted during the EA process.

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U.S. Fish and Wildlife Service

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Wampanoag Tribe of Gayhead Aquinnah

Narragansett Indian Tribe

State Officials and Agencies

Rhode Island Department of Environmental Management

Rhode Island Historical Preservation and Heritage Commission

Rhode Island Coastal Resources Management Council

Town Officials and Agencies

Town of Bristol, Department of Community Development

Town of Bristol, Department of Parks and Recreation

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This section identifies local, state and federal agencies that have received a copy of the EA and FNSI or a letter indicating that they are available for review.

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Libraries

Rogers Free Library
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Bristol RI 02809

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10.0 ACRONYMS

AADT	Annual Average Daily Traffic
ACM	Asbestos Containing Material
AEPI	Army Environmental Policy Institute
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
BRAC	Base Realignment and Closure
CEQ	Council on Environmental Quality
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act (also known as Superfund)
CFR	Code of Federal Regulations
CMP	Coastal Management Program
CO	Carbon Monoxide
CRMC	Coastal Resources Management Council
DoD	Department of Defense
DRO	Diesel Range Organics
EA	Environmental Assessment
ECP	Environmental Condition of Property
EIFS	Economic Impact Forecast System
EIS	Environmental Impact Statement
FNSI	Finding of No Significant Impact
HUD	Department of Housing and Urban Development
HVAC	Heating, Ventilating, and Air Conditioning
I/C-DEC	Industrial/Commercial Direct Exposure Concentration
LUST	Leaking Underground Storage Tank
LBP	Lead-based Paint
LRA	Local Redevelopment Authority

MEC	Munitions and Explosives of Concern
MEP	Military Equipment Parking
mg/kg	milligrams per kilogram
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NFA	No Further Action
NO ₂	Nitrogen Dioxide
NO _x	Nitrogen Oxides
NOA	Notice of Availability
NOI	Notice of Interest
Pb	Lead
PCBs	Polychlorinated Biphenyl
PEC	Potential Environmental Concern
pCi/L	Picocuries per Liter
PL	Public Law
PM	Particulate Matter
POL	Petroleum, Oil, and Lubricants
POV	Privately-Owned Vehicle
OMS	Organizational Maintenance Shop
PAH	Polycyclic Aromatic Hydrocarbon
R-DEC	Residential Direct Exposure Concentration
RI	Rhode Island
RICRMP	Rhode Island Coastal Resources Management Program
RIDEM	Rhode Island Department of Environmental Management
RIDOT	Rhode Island Department of Transportation
RIPTA	Rhode Island Public Transit Authority
ROI	Region of Influence
RONA	Record of Non-Applicability

RSC	Regional Support Command
RTV	Rational Threshold Value
SHPO	State Historic Preservation Officer
SO ₂	Sulfur Dioxide
SVOC	Semivolatile Organic Compound
TEC	Trichloroethylene
TPH	Total Petroleum Hydrocarbon
USACE	U.S. Army Corps of Engineers
USAR	U.S. Army Reserve
USARC	U.S. Army Reserve Center
USC	United States Code
U.S. EPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
UST	Underground Storage Tank
VOC	Volatile Organic Compounds

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APPENDIX A
QUINTA-GAMELIN USARC REUSE PLAN

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REUSE PLAN and HOMELESS APPLICATION
for the QUINTA-GAMELIN ARMY RESERVE CENTER
Asylum Road • Bristol, Rhode Island



Submitted by:
The Town of Bristol
Local Redevelopment Authority

Prepared by:
The Cecil Group

October 9, 2007

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A. PROPOSED ACTIONS

The Town of Bristol Local Redevelopment Authority (BLRA) proposes to complete a series of actions in conformance with this master plan on the property described as:

Property Name: Quinta-Gamelin U.S. Army Reserve Center

Current User: 94th Regional Readiness Command

Current Use: Administrative and training facility for the U.S. Army Reserve

Location: Asylum Road, Bristol, Rhode Island

Acres: 5.3 +/-

Existing Improvements: One 15,154 s.f. building and one 2,750 s.f. garage

Town Assessor's Number: Plat 80, Lot 286

The proposed series of actions are:

1. Approval and adoption of this master plan under the authorities granted by federal regulations [32 Code of Federal Regulations Parts 90 and 91] for closure of Military Department facilities under the Base Closure and Realignment Act [Pub.L. 100-526, 102 Stat. 2623, 10USC sec. 2687 and Pub.L. 101-510, Part A of Title XXIX of 104 Stat. 1808, 10USC sec. 2687]
2. Approval and adoption of this master plan to accept the reuse of the property as future facilities for recreation, education and temporary uses for emergency response and for possible relocation during construction.
3. Submission of an application for approval of this master plan to the National Park Service for subsequent transfer from the Military Department
4. Adoption of this master plan as part of the Local Comprehensive Plan
5. Discussions with the Rhode Island Department of Environmental Management regarding temporary use during construction of the Colt State Park 'barn.'
6. Further discussions with Roger Williams University regarding educational facility needs and reuse of municipal properties.
7. Town administrative actions to place budgetary, operational and management responsibilities with the Town of Bristol Department of Parks and Recreation
8. Implementation of the Program for Utilization included in this master plan

B. BASIS AND JUSTIFICATION FOR DECISION

a. Process

Creation of LRA

As part of the 2005 Base Realignment and Closure Commission (BRAC) process, in 2006, the Quinta-Gamelin Army Reserve Center in Bristol, RI was identified for realignment. The Town of Bristol Town Council was made aware that the Quinta-Gamelin Reserve Center was listed as surplus property and was to be disposed of in accordance with appropriate federal regulations. The town is extremely interested in the outcome of the reuse

of the Qunita-Gamelin ARC and wants the best use of the property and to be a driver of the redevelopment process.

The Bristol Town Council as the highest elected body of the community applied to the Department of Defense and the Town Council was subsequently designated as the Local Redevelopment Authority (LRA), with all the inherent powers provided by federal law. At its meeting of April 19, 2006, the Bristol Town Council voted to request designation of itself as the Local Redevelopment Authority (LRA). The Department of Defense, Office of Economic Adjustment subsequently recognized the Bristol Town Council as the appropriate entity on May 1, 2006 to function as the LRA and to prepare a reuse plan for the Qunita-Gamelin property. See Appendix B for the pertinent correspondence.

Consolidated Plan

The Town of Bristol submits programs and projects for incorporation in the Rhode Island Statewide Consolidated Plan. Those programs are listed in Appendix C.

Public Notification Process

The Town Council LRA placed advertisements on May 25, 2006 and June 1, 2006 notifying the public regarding the process for homeless providers and other entities who serve the public benefit to respond with a Notice of Intent (NOI) indicating their interest. Additional outreach to the area homeless providers was made through a direct mailing. (See Appendix D Outreach, Legal Notices and Mailings)

Public Workshop

A public workshop was held on July 13, 2006 to provide additional information to potential parties of interest, including a walkover of the site with the Base Transition Coordinator. A folder was provided to all attendees with a copy of the legal notice, available information, and NOI forms for homeless providers and Public Benefit Conveyances.

Acceptance of NOI's

Interested parties were provided until October 10, 2006 to submit NOI's. Four NOI's were received, which included one from the Rhode Island Army National Guard, that desired to use the facility in the same manner it is used now. The Town Recreation Department requested the facility as its recreation headquarters and youth center. The Recreation Department would vacate its space in both the Burnside Building and the current youth center in favor of this facility. There were two educational uses sought: one from Roger Williams University (RWU) for an independent private laboratory school; and the other from a potential public charter school for Healthy Minds, Healthy Bodies. Neither of the educational facilities are functioning at the present time, and these would be new initiative for both entities.

The two complete NOI's are included in Appendix H. No NOI's were received from homeless providers. The complete NOI's included sponsorship from the respective federal agencies; the National Park Service for the Town's Department of Parks and Recreation, and the U.S. Department of Education for the RWU submittal.

Analysis

An analysis was made of the four NOI's. These analyses included the considerations listed in the summary matrices included in Appendix I.

Public Review of NOI's

Public meetings were held with the Town Council LRA, the Town Planning Board, and for the general public to discuss the process and the NOI's. These public meetings were held on January 16, June 6, June 19, June 20, and July 5, 2007. (See Appendix E Meeting Minutes.)

b. Decision

Under BRAC regulations, the LRA is responsible for receiving public input, supplying information about the site to interested parties, holding public hearings and making a final recommendation regarding reuse of the property. The LRA conducted public outreach and other planning tasks associated with the development of this reuse plan. This plan was adopted at the July 5, 2007 Town Council meeting following a public hearing.

This plan recommends a municipal reuse for the Quinta-Gamelin Army Reserve Center. To date, four municipal re-uses have been identified through the public process, which were then narrowed down to two ideal uses. It should be noted that no homelessness agencies approached the Town for reuse of this site. Based on the four applicants, the Town has identified the property as ideal for a recreational use and a school use. After careful consideration of the available buildings in the area and the compatibility of the Town's goals and needs with those of the applicants, the Town has determined that the Department of Parks and Recreation will provide the best re-use for the site.

C. DESCRIPTION OF THE PROPERTY

The property is located on 5.3 acres in the Town of Bristol, abutted on all sides by Town-owned land. The site is in an ideal location for public use due to the fact that it is located directly adjacent to both a state park (Colt State Park) and an historical cemetery. The ARC is also located within 200 yards of Narragansett Bay and the Town beach. A single-family neighborhood is located to the north; businesses are also about a half a mile away. The site has one entrance off the road that leads to both the Town beach and the State Park system. The site's only access is from a state road (Rt 114) and fronts on a local road leading to the town and state parks.

a. Existing Improvements

The ARC was built for military purposes, and has been well maintained for long-term use. After the transfer, however, reuse of the building for public or private purposes will require some renovations to gain approval by the local Building Official and the Fire Marshall. The use or occupancy of the building must comply with the allowable features regulated by the Building Code in effect at the time of construction. [Source: State Building Code, Standards for Existing Schools, Regulation SBC-13] For more information on this, see section G.d., Future Improvements, in this document.

The site contains two buildings; one main building and one garage building. The main building is one story with a mezzanine level, and measures about 15,154 square feet. This

building has been arranged to accommodate the administrative activities the site has been used for, with the addition of a fairly large kitchen. The second building is a garage facility with simple construction, which measures about 2,750 square feet. There is a parking lot that accommodates approximately 93 vehicles, and the site has fairly significant uphill grading.

b. Environmental Conditions

The Environmental Condition of Property (ECP) was issued July 24, 2007. Conditions were noted regarding a failed drain, lack of verification of UST closure, adjacent property remediation, and an "alleged landfill." The completion of the analysis and remediation of site conditions will be negotiated with the Department of the Army upon transfer.

c. Features

The site contains two buildings; one main building and one garage building. The main building consists of 15,154 square feet, and the garage is 2,750 square feet. There is a parking lot that accommodates approximately 93 vehicles. The site is composed of about 5.3 acres of steeply graded land, set back about 200 yards from the waterfront.

According to the Town's comprehensive plan, the ARC is in an area that is predominantly conserved open space with residential land use to the north. The property is in the R15 zoning district, which allows single family dwellings at 15,000 square feet per lot. Please see attached Building Survey Report.

D. PROPOSED PROGRAM OF UTILIZATION

a. Overall Goals of Utilization

The Town's 2003 Comprehensive Plan outlined several goals that are pertinent to the decision on the proposed actions, which encompass educational uses, recreational uses, and the desire for an emergency operations center. One of the goals indicates that "town-owned building should be sold only when there is no clear public benefit to be derived," and that "sale to the private sector should only be within strict guidelines for uses that will serve the public good." While this goal is specific to town-owned buildings, it is considered applicable in that the LRA is making a decision on the transfer to the Town and is making a determination of public benefit in the proposed transfer.

In decision making about recreation in the area, the goals outline that the Town should "develop a recreation program plan for the future," and "examine ways to improve efficiency and the level of service by cooperating with private recreation facilities such as the YMCA." It also indicates that the town should look into indoor facilities for recreation in Bristol, including planning an upgrade for the Sports Complex. The goals also indicate that the Town is interested in better maintaining the Community Center, as well as determining the cost and interest for acquisition or renovation of recreation land. These goals provide the basis for allowing the transfer to the proposed recreation program.

b. Property Plans

The 15,154 square foot, 5.3 acre site would be added to the existing Town Beach and Sports Complex, providing a centralized and overall facility consisting of almost 33 acres of landscaped, continuously maintained, and fully equipped active and passive, indoor and outdoor recreational facilities for youth, adult, and senior programs and activities. The newly expanded complex will also provide a facility that would be equipped to serve as a centralized, self-sustained operations, communication, and management center to be activated in the event of disaster. Acquisition of the surplus Quinta–Gamelin Army Reserve Center will allow the Town of Bristol to satisfy the growing needs of the community by putting the facility to what is in all probability its highest and best use.

Acquisition of the Quinta–Gamelin Army Reserve Center will expand the facilities and capabilities of the existing Bristol Town Beach and Sports Complex and will touch upon and improve most of the Parks and Recreation Department’s existing and planned program offerings. The programs that will benefit the most from the acquisition include:

- Community Youth Center
- Summer Fun Camp Program
- Pre-School Children’ Play and Support Center
- General Population Fitness and Wellness Center
- Permanent Office Facilities for Parks and Recreation Dept.
- Public Meeting Rooms
- Garage Storage for Dept. Vehicles
- Expanded Outdoor Sports Facilities

c. Adjacencies

The site is directly adjacent to Colt State Park and an historical cemetery. The ARC is also located within 200 yards of Narragansett Bay and the Town beach. A single-family neighborhood is located to the north; businesses are located about a half a mile away. The site has one entrance off the road that leads to both the Town beach and the State Park system. The site's only access is a state road (Route 114) from a local road, but is also directly adjacent to the East Bay Bike Path.

d. Redevelopment Guidelines

Intentions and Purposes of the Guidelines

The intention of the guidelines are to assist land use regulatory boards and commissions of the Town of Bristol in the review of the upgrades made to the Quinta-Gamelin Army Reserve Center in its conversion to a recreational facility. It is understood that the appeal of the building for the Department of Parks and Recreation is in the fact that the building is substantially ready for reuse, but there will be certain changes made to the property for reuse. Therefore, these guidelines are an attempt to increase the public accessibility of the property and ensure that the recreation center interacts well with its surrounding context.

DESIGN GOALS

Options for alternative future uses:

The redevelopment of the Quinta-Gamelin facility should allow for alternative future municipal and recreational uses to take place. The possible future uses are the recreation center, recreational programs, including fee programs, educational uses, and operation as a municipal emergency control center.

Consistency with historical relevance:

The ARC was named for two soldiers who died serving in World War II and honors them in name, as well as with a plaque on a wall. The Department of Parks and Recreation will honor the history of the building by calling it the Quinta-Gamelin Parks and Recreation Center, if that is what the families of the soldiers desire. The Department has already stated an interest in pursuing this matter.

Appropriate to the marine location:

Because the ARC is located 200 yards from the Town Beach, it is desired that the Department of Parks and Recreation take advantage of this close proximity through a waterfront recreation program such as windsurfing or kayaking rentals and a bicycle rental facility, but this need not be located on the waterfront.

Character of public spaces:

Because the Department of Parks and Recreation is primarily concerned with providing facilities for the public to recreate, it is important that the public spaces provided be well maintained, safe, and pleasing. The Department is already responsible for maintenance of fourteen separate parks and facilities in Bristol, one of which is 27.5 acres. Therefore, it is anticipated that there will not be a problem maintaining the 5.3-acre Quinta-Gamelin property.

High quality of construction:

Structures built by the Army are not subject to the same building codes and regulations that other structures are. The ARC must be brought up to a level of construction that will pass building inspection for safety and fire hazards. Beyond that, it is desired that these refurbishments be of the highest reasonable quality. This will not only serve to make the facility safer, but it will also ensure that it stays in better condition for longer.

BUILDING GUIDELINES

Building signs:

Signage on the building should be for wayfinding and historical purposes only. The bronze plaque that marks the building's significance shall remain or be replaced following the decision of the Quinta and Gamelin families and the Town. Signs should be used to help the public access program areas and should be of a permanent nature wherever possible.

Building materials:

The building currently has a red brick façade. A paved lot that can hold up to 93 cars surrounds it. At such time that it becomes necessary to add on any additional facilities, the new facilities will be more in the character of the buildings in Bristol. Brick is an acceptable material for exterior materials, as well as clapboard or stone. If any improvements to the parking lot take place, they should reduce the amount of contiguous impervious surface on the lot.

SITE GUIDELINES

Landscaping:

The current landscaping is comprised of mostly grass with a few trees. It is understood that grass is a good groundcover for recreational purposes, however the type of grass currently planted at the ARC is non-native to this region. It is recommended that where possible, future plantings be native species to this area. This will not only promote the health of the environment, but it also requires less water and fertilizer to ensure healthy growth of native species. This is especially important with the runoff from the site flowing directly to the waterfront below, unfiltered.

Site Lighting:

It will be important to light the signage at the entrance from the road to the site. This lighting will be exterior to the entry sign, and hooded to reduce glare for drivers and pedestrians passing the site. The road leading up to the site will also need to be lit for safety reasons. The lighting around the building should be directed at surfaces wherever possible, and hooded, to reduce glare and light pollution.

Signage and wayfinding:

There will be a permanent entryway sign indicating the entrance of the site. This should be made of natural materials such as stone or wood. All signs should be permanent where possible, and mounted on individual poles, rather than on existing structures such as light posts.

e. Development and Management Plan

The table on the following page summarizes the annual costs currently borne by Bristol's Parks and Recreation Department. These costs are presented in a side-by-side comparison with the estimated costs for the first two years of operation following the proposed acquisition. The table shows a substantial increase in costs following the acquisition, and do not include the costs of retrofitting the Quinta-Gamelin ARC to make it ready for use by the public.

The estimates for the first two years following the acquisition show an estimated surplus of approximately \$20,000, and it is reasonable that this would find uses in the Department's overall cost of operation, including the necessary building retrofits. For example, with the increased traffic in the Town Beach and Recreation Complex following acquisition, there will be some cost (at this time unknown) for additional traffic and parking management. The following is a list of revenue gaining programs for the Department of Parks and Recreation:

- *Camp Registration:* revenue increase is due to the fact that keeping the camp open on rain days will have a significant impact on increasing the number of families participating in our programs.

- *Field and Facility use:* The new facility will add meeting space for many community organizations and sport leagues as well as residents interested in renting the gymnasium and meeting rooms. Last year, our Community Center gymnasium was used 192 times on an average of two hours each for similar purposes. Our meeting room was used 68 times. Towns similar in size to Bristol rent facilities at approximately \$15.00/hour.
- *Booth Fees:* The revenue generated by the Booth will slightly increase as the popularity of the Complex increases.
- *Membership Fees:* This new Recreation Center will include a membership fee, which we project at \$75 per year for individuals and \$150. per year for families.
- *Personnel:* The new facility will require one additional full time maintenance worker, as well as 2 or 3 additional part time workers depending on hours of operation.
- *Utilities:* After consulting with our Town Treasurer and making comparisons with a similar building (the Bristol Police Station), we are confident that by vacating the Bristol Community Center on Thames Street, we will be transferring utility cost to a building which is while larger, is significantly more energy efficient and will, therefore, result in no increase in utility expense.

f. Historic Preservation

In honor of the history of the Quinta-Gamelin Army Reserve Center and the men and women who have served within her walls, it has been discussed that the facility would be named “*Quinta – Gamelin Parks and Recreation Center.*” There has also been some discussion as to the placement or removal of the plaques that honor Officers Quinta and Gamelin. This is a matter whose terms and conditions will be negotiated between the Quinta and Gamelin families, and the Town.

E. SCHEDULE AND PROJECT COSTS

The graphic on the following page represents a timetable and phased project costs for completing the process of reuse and redevelopment. The timetable is largely dictated by the BRAC and federal transfer process.

F. NEED FOR PROPERTY

a. Statement of Need

The Community Youth Center will be relocated from its current inadequate facility to the new *Quinta – Gamelin Parks and Recreation Center.* With the availability of far more space and capability, the Youth Center program will be open and available on a daily basis. The program will be even more successful in the new facility with expanded programming.

The Summer Camp Program has become a staple in the community’s parks and recreation program. Acquisition and implementation of the *Quinta – Gamelin Parks and Recreation Center* will allow the program to run day in and day out throughout the summer, regardless of weather conditions. The facility also has an excellent food preparation capability that

Bristol Quinta-Gamelin ARC
 Department of Parks and Recreation Projected Expenses

BUDGET	DESCRIPTION	CURRENT	YEAR 1*	YEAR 2**
Personnel:				
Full Time :	Four (4) Employees	\$ 154,520	\$ 181,923	\$ 189,203
Part Time:	Seasonal	\$ 66,062	\$ 79,030	\$ 82,191
Operating Expense:	Off. Sup., Uniforms, Equipment Equipment	\$ 6,250	\$ 9,000	\$ 9,000
Vehicle Expense:	1 Truck, 1 Minibus, 1 Van, 3 Golf Carts	\$ 3,500	\$ 5,000	\$ 5,000
Programs Expense:	Holiday Events, Camp, Special Events	\$ 5,880	\$ 9,320	\$ 9,320
Maintenance Expense:	Bldgs., Parks, Equip. Maint., Custodial Supplies	\$ 17,000	\$ 20,000	\$ 20,000
Utilities:	5 Bldgs., Field Lights, Winterizing, etc.	\$ 20,000	\$ 20,000	\$ 20,000
Bus Transportation:	Pickup/Dropoff Camp Children, Special Trips	\$ 17,000	\$ 18,000	\$ 18,500
Equipment Expense:	Sport and Camp Supplies	\$ 2,000	\$ 4,000	\$ 4,000
TOTAL EXPENSES		\$ 292,212	\$ 346,273	\$ 357,214

* 1st Year After Acquiring the Property

** 2nd Year After Acquiring the Property

Bristol Quinta-Gamelin ARC
 Department of Parks and Recreation Projected Revenues

BUDGET	DESCRIPTION	CURRENT	YEAR 1*	YEAR 2**
Camp Registration	Summer Youth Camp	\$ 20,340	\$ 25,500	\$ 26,520
Field and Facility Use	Sports Fields, and Parks Bldgs.	\$ 5,300	\$ 13,000	\$ 13,520
Booth/Entrance Fees	Town Sports/Beach Complex	\$ 28,479	\$ 32,000	\$ 32,520
Membership Fees	Exercise/Special Programs	\$ -	\$ 37,500	\$ 39,375
Municipal Budget	Taxpayer Program Support	\$ 272,107	\$ 275,000	\$ 280,000
Donations	Commercial/Private Sources	\$ 6,500	\$ 5,500	\$ 6,000
TOTAL EXPENSES		\$ 332,726	\$ 363,000	\$ 371,415

* 1st Year After Acquiring the Property

** 2nd Year After Acquiring the Property

NOTE: The Parks and Recreation Department averages approximately \$450,000 to \$500,000 in grants annually, for items such as park improvements, nature conservation, etc. Grants were not mentioned as revenue sources in the table above because each grant is usually directed toward a specific project and does not accrue any expenses unless the grant is awarded.

will also allow the program to provide a variety of prepared food offerings. The addition of the new facility is expected to greatly expand the interest in this program.

The Mom's Preschool Children's Club will provide a place where moms can play with their young children and get support. The facility will give this program a space to help preschoolers develop and improve social skills by learning to play together in a supervised environment. This will be a new program and a new source of revenue for the Department.

The General Population Fitness and Wellness Center will provide Bristol's general population access to inexpensive fitness and exercise capabilities that has been lacking since the closure of the YMCA. These programs will also be very popular with the Town's senior population, which has a large senior housing facility within one block of the new center. There is also bus transportation available to seniors residing elsewhere within the community and we anticipate that the new center will rapidly become a popular and frequent stop.

New administrative and management facilities will allow the Parks and Recreation Department to centralize its operations in a permanent facility. At present, the Department's administrative offices spend the summer in one location and the rest of the year in another. Both locations are too small and cramped for efficient operation and the overall management of programs suffers. In addition, the new facility would provide a centralized location for the department to store its vehicles used for maintenance and transportation that are currently housed at various locations throughout the Town.

Space to hold a public meeting is a growing need in the Town. To date, the Town has found no other solution to these problems that was not somewhat inefficient in application and was cost prohibitive. This facility can easily and cheaply accommodate these needs and play a vital role in the community.

Disaster/Emergency Management Operations Center can be implemented easily in the Quinta-Gamelin Army Reserve Center, which served as an ideal location for the Town of Bristol to implement a disaster preparedness communications and management center in an easily accessible, centralized, and controlled-access location. The facility has ample room to install and operate the electronic equipment that would be necessary in an emergency situation, has space for parking emergency and transient vehicles, and has multiple locations within the boundaries of the Town Beach and Sports Complex that could serve as helicopter landing facilities.

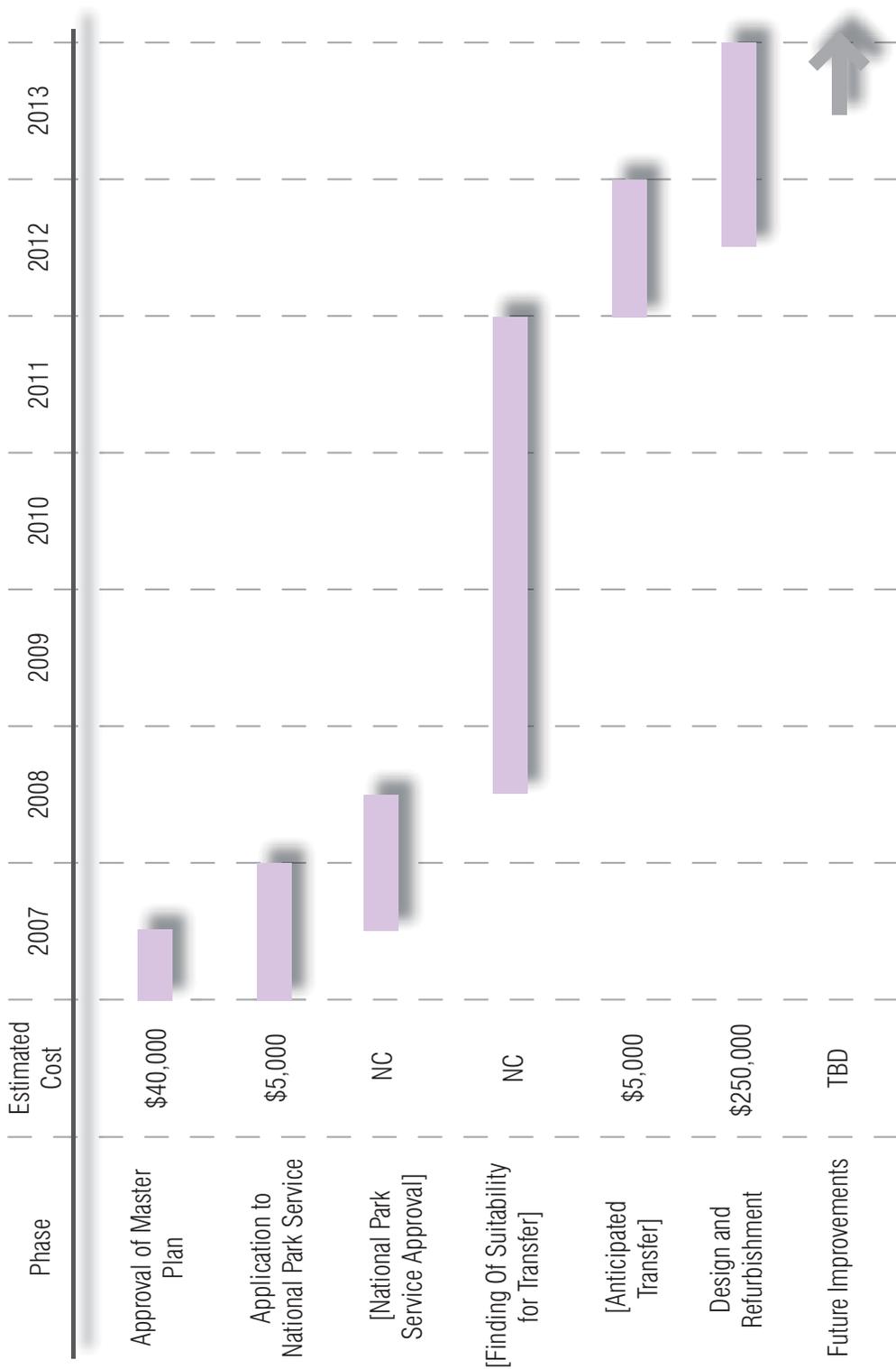
b. Population and Growth Trends

According to the US Census 2000, the Town's current population is about 22,000 people. The elderly population of Bristol comprises 17.7% (65 and older), while the median age is 38 years. As for the development trends, between 1990 and 2000, there has been an increase of 764 new housing units, representing an increase of 9.4%. New developments have been predominantly single-family subdivisions, and the average household size for Bristol is 2.65 persons.

Commercial development has also been growing, with the addition of about 200,000 sq ft of new commercial construction over the last decade. Additionally, about 141,000 sq ft of industrial development has occurred in the East Bay Industrial Park and other industrial areas around Bristol. Despite the development, the Town has preserved approximately 200 acres of

BRISTOL B.R.A.C. REDEVELOPMENT

Schedule and Costs



[Brackets indicate actions to be taken by others]

Prepared for the Town of Bristol, RI

The Cecil Group

land over the last 10 years for open space and preservation. The Town has also enacted a Town-wide rezoning which applied a mandatory cluster overlay on key parcels of open space.

[Source: Bristol's 2003 Comprehensive Plan]

c. Anticipated Volume of Public Use

The Department of Parks and Recreation projects a significant increase in the number of families that will participate in the summer program due to more predictability of rainy-day programming. They also are projecting an increase of about 500 users of a new gymnasium facility to be completed within the first several years of occupation. There has also been talk of additional waterfront recreational facilities such as windsurfing or kayaking rentals. Something else to be explored further is the possibility of bicycle rentals located directly on the ARC site, connecting to various trails.

G. SUITABILITY OF PROPERTY FOR PROPOSED USE

The following information was provided from a building walk-through, from interviews with Gary Puryear, 94th Regional Readiness Command, and an initial review of the Record Drawings. However, no attempt has been made, or is possible at this stage, to confirm compliance with all state and local building codes.

a. Building Improvements

The main building was constructed to Department of Defense standards in 1986 as a replacement for the existing ARC, with the exception of the Assembly Hall and the OMS garage which remained and were improved. The building walls are of masonry construction, with a roof of wood trusses, and a poured concrete foundation with pile supports.

Improvements were made to the window system, and to the building heating system, including the boilers. The fuel system was changed from oil to propane and new, redundant burners. New asphalt shingles were reportedly installed on the roof.

b. Property Improvements

The previous property improvements include utilities, landscaping, and access. The parking area and paving were expanded in 1999. The planned design was for 111 spaces but the area paved for 24 additional parking spaces instead created a total of 93 spaces. One handicapped accessible parking space is available.

An underground fuel storage tank was shown on the Record Drawings to be removed and replaced with aboveground propane fuel tanks in 1986. An inground septic disposal system was indicated as moved within the property but there is no record of the system in the state or local records and the military record has not yet been located.

c. Accessibility

The property is accessible from a public way. Adjacent to the property are the following ways:

1. Asylum Road, a public way providing a divided road access running east and west from the Town Beach, Colt State Park, and a residential neighborhood out to Route 114.

2. The East Bay Bike Path providing regional bicycle access and recreational opportunities.
3. Route 114 is a north and south route with regional bus access. These ways provide sufficient accessibility to the property.

The building may be handicapped accessible with the exception of the mezzanine installed within the former Assembly Hall. There are no elevators in the building.

d. Future Building Improvements

The ARC was built to military standards and has apparently been maintained appropriate for long-term use. However, after the transfer, reuse of the building for public or private purposes will require some renovations prior to approval for use by the local Building Official and the Fire Marshall. The future use or occupancy of the building may be illegal or improper if the building does not comply with the allowable areas, height, type of construction, fire resistance, means of egress, liveload, or other features regulated by the Code in effect at the time of construction. [Source: State Building Code, Standards for Existing Schools, Regulation SBC-13]

Two different cost estimates were provided within the Notices of Interest that proposed building improvements to meet the standards of use and the applicant's plans. One estimate was for \$100,000 to use the building essentially 'as is.' The other was an estimate of \$1.3 million involving a substantial reorganization of interior walls and spaces to accommodate new classrooms. For planning purposes, the suggestion is to consider a budget for future renovations at \$250,000 to \$750,000 that includes the following elements:

- Demolition of the garage/OMS interior dividers and consideration for demolition of the mezzanine in the Assembly Hall
- New interior wall finishes; typically paint
- HVAC according to Code
- Plumbing according to Code
- Electrical according to Code
- Sprinkler and Life Safety according to Code
- Furniture provided as necessary to supplement the furniture remaining after transfer

If proposed, emergency operations support and communications equipment will be additional costs for this use of the facility. These improvements, at the minimum, would include additional interior wiring for equipment, and beds.

H. CAPABILITY TO DEVELOP, OPERATE, AND MAINTAIN THE PROPERTY FOR THE INTENDED USE

The Parks and Recreation Department is responsible for 14 separate parks and facilities spread throughout the Town. The centerpiece of these areas is The Bristol Town Beach and Sports Complex, a 27.5-acre property that adjoins the Quinta-Gamelin Army Reserve Center within the boundaries of Colt State Park. The East Bay Bike Path – the most-used

bike path in the State, separates the two parcels. At present, the 27.5-acre property provides both active and passive recreation facilities for:

- Four softball fields and one hardball field
- Four soccer fields (with 2 artesian wells and full irrigation)
- Two multi-purpose fields
- One tennis court
- Basketball courts
- In-line hockey rink
- Skateboard park
- A 5-mile cross country fitness trail (with 2 exercise stations)
- A large playground (approximately 80' x 150')
- A large pavilion (approximately 40' x 60')
- Saltwater beach
- Restroom facilities and concession stand

All fields and amenities are maintained on a daily basis and are kept in pristine condition. Bordering the Town Beach and Sports Complex and the Quinta – Gamelin Army Reserve Center to the south is Colt State Park, which provides 460 acres of passive parkland and recreation land, which is operated and maintained by the State. In addition to the Town Beach and Sports Complex and the various other parks interspersed throughout the Town's residential neighborhoods, the Parks and Recreation Department also operates and maintains the Bristol Community Youth Center. This facility is located on the waterfront in downtown Bristol in an older building that is expensive to maintain and is too close to the water for the safety of the users.

Other Uses

- Emergency Operations Center
- Temporary offices for construction periods in the adjacent parks
- Educational facilities
- Operations supporting local recreational activities

ATTACHMENTS

- A. Federal Register Listing of Property
- B. Correspondence with the Office of Economic Adjustment
- C. Local Consolidated Plan Documentation
- D. Outreach, Legal Notices and Mailings
- E. Meeting Minutes
- F. Property Information
- G. Notices of Intent(NOI's)
- H. Comparison of NOI's
- I. Correspondence from the National Park Service
- J. HUD Checklist

Dated: April 27, 2006.

David M. Spooner,

Assistant Secretary 6 for Import Administration.

[FR Doc. E6-6938 Filed 5-8-06; 8:45 am]

BILLING CODE 3510-DS-S

DEPARTMENT OF DEFENSE

Department of the Army

Surplus Properties; Notice

SUMMARY: This notice provides information regarding the properties that have been determined surplus to the United States needs in accordance with the Defense Base Closure and Realignment Act of 1990, Public Law 101-510, as amended, and the 2005 Base Closure and Realignment Commission Report, as approved, and following screening with Federal agencies and Department of Defense components.

DATES: Effective May 9, 2006.

FOR FURTHER INFORMATION CONTACT:

Headquarters, Department of the Army, Assistant Chief of Staff for Installation Management, Base Realignment and Closure Division, Attn: DAIM-BD, 600 Army Pentagon, Washington DC 20310-0600, (703) 601-2418. For information regarding a specific property, a contact is provided on the list of properties below.

SUPPLEMENTARY INFORMATION: Under the provisions of the Federal Property and Administrative Services Act of 1949, as amended, the Defense Base Closure and Realignment Act of 1990, as amended, and other public benefit conveyance authorities, this surplus property may be available for conveyance to State and local governments and other eligible entities for public benefit purposes. Notices of interest from representatives of the homeless, and other interested parties located in the vicinity of any listed surplus property should be submitted to both the recognized Local Redevelopment Authority and Army point of contact as listed above, or where no Local Redevelopment Authority has been recognized, the notice of interest shall be submitted to the Army point of contact as listed below. Local Redevelopment Authorities are in the process of being recognized. Where no Local Redevelopment Authority is listed, please contact the Army point contact below for the latest information. Notices of interest from representatives of the homeless shall include the information required by 32 CFR 176.20(c)(2)(ii). Recognized Local Redevelopment

Authorities, or the Army where no Local Redevelopment Authority has been recognized, shall assist interested parties in evaluating the surplus properties for the intended use. Deadlines for notices of interest shall be 90 days from the date a corresponding notice is published in a newspaper of general circulation in the vicinity of the installation. The properties are listed by state. Additional information for any listed property may be found at <http://www.hqda.army.mil/acsimweb/brac/braco.htm>.

Surplus Property List

Alabama

Dothan—Harry L. Gary Jr. USARC, 801 Mill Avenue, POC: Commander, 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 35209 Telephone: 205-329-9215

Fort McClellan—Faith Wing USARC, 215 Regimental Avenue, POC: Commander, 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 35209 Telephone: 205-329-9215

Mobile—Wright USARC, 1900 Hurtel Street: Commander, 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 35209 Telephone: 205-329-9215

Montgomery—BG William P. Screws USARC, 4050 Atlanta Highway POC: Commander, 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 35209 Telephone: 205-329-9215

Troy—PFC Grady C. Anderson USARC, 358 Elba Highway, POC: Commander, 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 35209 Telephone: 205-329-9215

Tuscaloosa—AMSA 51, 2627 10th Avenue POC: Commander, 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 35209 Telephone: 205-329-9215

Tuscaloosa—Finnell AFRC, 2627 10th Avenue POC: Commander, 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 35209 Telephone: 205-329-9215

Tuskegee—Cleveland Leight Abbott USARC, 2202 VA Hospital Road, POC: Commander, 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 35209 Telephone: 205-329-9215

Arizona

Tucson—Allen Hall USARC, 1750 E. 29th Street, POC: Commander 63rd Regional Readiness Command, ATTN: Base Transition Coordinator, 4235 Yorktown Avenue, Los Alamitos, CA 90720-5002 Telephone: 520-889-1129

Arkansas

El Dorado—Rufus N. Garrett Jr. USARC, 815 West 8th Street, POC: City of El Dorado Local Redevelopment Authority, P.O. Box 486, El Dorado, AR 71731 Telephone: 870-863-4070

Fayetteville—Leroy R. Pond USARC, 1616 N. Woolsey Street, POC: Public Information and Policy Advisor, City of Fayetteville, 113 W. Mountain, Fayetteville, AR 72701 Telephone: 479-575-8330

Hot Springs—Hot Springs USARC, 200 Reserve Street, POC: Commander, 90th Regional Readiness Command, ATTN: Base Transition Coordinator, 8000 Camp Robinson Road, North Little Rock, AR 72118 Telephone: 501-771-8788

Jonesboro—Jonesboro USARC, 1001 S. Caraway Road, POC: Commander, 90th Regional Readiness Command, ATTN: Base Transition Coordinator, 8000 Camp Robinson Road, North Little Rock, AR 72118 Telephone: 501-771-8788

California

Long Beach—Schroeder Hall USARC, 3800 Willow St, POC: Commander 63rd Regional Readiness Command, ATTN: Base Transition Coordinator, 4235 Yorktown Avenue, Los Alamitos, CA 90720-5002 Telephone: 530-889-1129

Pasadena—Desiderio Hall USARC, 655 Westminster Drive, POC: Planning and Development Department, City of Pasadena, 175 North Garfield Avenue, 3rd Floor, Pasadena, CA 91101 Telephone: 626-744-7143

Riverbank—Riverbank Army Ammunition Plant, POC: City Council of Riverbank and District 1 Board Supervisors of Stanislaus County, City of Riverbank, 6707 Third Street, Riverbank, CA 95367-2396 Telephone: 209-863-7129

San Jose—PVT George L. Richey USARC, 155 W. Hedding Street, POC: Commander 63rd Regional Readiness Command, ATTN: Base Transition Coordinator, 4235 Yorktown Avenue, Los Alamitos, CA 90720-5002 Telephone: 530-889-1129

Connecticut

Fairfield—1LT John S. Turner USARC, 180 High St., POC: Fairfield High Street Redevelopment Authority, First

Selectman's Office, 725 Old Post Road, Fairfield, CT 06824 Telephone: 203-256-3032

Middletown—Middletown USARC, 499 Mile Lane POC: Middletown Realignment and Closure Redevelopment Authority, 245 DeKoven Drive, Middletown, CT 06457 Telephone: 860-344-3401

Milford—AMSA 69, 26 Seamans Lane, POC: POC: Milford Local Redevelopment Authority, City Hall, 110 River Street, Milford, CT 06460 Telephone: 203-783-3230

Waterbury—Paul J. Sutcovoy USARC, Lydia Street Extension, POC: Commander, 94th Regional Readiness Command, ATTN: Base Transition Coordinator, 11 Saratoga Boulevard, Devens, MA 01432-5216 Telephone: 978-796-2238

Delaware

Wilmington—MAJ Robert Kirkwood Memorial USARC, 3931 Kirkwood Highway, POC: Delaware Economic Development Office, Carvel State Office Bldg, 10th Fl., 820 N. French Street, Wilmington, DE 19801 Telephone: 302-577-8477 Fax: 302-577-8499

Georgia

Atlanta—Fort McPherson, POC: McPherson Planning Local Redevelopment Authority, 86 Pryor Street, Suite 300, Atlanta, Georgia 30303, (404)-614-8298

Columbus—Columbus USARC #1, 3001 Macon Road, POC: Mayor, Columbus Consolidated Government, P.O. Box 1340, Columbus, GA 31902-1340 Telephone: 706-653-4712

Forest Park—Fort Gillem, POC: Forest Park/Fort Gillem Local Redevelopment Authority, 2270 Mt. Zion Road, Jonesboro, GA 30246 Telephone: 678 610-4021

Hawaii

Hilo—SFC Minoru Kunieda USARC, 470 W. Lanikaula Street, POC: Kunieda ARC Local Redevelopment Authority, 25 Aupuni Street, Hilo, HI 96720 Telephone: 808-961-8234

Illinois

Centralia—SFC E.L. Copple USARC, 904 Martin Luther King Drive, POC City of Centralia, 222 South Poplar, Centralia, IL 62801, Telephone: 618-533-7622

Fairfield—SSG R.E. Walton USARC, 1002 Leininger Road, POC: SSG R.E. Walton U.S. Army Reserve Center Local Redevelopment Authority, 108 NW. 7th Street, Fairfield, IL 62837 Telephone: 618-842-2153

Marion—PFC R.G. Wilson USARC, 1001 Deyoung Street, POC: City of Marion,

1102 Tower Square Plaza, Marion, IL 62959 Telephone: 618-997-6281

Waukegan—Waukegan AFRC, 1721 North McAree Road, POC: Waukegan Federal Acquisition Committee, 100 North Martin Luther King Jr. Avenue, Waukegan, IL 60085 Telephone: 847-599-2510

Iowa

Cedar Rapids—Cedar Rapids AFRC, 1599 Wenig Road NE., POC: Commander, 89th Regional Readiness Command, ATTN: Base Transition Coordinator, 3130 George Washington Boulevard, Wichita, KS 67210-1598 Telephone: 316-681-1759 ext. 1223

Middletown—Burlington Memorial USARC, 17879 Highway 79, POC: Commander, 89th Regional Readiness Command, ATTN: Base Transition Coordinator, 3130 George Washington Boulevard, Wichita, KS 67210-1598 Telephone: 316-681-1759 ext. 1223

Kansas

Parsons—Kansas Army Ammunition Plant, POC: Kansas Army Ammunition Plant Local Redevelopment Planning Authority, P.O. Box 387, Oswego, KS 67356 Telephone: 620-795-2138

Kentucky

Louisville—MG Benjamin J. Butler USARC, 3600 Century Division Way, P-3, POC: Louisville/Jefferson Redevelopment Authority, 444 South Fifth Street, Suite 600, Louisville, KY 40202 Telephone: 205-329-9215

Paducah—Paducah Memorial USARC, 2956 Park Avenue, POC: City of Paducah Local Redevelopment Authority, P.O. Box 2267, 300 South 5th Street, Paducah, KY 42002-2267 Telephone: 270-444-8690

Paducah—USARC #2, 2001 N. 12th Street, POC: City of Paducah Local Redevelopment Authority, P.O. Box 2267, 300 South 5th Street, Paducah, KY 42002-2267 Telephone: 270-444-8690

Massachusetts

Chicopee—Westover AFRC, Bldg 5550, Westover AFB POC: Commander, 94th Regional Readiness Command, ATTN: Base Transition Coordinator, 11 Saratoga Boulevard, Devens, MA 01432-5216 Telephone: 978-796-2238

Springfield—Arthur MacArthur USARC, 50 East Street, POC: Commander, 94th Regional Readiness Command, ATTN: Base Transition Coordinator, 11 Saratoga Boulevard, Devens, MA 01432-5216 Telephone: 978-796-2238

Michigan

Battle Creek—George Dolliver USARC/AMSA 135, 135 N. Washington Avenue, POC: Commander, 88th Regional Readiness Command, ATTN: Base Transition Coordinator, 506 Roeder Circle, Fort Snelling, MN 55111-4009 Telephone: 612-713-3827

Selfridge—United States Army Garrison Michigan POC: Chesterfield Township Local Redevelopment Authority, 47275 Sugarbush, Chesterfield Township, MI 48047 Telephone: 586-949-0400

Minnesota

Cambridge—Cambridge Memorial USARC, 540 Fifth Avenue, NW., POC: City of Cambridge Local Redevelopment Authority, 300 Third Avenue Northeast, Cambridge, MN 55008 Telephone: 763-552-3201

Faribault—GEN Beebe USARC/AMSA 111, 2118 Highway 60, POC: Faribault Local Redevelopment Authority, 208 First Avenue, NW., Faribault, MN 55021-2884 Telephone: 507-333-0345

Montana

Helena—AMSA #75(G) (Fort William Harrison), 2150 Williams Street, POC: Commander, 96th Regional Readiness Command, ATTN: Base Transition Coordinator, Building 102, Fort Douglas Armed Forces Reserve Center, Salt Lake City, Utah 84113-5007 Telephone: 801-656-4255

Missoula—Ernest Veuve Hall USARC/AMSA 75, T-25, Fort Missoula, POC: Commander, 96th Regional Readiness Command, ATTN: Base Transition Coordinator, Building 102, Fort Douglas Armed Forces Reserve Center, Salt Lake City, Utah 84113-5007 Telephone: 801-656-4255

Nebraska

Hastings—Hastings USARC, 4790 East J Street, POC: Commander, 89th Regional Readiness Command, ATTN: Base Transition Coordinator, 3130 George Washington Boulevard, Wichita, KS 67210-1598 Telephone: 316-681-1759 ext. 1223

New Hampshire

Portsmouth—Paul A. Doble USARC, 125 Cottage Street, POC: City of Portsmouth, 1 Junkins Avenue, Portsmouth, NH 03801 Telephone: 603-610-7202

New Jersey

Edison—SGT J.W. Kilmer/AMSA 21, 91 Truman Drive, POC: Edison Township Council, Township of Edison Municipal Complex, 100

Municipal Boulevard, Edison, NJ
08817 Telephone: 732-248-7371

Fort Monmouth—Fort Monmouth
Economic Revitalization Planning
Authority, P.O. Box 001, Trenton, NJ
08625-001 Telephone: 609-777-1257

Pennsauken—SFC Nelson V. Brittin
USARC/S-S, 3911 Federal Street,
POC: Brittin USARC Local
Redevelopment Authority, Municipal
Building, 5605 N. Crescent Boulevard,
Pennsauken, NJ 08110 Telephone:
856-665-1000

New York

Amityville—Amityville AFRC, 600
Albany Avenue, POC: Town Board of
Town of Babylon, Downtown
Revitalization Task Force, 200 East
Sunrise Highway, Lindenhurst, NY
11757-2597 Telephone: 631-957-
3013

Fort Tilden—Fort Tilden USARC, 415
State Road and Breezy Point Blvd,
POC: Fort Tilden Redevelopment
Authority, 120-55 Queens
Boulevard—Room 226, Kew Gardens,
NY 11424 Telephone: 718-286-3000

New Windsor—Stewart Newburgh
USARC, 930 Raz Avenue, POC: Town
of New Windsor Local
Redevelopment Authority, 555 Union
Avenue, New Windsor, NY 12553-
6196 Telephone: 845-563-4610

Niagara Falls—Niagara Falls USARC/
AMSA 76, 9400 Porter Road, POC:
Town of Niagara Local
Redevelopment Authority, 7105
Lockport Road, Town of Niagara, NY
14304 Telephone: 716-297-2150 ext.
136

Poughkeepsie—2LT Glen Carpenter
USARC, 25 Oakley Street, POC: City
of Poughkeepsie Industrial
Development Authority, Municipal
Building, P.O. Box 300, Poughkeepsie,
NY 12602 Telephone: 845-451-4046

Uniondale—BG Theodore Roosevelt Jr.
USARC, 101 Oak Street, POC:
Commander, 77th Regional Readiness
Command, ATTN: Base Transition
Coordinator, Building 200, Fort
Totten, Flushing, NY 11359-1016
Telephone: 718-352-8717

North Carolina

Albemarle—Jesse F. Niven Jr. USARC,
1816 Main Street, POC: City of
Albemarle Local Redevelopment
Authority, P.O. Box 190, Albemarle,
NC 28002-0190 Telephone: 704-984-
9408

Wilmington—Adrian B. Rhodes AFRC,
2144 Lake Shore Drive, POC: City of
Wilmington Redevelopment
Authority, P.O. Box 1810,
Wilmington, NC 28402-1810
Telephone: 910-341-5820

Ohio

Columbus—Ft Hays Memorial USARC,
530 Jack Gibbs Blvd, Bldg 300, POC:
Commander, 88th Regional Readiness
Command, ATTN: Base Transition
Coordinator, 506 Roeder Circle, Fort
Snelling, MN 55111-4009 Telephone:
612-713-3827

Kenton—LT Jacob Parrott USARC, 1025
S. Main Street, POC: Hardin County
Local Redevelopment Authority, One
Courthouse Square, Suite 100,
Kenton, OH 43326 Telephone: 419-
674-2205

Mansfield—SSG Roy Clifton Scouten
USARC, 271 Hodges Street, POC:
Commander, 88th Regional Readiness
Command, ATTN: Base Transition
Coordinator, 506 Roeder Circle, Fort
Snelling, MN 55111-4009 Telephone:
612-713-3827

Springfield—SFC M.L. Downs USARC/
AMSA 58, 1515 W. High Street, POC:
City of Springfield Local
Redevelopment Authority, 76 East
High Street, Springfield, OH 45502
Telephone: 937-324-7674

Whitehall—Whitehall Memorial
USARC, 721 Country Road, POC:
Whitehall Local Redevelopment
Authority, 360 South Yearling Road,
Whitehall, OH 43213 Telephone: 614-
338-3103

Oklahoma

Clinton—Donald A. Roush USARC,
1720 Opal Street, POC: Clinton
Redevelopment Authority, P.O. Box
1177, 415 Gary Boulevard, Clinton,
OK 73601 Telephone: 580-323-0261

Norman—Joe A. Smalley USARC, 1507
W. Lindsey, POC: City of Norman
Local Redevelopment Authority, P.O.
Box 370, Norman, OK 73070
Telephone: 405-366-5439

Oregon

Portland—2LT Alfred Sharff USARC,
8801 N. Chautauqua Blvd, POC:
Commander, 70th Regional Readiness
Command, ATTN: Base Transition
Coordinator, 4575 36th Avenue West,
Seattle, WA 98199-5000 Telephone:
206-510-6793

Portland—SGT Jerome Sears USARC,
2731 SW Multnomah Blvd., POC:
Commander, 70th Regional Readiness
Command, ATTN: Base Transition
Coordinator, 4575 36th Avenue West,
Seattle, WA 98199-5000 Telephone:
206-510-6793

Pennsylvania

Bethlehem—Wilson-Kramer USARC,
2940 Airport Road, POC: Bethlehem
Local Redevelopment Authority, 10
East Church Street, Bethlehem, PA
18018 Telephone: 610-8654-7085

Bloomsburg—Bloomsburg USARC, 1469
Old Berwick Road, POC: Scott
Township Local Redevelopment
Authority, Scott Township Municipal
Building, 350 Tenny Street,
Bloomsburg, PA 17815 Telephone:
570-784-9114

Chester—James W. Reese USARC, 500
W. 245th St. (Upland), POC: Reese
Local Redevelopment Authority, 224
Castle Avenue, Upland, PA 19015
Telephone: 610-8734-7317

Horsham—Horsham Memorial USARC,
936 Easton Road, POC: Horsham
Township Authority for NASJRB
(Naval Air Station Joint Reserve Base),
1025 Horsham Road, Horsham, PA
19044 Telephone: 215-643-3131

Lewisburg—Lewisburg USARC, Hafer
and JPM Roads, POC: Commander,
99th Regional Readiness Command,
ATTN: Base Transition Coordinator,
99 Soldiers Lane, Corapolis,
Pennsylvania 151908-2550
Telephone: 412-604-8159

Norristown—1LT Ray S. Musselman
Memorial USARC, 1020 Sandy Hill
Road, POD: Commander, 99th
Regional Readiness Command, ATTN:
Base Transition Coordinator, 99
Soldiers Lane, Corapolis,
Pennsylvania 15108-2550 Telephone
412-604-8159

Norristown—North Penn Memorial
USARC, 1625 Berks Road, POC: North
Penn USARC Redevelopment
Authority, 1721 Valley Forge Road,
P.O. Box 767, Worcester, PA 19490
610-5484-1410

Oakdale—Charles E. Kelly Support
Facility, 6 Lobaugh St., POC:
Redevelopment Authority of
Allegheny County, 425 Sixth Avenue,
Suite 800, Pittsburgh, PA 15219
Telephone: 412-350-1061

Philadelphia—Germantown Veterans
Memorial USARC, 5200 Wissahickon
Avenue, POC: City of Philadelphia
Planning Commission, One Parkway,
13th Floor, 1515 Arch Street,
Philadelphia, PA 19102 Telephone:
215-683-4615

Philadelphia—Philadelphia Memorial
USARC, 2838-98 Woodhaven Road,
POC: City of Philadelphia Planning
Commission, One Parkway, 13th
Floor, 1515 Arch Street, Philadelphia,
PA 19102 Telephone: 215-683-43615

Wilkes Barre—Wilkes-Barre USARC,
1001 Highway 315 South, POC:
Commander, 99th Regional Readiness
Command, ATTN: Base Transition
Coordinator, 99 Soldiers Lane,
Corapolis, Pennsylvania 15108-2550
Telephone: 412-604-8159

Williamsport—Lycoming Memorial
USARC, 1605 Four Mile Drive, POC:
Loyalstock Township Board of
Supervisors, 2501 East Third Street,

- Williamsport, PA 17701 Telephone: 570-323-6151
- Puerto Rico*
- Bayamón—1LT Paul Lavergné USARC, RD 167, KM 5.0, Hwy 8, POC: Bayamón Lavergné U.S. Army Reserve Center Local Redevelopment Authority, P.O. Box 1588, Bayamón, PR 00961 Telephone: 787-707-4925
- Rhode Island*
- Bristol—Quinta-Gamelin USARC, Asylum Road, POC: Town Council Local Redevelopment Authority, Town Hall, 10 Court Street, Bristol, RI 02809 Telephone: 3401-253-7000 ext. 133
- Warwick—PT Lloyd S. Cooper III USARC, 885 Sandy Lane, POC: Warwick Local Redevelopment Authority, City Hall Annex, 3275 Post Road, Warwick, RI 02886 Telephone: 3401-738-2000 ext. 6292
- South Carolina*
- Rock Hill—Rock Hill Memorial USARC, 515 South Cherry Road, POC: Commander, 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 35209 Telephone: 205-329-9215
- Tennessee*
- Chattanooga—Chattanooga (VAAP) USARC (BLDG 228), 6703d Bonny Oaks Drive, Bldg 228, POC: 81st Regional Readiness Command, ATTN: Base Transition Coordinator, 225 West Oxmoor Road, Birmingham, AL 3209 Telephone: 205-329-9215
- Texas*
- Abilene—Grimes Memorial USARC, 4300 S. Treadway, POC: Abilene Local Redevelopment Authority, P.O. Box 60, Abilene, TX 79504 Telephone: 325-676-6206.
- Alice—Alice USARC, 100 Stadium Road, POC: Alice Local Redevelopment Authority, P.O. Box 3229, Alice, TX 78333 Telephone: 361-668-7210
- Amarillo—Blucher S. Tharp Memorial USARC, 2801 Duniview Circle, POC: Commander, 90th Regional Readiness Command, ATTN: Base Transition Coordinator, 8000 Camp Robinson Road, North Little Rock, AR 72118 Telephone: 501-771-8788
- Dallas—Jules E. Muchert USARC, 10031 E. Northwest Highway, POC: City of Dallas, Director of Development Services, 1500 Marilla Street, 5 DN, Dallas, TX 75201, Telephone: 314-670-4127
- Houston—Houston USARC #2, 7077 Perimeter Park Drive, POC: City of Houston, Building Services Department, City of Houston, P.O. Box 1652, Houston, TX 77251 Telephone: 713-247-2639
- Houston—Houston USARC #3, 6903 Perimeter Park Drive, POC: City of Houston, Building Services Department, City of Houston, P.O. box 1652, Houston, TX 77251 Telephone: 713-247-2639
- Marshall—Marshall USARC, 1209 Pinecrest Drive East, POC: Commander, 90th Regional Readiness Command, ATTN: Base Transition Coordinator, 8000 Camp Robinson Road, North Little Rock, AR 72118 Telephone: 501-771-8788
- San Antonio—Boswell Street USARC, 432 Boswell Street, POC: San Antonio Local Development Authority, City of San Antonio Economic Development Department, P.O. Box 839966, San Antonio, TX 78283 Telephone: 210-207-8040
- San Antonio—Callaghan Road USAC, 600 Callaghan Road, POC: San Antonio Local Redevelopment Authority, City of San Antonio Economic Development Department, P.O. Box 839966, San Antonio, TX 78283 Telephone: 210-207-8040
- Texarkana—Watts-Guillot USARC, 2800 W. 15th Street, POC: Red River Redevelopment Authority, 107 Chapel Lane, New Boston, TX 75570 Telephone 903-223-8741
- Texarkana—Lone Star Army Ammunition Plant, POC: Red River Redevelopment Authority, 107 Chapel Lane, New Boston, TX 75570 Telephone: 903-223-9841
- Texarkana—Red River Army Ammunition Plant, POC: Red River Redevelopment Authority, 107 Chapel Lane, New Boston, TX 75570 Telephone: 903-223-9841
- Wichita Falls—Wichita Falls USARC, 3315 9th Street, POC: City of Wichita Falls, Community Development, P.O. Box 1431, Wichita Falls TX 76307, 1300 Seventh Street, Wichita Falls, TX 76301 Telephone: 940-761-7451
- Vermont*
- Chester—Chester Memorial USARC, 978 VT Route 11 West, POC: Chester Local Redevelopment Authority, P.O. Box 370, Chester, VT 05143 Telephone: 802-875-2173
- Rutland—Courcelle Brothers USARC, 16 North Street Extension, POC: Rutland Redevelopment Authority, 103 Wales Street, Rutland, VT 05701 Telephone: 802-775-2910
- Virginia*
- Hampton—Fort Monroe POC: Federal Area Development Authority, City of Hampton, 22 Lincoln Street—8th Floor, Hampton, VA 23669, Telephone: 757-727-6884
- Washington*
- Pasco—PFC Daniel L. Wagenaar USARC, 1011 E. Ainsworth Street, POC; Port of Pasco, 904 E. Ainsworth, Pasco, WA 99301 Telephone: 509-547-3378
- Seattle—2LT Robert R. Leisy USARC/AMSA 79, 4570 Texas West Way, POC: Commander, 70th Regional Readiness Command, ATTN: Base Transition Coordinator, 4574 36th Avenue West, Seattle, WA 98199-5000 Telephone: 206-510-6793
- Seattle—CPT James R. Harvey USARC, 4510 Texas West Way, POC: Commander, 70th Regional Readiness Command, ATTN: Base Transition Coordinator, 4575 36th Avenue West, Seattle, WA 98199-5000
- Spokane—1LT Richard H. Walker USARC, n. 3800 Sullivan Road, POC: Commander, 70th Regional Readiness Command, ATTN: Base Transition Coordinator, 4575 36th Avenue West, Seattle, WA 98199-5000, Telephone: 206-510-6793.
- Spokane—PFC Joe E. Mann USARC/AMSA 80, N. 4415 Market Street, POC: Commander, 70th Regional Readiness Command, ATTN: Base Transition Coordinator, 4575 36th Avenue West, Seattle, WA 98199-5000, Telephone: 206-510-6793.
- West Virginia*
- Beverly—Elkins USARC, Route 1, Box 255, POC: Elkins-Randolph Local Redevelopment Authority, Elkins City Hall, 401 Davis Avenue, Elkins, WV 26241, Telephone: 302-636-1414.
- Fairmont—1LT Harry B. Colborn USARC, Mary Lou Retton Drive, POC: City of Fairmont Planning Commission, 200 Jackson Street, Fairmont, WV 26554, Telephone: 3-4-366-6211, ext. 308.
- Huntington—MAJ Leslie Bias USARC, 1550 Spring Valley Drive, POC: Commander, 99th Regional Readiness Command, ATTN: Base Transition Coordinator, 99 Soldiers Lane, Corapolis, Pennsylvania 15108-2550, Telephone: 412-604-8159.
- Ripley—SSG Juhl USARC/AMSA 114, 331 Second Avenue, POC: Commander, 99th Regional Readiness Command, ATTN: Base Transition Coordinator, 99 Soldiers Lane, Corapolis, Pennsylvania 15108-2550, Telephone: 206-510-6793.
- Authority:** This action is authorized by the Defense Base Closure and Realignment Act of 1990, Title XXIX of the National Defense Authorization Act for Fiscal Year 1991, Pub. L. 101-510; the Base Closure Community Redevelopment and Homeless Assistance Act

of 1994, Pub. L. 103-421; the Military Construction Authorization Act for Fiscal Year 1994, Division B of Pub. L. 103-160; and 10 U.S.C. 113.

Dated: May 3, 2006.

Joseph W. Whitaker,

*Deputy Assistant Secretary of the Army
(Installations and Housing).*

[FR Doc. 06-4305 Filed 5-8-06; 8:45 am]

BILLING CODE 3710-08-M

DEPARTMENT OF EDUCATION

National Mathematics Advisory Panel

AGENCY: National Mathematics Advisory Panel, DOE.

ACTION: Notice of an open meeting.

SUMMARY: This notice sets forth the schedule and proposed agenda of an upcoming meeting of the National Mathematics Advisory Panel. The notice also describes the functions of the Panel. Notice of this meeting is required by section 10(a)(2) of the Federal Advisory Committee act and is intended to notify the public of their opportunity to attend.

DATES: Monday, May 22, 2006.

Time: 10 a.m. to 3 p.m.

ADDRESSES: The Panel will meet in Washington, DC, at the National Academy of Sciences Building, 2100 C Street, NW., Washington, DC.

FOR FURTHER INFORMATION CONTACT: Tyrrell Flawn, Executive Director: National Mathematics Advisory Panel, 400 Maryland Avenue, SW., Washington, DC 20202; telephone (202) 260-8354.

SUPPLEMENTARY INFORMATION: The Panel is established by Executive Order 13398. The purpose of this Panel is to foster greater knowledge of and improved performance in mathematics among American students, in order to keep America competitive, support American talent and creativity, encourage innovation throughout the American economy and help State, local, territorial, and tribal governments give the nation's children and youth the education they need to succeed.

The Panel will submit to the President, through the Secretary, a preliminary report not later than January 31, 2007, and a final report not later than February 28, 2008. Both reports shall, at a minimum, contain recommendations, based on the best available scientific evidence, on the following:

(a) the critical skills and skill progressions for students to acquire competence in algebra and readiness for higher levels of mathematics;

(b) the role and appropriate design of standards and assessment in promoting mathematical competence;

(c) the process by which students of various abilities and backgrounds learn mathematics;

(d) instructional practices, programs, and materials that are effective for improving mathematics learning;

(e) the training, selection, placement, and professional development of teachers of mathematics in order to enhance students' learning of mathematics;

(f) the role and appropriate design of systems for delivering instruction in mathematics that combine the different elements of learning processes, curricula, instruction, teacher training and support, and standards, assessments, and accountability;

(g) needs for research in support of mathematics education;

(h) ideas for strengthening capabilities to teach children and youth basic mathematics, geometry, algebra and calculus and other mathematical disciplines;

(i) such other matters relating to mathematics education as the Panel deems appropriate; and

(j) such other matters relating to mathematics education as the Secretary may require.

The entire Panel will meet for the duration of the first meeting. The meeting agenda will include introduction of all the members and a background briefing on the operation of the Panel. In addition, the Panel will discuss plans for upcoming meetings and the work of the Panel.

Individuals who will need accommodations for a disability in order to attend the meeting (e.g., interpreting services, assistive listening devices, or materials in alternative formats) should notify Tyrrell Flawn at (202) 260-8354 no later than May 12, 2006. We will attempt to meet requests for accommodations after this date but cannot guarantee their availability. The meeting site is accessible to individuals with disabilities.

Individuals interested in attending the meeting must register in advance because of limited space issues. Please contact Tyrrell Flawn at (202) 260-8354 or by e-mail at Tyrrell.Flawn@ed.gov.

Opportunities for public comment are available through the National Math Panel Web site at <http://www.ed.gov/about/bdscomm/list/mathpanel/index.html>. Records are kept of all Panel proceedings and are available for public inspection at the staff office for the Panel from the hours of 9 a.m. to 5 p.m.

Dated: May 3, 2006.

Margaret Spellings,

Secretary, U.S. Department of Education.

[FR Doc. 06-4303 Filed 5-8-06; 8:45 am]

BILLING CODE 4000-01-M

DEPARTMENT OF EDUCATION

Privacy Act of 1974; Computer Matching Program

AGENCY: Department of Education.

ACTION: Notice of computer matching program between the U.S. Department of Education (ED), and the U.S. Department of Health and Human Services (HHS), Administration for Children and Families (ACF), Office of Child Support Enforcement (OCSE).

SUMMARY: Pursuant to the Computer Matching and Privacy Protection Act of 1988, Pub. L. 100-503, and the Office of Management and Budget (OMB) *Final Guidance Interpreting the Provisions of Public Law 100-503, the Computer Matching and Privacy Protection Act of 1988*, 54 FR 25818 (June 19, 1989), this document gives notice of a computer matching program between ED and HHS/ACF/OCSE.

This computer matching program between the two agencies will become effective, as indicated in paragraph six of this notice. In accordance with the Privacy Act of 1974, as amended (5 U.S.C. 552a), OMB *Final Guidance Interpreting the Provisions of Public Law 100-503, the Computer Matching and Privacy Protection Act of 1988*, 54 FR 25818 (June 19, 1989), and OMB Circular No. A-130, Appendix I (65 FR 77677 (December 12, 2000)), we provide the following information:

1. Names of Participating Agencies

The U.S. Department of Education (ED) is the source agency; and the U.S. Department of Health and Human Services (HHS), Administration for Children and Families (ACF), Office of Child Support Enforcement (OCSE), is the recipient agency.

2. Purpose of Matching Program

The purpose of the matching program is to obtain address and employment information on individuals who owe funds to the Federal government for defaulted student loans or grant overpayments awarded under Title IV of the Higher Education Act of 1965, as amended. ED will use this information to initiate independent collection of these debts under the provisions of the Debt Collection Improvement Act of 1982 when voluntary payment is not forthcoming. For individuals whose

HOMELESS OUTREACH FOR BRAC PROCESS

Diane Smith, Executive Director
East Bay Coalition for the Homeless
100 Bullocks Point Avenue
Riverside, RI 02915

mailed
6-19-06
(9+)

Lori DiPersio, Executive Director
Women's Resource Center of Bristol County
114 Touro Street
Newport, RI 02840

Karen Majewski, Bristol County Coordinator
Women's Resource Center of Bristol County
624 Main Street
Warren, RI 02885

Kathy Bazinet, Executive Director
East Bay Community Action Program
150 Franklin Street
Bristol, RI 02809

Michelle Bellmore Cabana
Development Director
East Bay Community Action Program
150 Franklin Street
Bristol, RI 02809

Daniel Evangelista-Commandant
Rhode Island Veterans Home
480 Metacom Avenue
Bristol, RI 02809

Daniel Kubas-Meyer, Executive Director
Riverwood Mental Health Services
25 Railroad Avenue
Warren, RI 02885

Robert A Crossley, Executive Director
East Bay Mental Health
2 Old County Road
Barrington, RI 02806

LEGAL NOTICE

Availability of Surplus Federal Property to State and Local Eligible Parties Including Homeless Service Providers

Town Council LRA

As required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended (the Redevelopment Act) and its implementing regulations, the Town Council LRA for Quinta-Gamelin Army Reserve Center is seeking notices of interest (NOIs) for surplus property at the installation.

State and local governments, homeless service providers and other interested parties may submit NOIs no later than 3:30 p.m. on October 10th, 2006. A listing of surplus property at the Quinta-Gamelin Army Reserve Center was published by the Department of Army in the Federal Register on May 9, 2006. The complete listing can be obtained by call the LRA contact person identified below.

NOIs for homeless assistance may be submitted by any State or local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families residing in Bristol, Rhode Island.

A workshop will be held at the Burnside Building, corner of Court and Hope Streets, on July 13, 2006 at 10:00 a.m., which will include an overview of the base redevelopment planning process, a tour of the installation, information on any land use constraints known at the time, and information on the NOI process. To register for this workshop, please call the LRA contact person identified below by June 30, 2006. Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

NOIs from homeless service providers must include: (i) a description of the homeless Assistance program that the homeless service provider proposes to carry out at Bristol, RI; (ii) a description of the need for the program; (iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the Town of Bristol (iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at the Quinta-Gamelin Army Reserve Center that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program.

Entities interested in obtaining property through a public benefit conveyance (PBC), other than a homeless assistance conveyance, are invited to contact the following Federal/State agency offices to find out more about each agency's PBC program and to discuss with the agency the entity's potential for qualifying for a conveyance of property:

For Park and Recreation Uses: Elyse R. LaForest, Program Manager, Federal Land to Parks Program, National Park Service, (617)223-5164.

For Educational Uses: U.S. Department of Education, Federal Real Property Assistance Program, (202)260-4553.

For Health Care: RI Department of Health, Three Capital Hill, Providence, RI (401) 222-2231.

For Prisons: Janet Quist, Bureau of Justice Assistance, (202)353-2392.

For Self-help Housing: U.S. Department of Housing and Urban Development, Providence Field Office, 121 South Main Street, Providence, RI (401)277-8300.

For Airports: Dean McMath, ASW-613, Federal Aviation Administration, 2601 Meacham Blvd., Fort Worth, TX (817)222-5985.

For Seaports: Richard Corley, Project Manager, Maritime Administration, (202) 366-2760.

For Law Enforcement: Janet Quist, Bureau of Justice Assistance, (202)353-2392.

NOIs for PBC's must include: (i) a description of the eligibility for the proposed transfer, (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use, (iii) time frame for occupation, (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate, and (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program.

For additional information or to register for the workshop, contact Diane C. Mederos, Town Administrator, at (401) 253-7000.

Diane C. Mederos
Town Administrator

Town of Bristol

PUBLIC HEARING

**The Bristol Town Council, acting as the Local
Redevelopment Authority under the Federal
Base Closure and Realignment Act, will hold a**

PUBLIC HEARING

**to adopt the proposed reuse plan* for the
Quinta –Gamelin Army Reserve Center**

July 5, 2007 at 7:00 PM

BRISTOL TOWN HALL

Council Chambers, 10 Court Street

Bristol, Rhode Island

***draft plans are available for inspection in the
Community Development Office, Town Hall
10 Court Street, Bristol, Rhode Island**

**LRA Contact: Diane C. Mederos
Town Administrator**

**Per Order of the Town Council
Louis P. Cirillo, Council Clerk
June 28, 2007**



Town of Bristol, R.I.

TOWN HALL
10 COURT STREET
BRISTOL, R.I. 02809-2208
(401) 253-7000
POLICE
253-6900
FIRE & AMBULANCE
253-6611
PUBLIC WORKS
253-4100

To: The Honorable Town Council LRA
From: Gerry Turbeville,  CDBG Program Manager
Date: June 15, 2006
Re: BRAC Process/Quinta Gamelin Army Reserve Center

As you may know, I attended a BRAC conference in Atlanta, Georgia the week of May 1st, 2006 as the Town's representative. The purpose of this conference was to learn about the various steps of the BRAC process relating to the deposition of the Quinta Gamelin Army Reserve Center in Bristol.

The BRAC process is rather involved. The Town has already completed two important tasks in this process. The first was to have the Town Council named as the LRA (Local Redevelopment Authority) for this endeavor. The army has accepted the Town Council as this entity. The second task was to place an ad prior to June 9th which sets out a process for homeless providers who serve Bristol residents and other entities that serve the public benefit to respond to a Notice of Intent (NOI.) Outreach to the homeless providers and others is on-going.

A workshop will be held on July 13, 2006 at the Burnside Building at 10:00 a.m. There will be an overview of the base redevelopment planning process; a tour of the facility lead by Gary Puryear, the town's Base Transition Coordinator; information on known land constraints and information on the NOI process. We are asking the individuals pre-register for this workshop but attendance is not mandatory to submit a NOI.

Entities will have until October 10th to submit a NOI. Once they are received the Town Council LRA will have 270 days to submit a base redevelopment plan. The decision should be made based on the highest and best use of the property. If a public conveyance is done based on the public interest the entity can receive the property for free with some constraints.

Please note two facts of the BRAC process. The first is that the final decision for the deposition of the facility rests with the Army. The second is that a private economic developer may be able to build a new facility for the Army and receive the land

TOWN COUNCIL SPECIAL MEETING - TUESDAY EVENING - JANUARY 16, 2007

PRESENT: Marshall, Cordeiro, Barboza (arrived at 7:25 PM)
and Herreshoff

ABSENT: Parella

ALSO PRESENT: Diane C. Mederos, Town Administrator
Diane Williamson, Director of Community
Development
Geraldine Turbeville, Local BRAC Coordinator

Documents Received:

- John M. Day to Walter Burke re Quinta-Gamelin Army Reserve Budget, October 2, 2006

The Council met in Special Session on Tuesday evening, January 16, 2007 in the Town Hall, Council Chambers beginning at 7:15 o'clock PM, Council Chairman Marshall presiding:

Ms. Turbeville reminded the Council that it was meeting in its capacity as the Local Redevelopment Authority (LRA) concerning the Quinta-Gamelin Army Reserve Center on Asylum Road. She noted that this authority is pursuant to U. S. Public Law 101-5-10 and is an entity duly authorized and acting within the guidelines as established by the Secretary of Defense.

She further noted that the Council's responsibility is to select a new use for this property.

She also informed the Council of the proposed usages as defined by the "Notices of Intent" as supplied by the various entities interested in acquiring and using the property as follows:

<u>Entity</u>	<u>Use</u>	<u>Approval</u>
Bristol Recreation Dept.	Recreation	Nat. Park Service
Roger Williams Univ.	Education	U. S. Dept. Educ.
Sound Mind/Body	Education	Appeal (Pending)
RI Army Nat. Guard	Emerg. Serv.	FEMA (Pending)

Ms. Turbeville presented a brief review of each proposal and noted that the application of the Sound Mind/Sound Body was a charter school not unlike the one defined by the Roger Williams University, hence their appeal for further consideration. She also explained that the agent for the U. S. Department of Education did not appear to be too familiar with Charter Schools.

Councilman Cordeiro asked when the Army Reserve Center will become available with Ms. Turbeville answering five (5) years, more or less.

Ms. Turbeville also explained that the BRAC process required that she "reach out" to homeless providers and other entities before offering the property to the public at large.

She explained that the Council, acting as the LRA, must select the use of the property and not the entity which will use the property.

Ms. Turbeville also noted that the State Department of Education has an "embargo" on Charter Schools.

Councilman Herreshoff asked to learn the Council's deadline for making its choice with Ms. Turbeville responding "as soon as possible."

Councilman Barboza arrived at this point in the meeting (7:25 o'clock PM).

Ms. Turbeville asked the Council if it had any specific 'leanings' concerning the various applicants.

Councilman Herreshoff noted that one of the applicants, Mr. Burke, present in the audience. He asked Mr. Burke to elaborate on his proposal.

Mr. Burke noted that his proposal was included in the packet of materials presented to the LRA prior to its last meeting. He explained that he envisions a "full service" recreation center that will open at 6:00 o'clock AM and provide an exercise room for those persons wishing to keep fit prior to going to work. He also stated that he would plan to restore the building's gymnasium (currently occupied by offices) and would use the garage on the

property to store the recreation department trucks and golf-carts.

He also explained that his 'master plan' would include vacating the existing Community Center and that the Town has wished to do this for at least twelve (12) years.

Mr. Burke explained that his department reviewed the possibility of locating a recreation center at the former Fulflex building, at the Elder Care II facility, and the Andrews Memorial School and that none of these were found to be suitable as compared to the Army Reserve Center currently under consideration.

He further noted that the location is "ideal" being located in close proximity to the Town Beach and its related athletic facilities. He added that the facility would allow his department to operate its Summer Camp on rain days since the current practice is to cancel same in the event of inclement weather.

Mr. Burke explained that his program is "not just kids and not just sports." He informed the Council that he envisioned a "mom's club" so as to "socialize preschoolers."

Mr. Burke explained that he further envisioned this facility as a replacement for the defunct Bristol YMCA and that he would pursue a grant to install an indoor swimming pool.

Mr. Burke stated that the building is "big enough to manage right now but it would require an addition to accommodate the pool and related facilities.

Ms. Turbeville informed the Council that were an addition to be planned, the town would require permission from the Department of Defense but that this approval would be "just a formality."

Mr. Burke explained that last year the Andrade Insurance Company was looking for an emergency gathering place and that this facility would be able to be used for this type of public service.

Council Chairman Marshall noted that the building has a 5000 gal. propane tank and a working kitchen that would be helpful in the event of a full-scale emergency.

Councilman Barboza asked if the RI Army National Guard would get preference from the Department of Defense with Ms. Turbeville noting that this agency missed the filing deadline and must be considered the same as any other applicant. She also explained that this particular unit is located in Cranston and a site is available in Warwick. She surmised that the physical location of the site in Warwick was preferable to the Bristol one for a Cranston unit.

Mr. Burke added that his office is currently housed in the Burnside Memorial Building and the Army Reserve Center would provide an adequate office thus freeing up valuable office/meeting space in the Town Hall complex.

Council Chairman Marshall asked if Mr. Burke had completed a 'cost-benefit analysis' with Mr. Burke referring to the report of Town Treasurer Day.

Councilman Herreshoff stated if Mr. Burke envisioned the need for additional staff with Mr. Burke responding "some." Mr. Burke also noted that his department's custodian, Manny Pacheco, is currently overburdened and will require "at least" someone part-time to help with the new facility.

Councilman Barboza asked if the Recreation Department might charge a 'user-fee' based upon the new facilities with Mr. Burke responding that he did not envision a new facility and program without some type of charge for same. He further explained that any new program should be self-sufficient and fees would offset budget increases.

Council Chairman Marshall suggested that Mr. Burke might pursue grants to upgrade the facility were his department to assume it. He further suggested that the grant might finance a swimming pool and related amenities.

Mr. Burke informed the Council that a goal of his department is to provide recreational services to all taxpayers and that he has been "hamstrung" due to facility limitations.

Councilman Herreshoff stated for the record that he did not believe that the new facility will cost the same or less than the existing ones since more staff will be needed. He further stated that he wished to be realistic regarding same.

Mr. Burke again stated that he would charge membership fees for the use of the new facility and that these fees would offset any additional cost.

He also noted that he plans to keep these "memberships" affordable; perhaps \$200 per year.

Councilman Barboza asked Mr. Burke to report on the public reaction to the increase in summer camp fees with Mr. Burke explaining that he did not receive complaints regarding the increase to \$50 per child for the entire summer and that revenue for this activity increased to \$60,000 overall. He also noted that other communities charge much more for similar programs and that most do not provide free transportation as part of the program offerings.

Referring back to his 'case' for a new building, Mr. Burke stated that the Town Beach is unsuitable for swimming lessons and that a new building with a swimming pool would lend itself to providing swimming lessons.

Councilman Barboza asked if any funds were available from the now defunct Bristol Community YMCA. A discussion ensued regarding the former YMCA with several members noting that Jeffrey Hirsch was responsible for the funds derived from the sale of that organization's properties.

Town Administrator Mederos noted that she was of the opinion that Bristol citizens will "love" a new athletic facility replacing the programs of the defunct YMCA.

Councilman Herreshoff asked Mr. Burke if he has prepared a business plan for this program with Mr. Burke noting that the informational packet provided through Ms. Turbeville included a version of a business plan.

Councilman Herreshoff stated that he was indeed familiar with the plan included in Ms. Turbeville's packet but noted that the plan was "a little shallow." He reiterated his desire to have a "real" business plan.

Mr. Burke noted that the facility he plans will be similar to ones in use in Burrillville and North Providence. He suggested that the Council might consider a 'field trip' to investigate these facilities first-hand.

Ms. Turbeville asked if the Council was building a "consensus" regarding its preferred use of the Quinta-Gamelin Army Reserve Center with Councilman Herreshoff stating that he was of the opinion that the Council should first review the other applicant's proposals.

Ms. Turbeville explained that both the Roger Williams University and the Sound Mind proposals were for "charter schools."

The Roger Williams University proposal was for a public/private school similar to the Henry Barnard School at Rhode Island College.

The Healthy Mind proposal supports a charter school based upon a science curriculum.

Ms. Turbeville noted that the Rhode Island National Guard proposal did not appear to be realistic since the unit would likely prefer to locate its headquarters in the Warwick facility offered up at the same time. She reminded the Council that the unit is from Cranston.

Council Chairman Marshall noted that school uses might not be the best use of the property since the building would require too much modification. He also noted that government officials typically frown upon this type of conversion since the cost to do so is prohibitive.

Councilman Herreshoff noted that the Bristol Warren Regional School district did not apply for this property. Council Chairman Marshall noted that "timing" did not work for the Bristol Warren Regional School District.

Councilman Cordeiro explained that he was leaning toward the application of the Recreation Department.

Council Chairman Marshall stated that this matter might be continued to the next regular Council meeting so as to provide the Council the further opportunity to review the data provided and to take action regarding same.

TOWN COUNCIL SPECIAL MEETING - TUESDAY EVENING - JANUARY 16, 2007

Herreshoff/Barboza - Voted
unanimously to refer this matter
to the regular Council meeting of
January 31, 2007.

There being no further business upon a motion by Councilman
Herreshoff, seconded by Councilman Barboza and unanimously
approved, the Chairman declared this meeting to be
adjourned at 8:05 o'clock PM.

Louis P. Cirillo
Council Clerk

TOWN COUNCIL MEETING - WEDNESDAY EVENING - JANUARY 31, 2007

PRESENT: Marshall, Cordeiro, Parella (arrived at 7:10),
Barboza and Herreshoff

ALSO PRESENT: Michael A. Ursillo, Esq., Town Solicitor
Marshall J. Netto, Town Sergeant

ABSENT: Diane C. Mederos, Town Administrator

The Council met in Regular Session on Wednesday evening,
January 31, 2007 in the Town Hall, Council Chambers,
beginning at 7:05 o'clock PM, Council Chairman Marshall
presiding:

The Pledge of Allegiance was led by members of Bristol Boy
Scout Troop 6.

Prior to the commencement of this evening's agenda, the
Chairman made several announcements and invited the other
Council members to do the same:

Council Chairman Marshall noted the recent State of the Union
Address by President Bush and informed those present that he
was impressed by the President's comments regarding the
Nation's heroes both in the field and in chambers. The
Chairman also commented that he agreed with the President's
comments about the need to have "civil and meaningful
dialogue about the war" rather than "would have or should
have criticisms." He stated that persons who criticize in an
unproductive manner likely do not realize how hurtful or
damaging their remarks can be to our troops, their families,
and our country's allies.

Council Chairman Marshall stated that the Council was
recognizing Town Administrator Mederos and Police Chief Serpa
who he categorized as local heroes.

Councilwoman Parella arrived at this point in the meeting
(7:10 o'clock PM).

SPECIAL PRESENTATIONS: Police Chief Serpa
Town Administrator Mederos

Council Chairman Marshall read the following Proclamation
into the record:

State of Rhode Island and Providence Plantations
Town of Bristol
Proclamation

TOWN COUNCIL MEETING - WEDNESDAY EVENING - JANUARY 31, 2007

Be it hereby known to all that:

WHEREAS, January 2007 is National Mentoring Month, and the mentoring of our Nation's youth is hereby acknowledged for its many benefits; in particular the undeniable fact that all children benefit from the influence of a positive, caring adult; and

WHEREAS, the Rhode Island Mentoring Partnership reports that "kids with mentors are 46% less likely to begin using illegal drugs, 27% less likely to begin using alcohol, 53% less likely to skip school, and 33% less likely to engage in violence;" and

WHEREAS, the Mosaico CDC - Bristol/Warren School District Partnership in mentoring has proved a well respected and model program; offering children the support and guidance that they might not otherwise obtain; and

WHEREAS, the Rhode Island Mentoring Partnership, Governor Carcieri, Lt. Governor Roberts, and the General Assembly recently recognized the good work of some of the most outstanding mentor-volunteers in our State, among those our own Town Administrator Diane C. Mederos, a long-time participant in the Mosaico program.

THEREFORE, BE IT RESOLVED, that the Honorable Town Council of the Town of Bristol, State of Rhode Island and Providence Plantations does hereby express its appreciation for the good work, dedication and perseverance of mentor Diane C. Mederos and all of her fellow-mentors in our Town and in our State, and

BE IT FURTHER RESOLVED, that the Bristol Town Council by virtue of the authority vested in its honorable body, proclaims January 31, 2007 to be Mentor Recognition Day in the Town of Bristol; and does so in honor of our Town Administrator, Diane C. Mederos; in laudatory recognition of the prestigious Excellence in Mentoring Award bestowed upon her.

In witness whereof we have hereunto set our hands and affixed the Seal of the Town of Bristol upon adoption this 31st day of January, A. D. 2007

/s/ Kenneth A. Marshall, Chairman
/s/ Raymond Cordeiro, Vice-chairman
/s/ Mary A. Parella, Councilwoman
/s/ David E. Barboza, Councilman

TOWN COUNCIL MEETING - WEDNESDAY EVENING - JANUARY 31, 2007

Attest: /s/ Halsey C. Herreshoff, Councilman
 /s/ Louis P. Cirillo, Clerk

Council Chairman Marshall asked Councilman Barboza to read the following Resolution:

Be it hereby known to all that:

State of Rhode Island and Providence Plantations
Town of Bristol
Resolution

Whereas, Colonel Russell S. Serpa, Chief of Police of the Town of Bristol has been named President of the Rhode Island Police Chiefs Association; and

Whereas, this fine and conscientious organization provides leadership for all of the police officers in our State through its good works toward the betterment of the many facets of law enforcement; and

Whereas the Rhode Island Police Chiefs Association is an active and positive group with accomplishments ranging from its partnership with the Big Brothers of Rhode island in service to our young people in need to its assurance that all police officers in our State receive the most up-to-date information and technology; and

Whereas, since the accomplishments of Col. Russell S. Serpa are many and his expertise within his chosen field is unparalleled; this admirable leader shall undoubtedly prove most worthy as 'chief among chiefs.'

Now, therefore, be it hereby resolved, that the Honorable Town Council of the Town of Bristol, State of Rhode Island and Providence Plantations, individually, collectively and by these presents extends heartfelt congratulations to Col. Russell S. Serpa upon the occasion of his most recent honor, and further offers its most sincere best wishes for a very successful term.

In witness whereof we have hereunto set our hands and affixed the Seal of the Town of Bristol upon adoption this 31st day of January, A. D. 2007

/s/ Kenneth A. Marshall, Chairman
/s/ Raymond Cordeiro, Vice-chairman
/s/ Mary A. Parella, Councilwoman
/s/ David E. Barboza, Councilman

TOWN COUNCIL MEETING - WEDNESDAY EVENING - JANUARY 31, 2007

Attest: /s/ Halsey C. Herreshoff, Councilman
 /s/ Louis P. Cirillo, Clerk

Col. Serpa thanked the Council for its recognition and explained that he was happy to be in a position to help the State and he was honored by the Council's recognition and the support of his fellow police chiefs.

In the matter of additional announcements:

Councilman Cordeiro informed those present that Roger Williams University Athletic Department will be hosting Bristol Appreciation Night activities on February 8 and he invited Bristol residents to attend these activities free of charge. He further noted that the February 8th activities will include women's basketball at 6:00 o'clock PM and men's basketball at 8:00 o'clock PM. Councilman Cordeiro also noted that the students from Guiteras School will be attending a program on February 10.

Council Chairman Marshall informed those present that the Council will be meeting with the local members of the General Assembly, the Warren Town Council and School Department officials on Saturday, February 3 beginning at 9:00 o'clock AM in the Town Hall, Council Chambers.

PRESENTATION: Professor Bruce I. Kogan

Professor Kogan informed the Council that the Roger Williams University School of Law program on mediation is part of a practical application exercise for law students.

He shared the details of his experience regarding mediation and explained that the participants are all third-year students; well-qualified to act as mediators under the supervision of their professors.

Professor Kogan further explained that this program has been applied successfully at the Newport Small-Claims Court and that conflict resolution has a success rate of 60 - 75% and this rate is equivalent to the national average for mediation.

He offered the services of this program to the Town as he is trying to expand it into the East Bay.

Council Chairman Marshall noted that Town Administrator Mederos has already referred several cases to the program.

TOWN COUNCIL MEETING - WEDNESDAY EVENING - JANUARY 31, 2007

Professor Kogan informed the Council that he is planning a 3.5 hour seminar with the Barrington Police Department on mediation techniques. He suggested that Police Chief Serpa might wish to have a similar program for his department or some version thereof.

Councilman Herreshoff stated that the program that Professor Kogan is developing is a "sensible one" and it was refreshing to know that lawyers were being trained to have peaceful conflict resolution rather than relying upon a court "fight" to resolve same. He suggested that Professor Kogan might keep the Council informed as to the progress of the program with the professor responding that he would be willing to do so.

MOTION RE: CONSENT AGENDA - TO APPROVE THE CONSENT AGENDA

Cordeiro/Herreshoff - Voted
unanimously to approve the Consent
Agenda as presented.

At this point in the meeting, Councilman Barboza asked to add an agenda item under the subheading of old business entitled "Council Procedures"

Barboza/Cordeiro - Voted unanimously
to add an item to the agenda under
old business entitled "Council
Procedures."

A. SUBMISSION OF MINUTES OF PREVIOUS MEETING

1. Town Council Meeting - April 19, 2006

Herreshoff/Cordeiro - Voted
unanimously to approve these minutes
as presented.

2. Town Council Meeting - January 10, 2007

Herreshoff/Cordeiro - Voted
unanimously to approve these minutes
as presented.

3. Town Council Workshop - March 28, 2006

Herreshoff/Cordeiro - Voted
unanimously to approve these minutes
as presented.

TOWN COUNCIL MEETING - WEDNESDAY EVENING - JANUARY 31, 2007

4. Town Council Emergency Meeting - June 19, 2006
Herreshoff/Cordeiro - Voted unanimously to approve these minutes as presented.

(CA) AA. SUBMISSION OF MINUTES-Boards and Commissions

Approval of consent agenda="Motion to receive and place these items on file."

1. Bristol County Water Authority Board of Directors - December 14, 2006
2. Bristol County Water Authority Engineering Committee - January 3, 2007
3. Bristol County Water Authority Public Relations/Personnel Committee - January 4, 2007
4. Bristol County Water Authority Audit Finance Committee - January 4, 2007
5. North and East Burial Ground Commission - September 11, 2006
6. Personnel Board - December 28, 2006
7. Housing Authority - December 13, 2006
8. Rogers Free Library/Capital Project Building Committee - November 30, 2006
9. Rogers Free Library/Capital Project Building Committee - December 14, 2006
10. Zoning Board of Review - December 4, 2006
11. Planning Board - October 10, 2006
12. Planning Board - November 14, 2006
13. Historic District Commission - December 6, 2006
14. Board of Canvassers - October 16, 2006

B. OLD BUSINESS

TOWN COUNCIL MEETING - WEDNESDAY EVENING - JANUARY 31, 2007

1. Redevelopment Plan - Downtown Bristol,
continued from October 25, 2006
 - a. Gerry Turbeville, Secretary and Ex
Officio Member Redevelopment Agency re
status report
 - b. Status Report

Barboza/Parella - Voted unanimously
to receive and place this matter on
file.

Prior to the vote taken, Redevelopment Agency Chairman Peter Calvet asked the Council if its honorable body had any specific questions with Councilman Barboza noting that it appeared that many of the identified redevelopment projects were "wrapping up." He also stated that he was pleased and confident that things were moving well.

Councilman Herreshoff asked for a report on the status of the Belvedere Hotel project with Mr. Calvet reporting that he was yesterday informed that the Belvedere developer acquired an additional property on John Street adjacent to the Belvedere lot. He noted that the condition of the project was not yet in "compliance" but it was moving well and the Agency was receiving periodic progress.

Council Chairman Marshall informed those present that he has been in contact with the developer who will include all of the properties in a 'master plan' for the site.

2. Council Chairman Marshall re intern program
for students interested in local government,
continued from December 20, 2006
 - a. Council Clerk Cirillo to William Estrella
et al, Bristol Warren Regional School
Committee re intern program
 - b. Council Clerk Cirillo to Robin Beauchamp,
Director Roger Williams University Career
Center re intern program

LATE ITEM

1. Robin Beauchamp - response re
available programs

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- c. Council Clerk Cirillo to June Speakman, Roger Williams University re intern program

Barboza/Herreshoff - Voted unanimously to refer this matter to Council Chairman Marshall and Councilwoman Parella so that they may research and coordinate a program.

Prior to the vote taken, Councilwoman Parella explained that there were many different ways to approach the idea of internships and shadowing programs. She noted that the State has a program with a current application period for the Spring Semester and that the Town may wish to participate in this program or wait for a summer program.

She further explained that in order for an intern program to be successful, the Town must decide on a scope of work that might involve 8 - 10 hours per week for the student. She speculated that since the Council does not have regular staff for research, etc., it may find enough work for an intern to accomplish.

A further discussion ensued regarding the offer of Ms. Beauchamp to provide students and coordinate a local program with Councilwoman Parella stating that the Council might utilize both programs if there was enough for the students to do. She also stated that she had some specific projects in mind.

Councilwoman Parella noted that the Town would likely pay for students' time in a summer 'fellowship' program.

Councilman Barboza stated that he thought the Council might be able to utilize more than one intern.

- 3. Councilman Herreshoff re Wood Street Extension Commission, continued from January 10, 2007
 - a. Paul and Beth Raducha, 636 Wood Street re opposition to Wood Street Extension Commission

Barboza/Cordeiro - Voted unanimously to continue this matter until the meeting of February 28, 2007.

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Prior to the vote taken, Councilman Herreshoff stated that the Committee assembled to study this matter appeared to be unanimous in agreeing that a problem exists. He noted that there were objections to a Wood Street extension based upon environmental concerns, its proximity to the Little League field, and so forth.

He also stated that he hears every day that the Town should find a solution to its traffic problems.

Councilman Herreshoff also stated that another north-south route option might be found in a utilization of the Electric Company right of way.

Council Chairman Marshall stated that the Committee wishes to change its name to the North Corridor Exploratory Committee so as to expand its focus.

He noted the objections raised by Paul and Beth Raducha and quoted from their letter "The answer lies in the ability of Bristol's leaders to pull all the stakeholders together for a solution that will really work and us as residents to make sure it happens."

Keith Maloney, a member of Save Bristol Harbor, informed the Council that his organization objects to the Wood Street Extension. He noted that he was in attendance at both the Wood Street meeting and the Metacom Avenue meeting and observed that the two issues were "tied together."

Mr. Maloney objected to the existence of two distinct committees and suggested that the effort should be merged with one group "working together for a common solution."

Councilman Barboza stated that he was concerned since the Town has accepted State funding to support a "green belt" and its effort toward potentially disturbing this feature might jeopardize future State funding for other projects and land conservation.

Director of Community Development Williamson stated that the purpose of the Metacom Avenue Committee was to work on a plan to improve the aesthetics and to add sidewalks, a third turning lane and that it was not established to allow motorists to "speed through" town. She further stated that it was not the intention that this Committee would widen the roadway.

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Councilman Herreshoff stated that his opinion of a "beautiful" Metacom Avenue was one that would provide a clear easily passable roadway.

Paul Sanromà, also a member of Save Bristol Harbor, stated that he was interested in the Town's plan for Wood Street due to its potential for environmental issues. He asked the Council to prepare an environmental impact study before it considers placing a roadbed in the area.

Councilman Marshall stated that one of the reason for the Wood Street investigation at this time was due to the Town's plan for a Silver Creek watershed study. He explained that the Town should align all of its plans for this area at one time.

Councilman Herreshoff noted that the most current design for a Wood Street extension calls for a bridge over the designated wet areas. He further noted that a bridge would present a solution to the concerns for wetland disturbance and the preservation of wildlife. He also stated that the only remaining concern were a bridge to be constructed would be related to runoff and that this aspect would have to be studied.

Mr. Maloney noted that he was not completely familiar with the 'charter' of the Metacom Avenue Committee but 60 - 75% of the discussion at the previous meetings dealt with traffic.

4. Town Administrator Mederos re vandalism/repairs needed to Town Common gazebo, continued from January 10, 2007
 - a. Walter V. Burke re cost estimates; Luther's Steel Works and Vans Electric (received at meeting)

Herreshoff/Cordeiro - Voted unanimously to continue this matter until the meeting of February 28, 2007 and require that Mr. Burke provide a more detailed cost estimate.

Prior to the vote taken, Councilman Herreshoff stated that he was basically in favor of the proposal for railing replacement since it would reduce the possibility of further vandalism. He asked Parks and Recreation Director Burke to detail the plan for the railings.

Mr. Burke presented a memorandum with cost estimates totaling \$23,000 for railing replacement and electrical upgrades. He explained that his department intends to replace the wooden railings with steel and that these steel railings will be finished with a durable powder coat. He further stated that the powder coat finish would eliminate the need for continual repainting.

Mr. Burke also explained that the steel railings would be identical to those originally designed for the gazebo and would be superior in design to the ones most recently in place since these were modified due to repair issues with an inferior style.

Councilman Cordeiro asked if Mr. Burke investigated the use of stainless steel rather than ordinary steel with Mr. Burke responding that the cost for stainless steel was prohibitive; two-thousand dollars (\$2000) more. He also stated that the stainless steel would be susceptible to dents and the ordinary steel was less prone to denting.

Councilmen Cordeiro and Herreshoff questioned whether Mr. Burke was correct about the denting concerns since stainless steel is typically strong with Mr. Burke correcting himself and stating that the alternate material considered was aluminum which would be rust free but would be susceptible to dents.

Councilman Herreshoff asked Mr. Burke to obtain an estimate for the stainless steel option since he (Councilman Herreshoff) was of the opinion stainless steel would be the most cost-effective in the long run.

Mr. Burke stated that he was aware of the stainless steel cost already and that this option would cost five thousand dollars (\$5000) more.

Councilman Herreshoff stated that he would prefer to see the figures in writing and suggested that Mr. Burke amend his report to include detailed cost estimates for both materials.

Councilman Cordeiro agreed that stainless steel might be an overall cost-effective option since it would not be necessary to paint and maintain the railings.

Council Chairman Marshall expressed concern that the latest proposal before the Council included an elaborate upgrade to the gazebo's electrical system. He further noted that the last report regarding this matter was to repair and/or

replace the damages caused by vandalism and did not include the electrical improvements.

Mr. Burke stated that the gazebo has a 20 ampere circuit and that he can "barely run a transistor radio" with this circuit.

Councilman Barboza stated that he was aware the electrical system of the gazebo was substandard and that it should be upgraded and repaired correctly.

5. Pasquale DeLise, Executive Director Bristol County Water Authority to Council Clerk re possible dates for Town Council workshop

Herreshoff/Cordeiro - Voted unanimously to schedule this workshop for Wednesday, February 7, 2007 in the Town Hall Council Chambers, beginning at 8:00* o'clock PM and to instruct the Clerk to reschedule the North Corridor Committee, nee Wood Street Extension Committee, to meet at 5:30 o'clock PM the same day.

*(It is hereby noted for the record that the Council originally expressed the desire to meet with the BCWA at 7:00 o'clock PM but decided to reschedule this meeting in favor of a meeting with the Metacom Avenue Consultants regarding the proposed roundabouts at that time. See item B13)

6. Council Clerk Cirillo re options for intended use of Quinta-Gamelin Army Reserve Center

Herreshoff/Cordeiro - Voted unanimously to continue this matter until the meeting of February 28, 2007.

Prior to the vote taken, Gerry Turbeville, BRAC Coordinator, informed the Council that she was in the process of securing a consultant to provide an analysis of the proposals and aid the Council in its decision. She also noted that a new potential usage surfaced last week and this potential use must be considered. She stated that she was completing the application for the consultant services and the consultant will help the Council evaluate all of the proposals.

Councilman Barboza stated that he was of the opinion that the application process had been closed and that the Council would not entertain any other ideas for the property with Ms. Turbeville explaining that the Council has an obligation to at least "look at" the late applications with Councilman Barboza stating that he was concerned about an open-ended process.

Councilman Herreshoff stated that the Council might wish to consider more than one use for the property with Ms. Turbeville stating that she did not think this would be possible particularly if the intended use was recreational. Councilman Herreshoff stated that he made an informal inquiry of the BRAC office and determined that a multiple use, if so determined by the LRA was a distinct possibility.

Ms. Turbeville stated that the consultant will be able to answer these questions. She also noted that the Federal Government was not subject to the same building code regulations as the Town or State and the building may have some issues which will be discovered by the consultant.

Councilman Barboza asked Ms. Turbeville to obtain a definitive answer as to when the Council, in its capacity as the LRA, may stop reviewing potential uses for the property should further use requests come forward.

7. Councilman Cordeiro re Rogers Free Library Project Update
 - a. Director of Community Development Williamson re update of Rogers Free Library Project status

Barboza/Herreshoff - Voted
unanimously to receive and place
this matter on file.

Prior to the vote taken, Councilman Cordeiro expressed dismay as to the recently reported cost of the Rogers Free Library since much of the overall cost will be borne by grants, gifts, etc.

Council Chairman Marshall stated that any discussion regarding the cost of the building and renovations was premature since the bids have not yet been received. He also stated that speculative figures improperly reported the newspaper may lead to higher than appropriate bids since the contractors might look to these figures for their guidance and not price the bid economically.

He noted that construction industry trends indicate that materials are now less expensive than they were a year ago as are utilities and oil. He also stated that contractors were seeking work at this time and that the bidding environment was favorable. He also noted that the architect's estimate of demolition of the former Bristol Furniture Company building was 500,000-700,000 and the actual bid was 190,000. He cautioned those present to ignore these or any speculative numbers and also cautioned the Chairman of the Capital Project Committee and the newspaper reports to do same.

Council Chairman Marshall stated that the architect's plans are finally finished and he recognized that the Town should have imposed a timeliness clause in the architect's contract which may have prevented delays on the part of the designers.

At this time the Council considered the appointment of Councilman Cordeiro as liaison since he has resigned his position as Library Representative to the Capital Project Committee. (this item is found as item Fln on this evening's docket)

Herreshoff/Parella - Voted unanimously to allow Councilman Cordeiro to act in the capacity of Liaison to the Library Capital Project Committee.

Director of Community Development Williamson, a member of the Capital Project Committee, informed the Council that the Committee has received the reimbursement contract from the State, indicating the State's approval of the final plans. Town Treasurer Day reported that the reimbursement contract will repay the Town \$3.9 million over time.

Councilman Marshall noted that the bids will be advertised per the provisions of the Town Charter and Ordinances and will also appear in the Dodge Report and the New England Construction News publications.

8. Town Treasurer Day - Resolutions to Borrow
 - a. Draft resolutions

Barboza/Cordeiro - Voted unanimously to adopt these borrowing resolutions as presented.

9. Alfred R. Rego, Esquire re request to reconsider renewal of BV Intoxicating Beverage License held by Bristol Golf Club, Inc., 95 Tupelo Street
 - a. Alfred R. Rego, Esquire to Liquor Control Administration re request for appeal of Town Council decision not to renew BV Intoxicating Beverage License for Bristol Golf Club, Inc.

Herreshoff/Cordeiro - Voted unanimously to renew this license for a period of thirty (30) days, retroactive to January 28, 2007, provided that the license remains voluntarily suspended and the building remains unused and unoccupied during that time frame and the matter is hereby continued to February 28, 2007.

Prior to the vote taken, Attorney Alfred R. Rego, Jr., representing the applicant, informed the Council that his client is actively pursuing a resolution to the problems cited by Fire Chief Martin and has been issued a building permit for renovations so as to reduce the overall capacity of the business premises and eliminate the need for a sprinkler system.

Attorney Rego noted that his client has agreed to remain closed during this renovation period and has also agreed to a voluntary suspension of his intoxicating beverage license.

A discussion ensued regarding the time necessary to complete renovations to the satisfaction of all applicable authorities with Mr. Rego suggesting that this may be accomplished within three or four weeks.

10. Gerry Turbeville, CDBG Program Manager re sub recipient exhibits and contracts
 - a. East Bay Community Development Corporation Exhibit
 - b. Mosaico Community Development Corporation Exhibit
 - c. Community Development Block Grant Contract

Barboza/Parella - Voted unanimously to approve these contracts as presented.

11. Town Treasurer Day re purchase of service time for potential pension benefit

Barboza/Cordeiro - Voted unanimously to receive and place this matter on file.

12. Town Solicitor Ursillo re Resolution for Town Wide Full-Revaluation

Barboza/Cordeiro - Voted to approve the Amendment to An Act Relating to Assessment of Valuations and Levies as proposed and presented and to deliver a copy of same to the local delegation of the General Assembly so that they make take action on behalf of the Town's interest. (Councilman Herreshoff voted opposed to this motion.)

Prior to the vote taken, a discussion ensued regarding the relative cost of a full-revaluation versus a statistical revaluation with Councilman Herreshoff stating that he was in opposition to any additional expense and will vote against the resolution.

Councilman Cordeiro stated that he was concerned regarding the sump-pump element of the home inspections and suggested that the Council host a public workshop regarding this aspect of the program. Wastewater Superintendent agreed that a workshop would be helpful so as to inform the public of the process but that such a workshop may be premature at this time.

13. Director of Community Development Williamson - request for Workshop with Rhode Island Department of Transportation re Metacom Avenue Corridor Management Plan

Cordeiro/Herreshoff - Voted unanimously to schedule a workshop with the Rhode Island Department of Transportation regarding the concept of roundabouts on Wednesday,

February 7, 2007 beginning at 7:00 o'clock PM and to ask the Director of Community Development to work along with the Clerk to arrange same.

Prior to the vote taken, Councilman Cordeiro asked if the function of a roundabout was the same as a rotary with Director of Community Development Williamson responding negatively. She suggested that the Council may wish to have a more detailed explanation of same from an expert from the State DOT.

(ADDED ITEM)

14. Councilman Barboza re "Council Procedures"

Councilman Barboza suggested that the Council might adopt an operating procedure so as to require that any and all allegations of malfeasance brought to the Council's attention concerning any individual must supply specific supporting documentation in advance of the meeting when the matter is before the Council for its consideration. He further suggested that the Council should not entertain any discussion regarding a matter of this kind should the supporting documentation not be available in advance.

A discussion ensued regarding this proposal with Councilwoman Parella enquiring as to what would be required as "supporting documentation." She also stated that she did not have a problem with receiving documentation in advance in the docket packet but expressed concern that an individual may be aware of some impropriety but may not have specific details that would constitute malfeasance.

Councilman Barboza stated that the complainant should provide any and all documentation and not provide vague accusations.

Councilman Herreshoff stated that he recognized Councilman Barboza's point but asked the Solicitor if there were freedom of speech issues with Town Solicitor Ursillo responding that the Council can, indeed, adopt a policy and call for a continuance to receive factual evidence prior to any deliberations on the matter.

Council Chairman Marshall stated that his personal policy as Chairman is to prevent unruly allegation discussions and he plans to refer any such matter to the Town Administrator and that he will not tolerate personal attacks at the Council's meetings.

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The Clerk expressed concern that the Council should make the determination if it wishes to consider any such matter and that it should not be the responsibility of the Clerk to be the gate-keeper. He also explained that if a constituent provides correspondence addressed to the Council that correspondence is always provided for to the Council. Council members agreed that their honorable body will make any determination regarding this policy.

It was agreed by consensus to employ this policy as proposed by Councilman Barboza and to continue same to be ratified at the meeting of February 28, 2007.

BB. SPECIAL /STATUS REPORTS

1. Mount Hope Enterprise Zone - Summary of Accomplishments, December 2006

Cordeiro/Parella - Voted unanimously to receive and place this matter on file.

Prior to the vote taken, Councilman Herreshoff stated that he found the report to be impressive.

C. PUBLIC HEARINGS

D. ORDINANCES

1. Ordinance #2006-38, CHAPTER 16, Motor Vehicles and Traffic, Article V, Stopping, standing and parking, Section 16-148, Parking restricted to handicapped, 73 Constitution Street, **2nd reading for adoption**, continued from January 10, 2007

Herreshoff/Barboza - Voted unanimously to continue this matter to the meeting of February 28, 2007.

Prior to the vote taken, the Clerk informed the Council that he spoke to the original petitioner and explained that the Council was desirous of more information regarding the need for this ordinance. He stated that the petitioner was asked to either provide documentation or to testify on her own behalf.

Councilman Herreshoff suggested that the petitioner might be given another opportunity to present her case.

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Council Chairman Marshall stated that the Town should have an overall policy regarding the requests for handicapped parking spaces and this policy might include a radius map and an overall review by the Administration regarding same.

2. Ordinance #2007-01, CHAPTER 10, Environment, Article II Noise, Section 10-35, Exceptions for article provisions, **2nd reading for adoption**

Barboza/Herreshoff - Voted unanimously that this action constitute the second reading of Ordinance #2007-01 for adoption. Advertise in local newspaper.

3. Ordinance #2007-02, CHAPTER 16, Motor Vehicles and Traffic, Article V, Stopping, standing and parking, Section 16-148, Parking restricted to handicapped, remove 29 Richmond Street and add 7 Doran Avenue, **2nd reading for adoption**

Parella/Barboza - Voted unanimously that this action constitute the second reading of Ordinance #2007-02 for adoption. Advertise in local newspaper.

4. Ordinance #2007-03, CHAPTER 17, Offenses and Miscellaneous Provisions, Article II, Alcoholic Beverage Establishments, Division 2, License, Section 17-82, Number of Licenses, reduction in number of licenses, **2nd reading for adoption**

Herreshoff/Barboza - Voted unanimously that this action constitute the second reading of Ordinance #2007-03 for adoption. Advertise in local newspaper.

5. Ordinance #2007-04, CHAPTER 11, Fees and Charges, Section 11-1, Comprehensive schedule of fees, Tent inspection fee, **2nd reading for adoption**

Herreshoff/Cordeiro - Voted unanimously that this action

constitute the second reading of Ordinance #2007-03 for adoption. Advertise in local newspaper.

6. Ordinance #2007-05, CHAPTER 9, Building and regulations, Article I, Section 9-5.1, Vertical clearance of basement floors, **2nd reading for adoption**

- a. Everett Francis, President, Bristol County Builders Association, et al - request for Workshop re Ordinance #2007-05

Herreshoff/Cordeiro - Voted unanimously to continue this matter until the meeting of February 28, 2007 and to ask Director of Community Development Williamson to schedule a workshop mutually convenient for the petitioners and the Council.

7. Ordinance #2007-06, CHAPTER 16, Motor Vehicles and Traffic, Article V, Stopping, standing and parking, Section 16-143 Parking prohibited at all times, Peter Road, north side, **2nd reading for adoption**

Barboza/Parella - Voted that this action constitute the second reading of Ordinance #2007-06 for adoption. Advertise in local newspaper. Council Chairman Marshall continued his recusal regarding this ordinance as previously stated.

8. Ordinance #2007-07, CHAPTER 20, Personnel, Article III Examinations, Section 20-82 Promotional examination, Promotions to sergeant, **1st reading**

Barboza/Cordeiro - Voted unanimously that this action constitute the first reading of Ordinance #2007-07. Advertise in local newspaper.

9. Ordinance #2007-08, CHAPTER 21, Police, Article IV Retirement and Insurance Plan,

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Division 1 Generally, Section 21-102
Administration: contents of fund, **1st reading**

Barboza/Cordeiro - Voted unanimously that this action constitute the first reading of Ordinance #2007-08. Advertise in local newspaper.

Prior to the vote taken, it was noted for the record that this change was necessary so as to conform to contract language.

10. Ordinance #2007-09, CHAPTER 11, Fees and Charges, Section 11-1, Comprehensive schedule of fees, Annual fee for landfill permit sticker, **1st reading**

Barboza/Cordeiro - Voted unanimously that this action constitute the first reading of Ordinance #2007-09. Advertise in local newspaper.

Prior to the vote taken, a discussion ensued regarding this ordinance proposal with Councilman Herreshoff stating that he was of the opinion that the increase in fee was excessive. He stated that this fee increase was punitive to any person who may wish to occasionally take refuse to the landfill. After a detailed explanation of the various issues leading to this ordinance proposal, an attempted amendment to reduce the fee to \$10, proposed by Councilman Herreshoff was defeated with the Council voting 1-4. It was also noted that citizens with minor needs for landfill access can obtain a day-pass at no charge.

11. Ordinance #2007-10, CHAPTER 24, Solid Waste Management, Article III Transfer Station, Section 24-78, Permit issuance, Landfill fees and special pickups, **1st reading**

- a. Town Administrator Mederos - update of user fees

Barboza/Cordeiro - Voted unanimously that this action constitute the first reading of Ordinance #2007-10. Advertise in local newspaper.

(CA) E. BUDGET ADJUSTMENTS

Approval of consent agenda="Motion to approve these adjustments."

1. Recommended Abatements and Additions - January 26, 2007

(CA) F. APPOINTMENTS

Approval of consent agenda="Motion to approve advertising these Appointments."

1. Public Service Appointments

- a. Harbor Master (1)

1. Joseph Cabral, 55 Ferry Road - interest/reappointment

Councilman Barboza nominated Mr. Cabral for reappointment.

Barboza/Cordeiro - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Mr. Cabral term to expire in January 2008.

- b. Assistant Harbor Masters (5)

1. Matthew Calouro, 118 Fales Road - interest/reappointment

Councilman Barboza nominated Mr. Calouro for reappointment.

Barboza/Cordeiro - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Mr. Calouro term to expire in January 2008.

2. Aristotle Gatos, 44 Roosevelt Drive - interest/reappointment

Councilman Barboza nominated Mr. Gatos for reappointment.

Barboza/Cordeiro - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in

favor of Mr. Gatos term to expire in January 2008.

3. David Sartrys, 36 DeWolf Avenue - interest/reappointment

Councilman Barboza nominated Mr. Sartrys for reappointment.

Barboza/Cordeiro - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Mr. Sartrys term to expire in January 2008.

4. Timothy Gallison, 50 King Philip Avenue - interest/reappointment

Councilman Barboza nominated Mr. Gallison for reappointment.

Barboza/Cordeiro - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Mr. Gallison term to expire in January 2008.

5. Charles A. Lombardo, 28 Valley Drive - interest/reappointment

Councilman Barboza nominated Mr. Lombardo for reappointment.

Barboza/Cordeiro - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Mr. Lombardo term to expire in January 2008.

6. Nathan Gallison, 50 King Philip Avenue - interest/appointment

Barboza/Cordeiro - Voted unanimously to set an interview for Mr. Gallison at the convenience of Mr. Gallison and the Council.

c. Harbor Patrol Auxiliary Members (3)

1. Arthur M. Franco, 46 Kingswood Road - interest/reappointment

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Councilman Barboza nominated Mr. Franco for reappointment.

Barboza/Cordeiro - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Mr. Franco term to expire in January 2008.

2. George Gatos, 55 State Street - interest/reappointment

Councilman Barboza nominated Mr. Gatos for reappointment.

Barboza/Cordeiro - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Mr. Gatos term to expire in January 2008.

d. Board of Tenant Affairs (2)

1. Rita P. Ayres-Gaulin, 159 Bay View Avenue - interest/reappointment

Councilman Barboza nominated Ms. Ayres-Gaulin for reappointment.

Barboza/Herreshoff - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Ms. Ayres-Gaulin term to expire in January 2009.

2. Lorraine Magee, 1014 Hope Street, Apt. GA 1, - interest/appointment
3. Joyce M. Bryant, 67 Collins Street - interest/appointment

Barboza/Herreshoff - Voted unanimously to set interviews for Ms. Magee and Ms. Bryant at the convenience of the applicants and the Council.

Prior to the vote taken, the Clerk reported that the correspondence noted in agenda item Flelb was provided in favor of Ms. Magee and not Mr. Faria.

e. Bristol Housing Authority (1)

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1. John E. Faria, 1039 Hope Street - interest/reappointment
 - a. Everett Medeiros, President Tenants Association - Recommendation
 - b. M. Candace Pansa, Executive Director Housing Authority - Recommendation

Councilman Barboza nominated Mr. Faria for reappointment.

Barboza/Parella - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Mr. Faria, term to expire January 31, 2012.

- f. Tree Warden (1)
 1. Samuel C. Kinder, 315 Hope Street - interest/reappointment

Councilman Herreshoff nominated Mr. Kinder for reappointment.

Herreshoff/Cordeiro - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Mr. Kinder, term to expire January 2008.

- g. Waypoysset Trust (1)
 1. Steven E. Johnson, 30 Patricia Ann Drive - interest/reappointment

Councilman Barboza nominated Mr. Johnson for reappointment.

Barboza/Parella - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Mr. Johnson, term to expire January 2009.

- h. CRMC Alternate Subcommittee (1)
 1. Thomas G. Breslin, 7 Dana Road - interest/reappointment

- a. Jeffrey M. Willis, CRMC re
Alternate Member
2. Harold E. Tucker, 10 Noyes Avenue -
interest/appointment

Councilman Cordeiro nominated Dr. Breslin for reappointment.

Cordeiro/Parella - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Dr. Breslin, term to expire January 2008.

- i. Fire Police - Special Constables

Councilman Barboza nominated the slate of Fire Police - Special Constables as presented for appointment.

Barboza/Cordeiro - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of the slate of nominees as presented, term to expire in January 2008.

- j. Special Constables, Private
Investigators, Matrons and Reserve
Officers

Councilman Barboza nominated the slate of Special Constables, Private Investigators, Matrons and Reserve Officers as presented.

Barboza/Cordeiro - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of the slate of nominees as presented, term to expire in January 2008.

- k. Redevelopment Agency Alternate (2)

1. Stephen Barker, 68 Constitution
Street - interest/appointment

Councilman Barboza nominated Mr. Barker for appointment to the position of 2nd Alternate to the Redevelopment Agency.

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Barboza/Cordeiro - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Mr. Barker to fill the unexpired term of Mr. Nathan Calouro, term to expire in September, 2007.

1. Board of Tax Assessment Review (1)
 1. Leonard A. Calandra, 46 Monterey Drive - interest/reappointment
 - a. Recommendation - Tax Assessor Spagnolo

Councilman Cordeiro nominated Mr. Calandra for reappointment.

Cordeiro/Herreshoff - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Mr. Calandra, term to expire in January 2008.

- m. Open Space Conservation Committee
 1. Joyce M. Bryant, 67 Collins Street - interest/appointment
 2. Jenny Astrella, 1051 Hope Street - interest/appointment

LATE ITEM

Cordeiro/Barboza - Voted unanimously to set interviews for these candidates for Open Space Conservation Committee.

- n. Council Liaison to Library Capital Project Building Committee

This item was resolved as part of agenda item B7.

- (CA)** 2. Public Service Appointments for February

G. LICENSING BOARD - NEW PETITIONS

1. J.G. Goff Bristol Corporation, d/b/a J.G. Goff's Pub, 251 Thames Street - request for transfer of BV Intoxicating Beverage License, **call for Public Hearing for February 28, 2007**

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- a. Recommendation - Town Administrator and Police Chief
- b. Recommendation - William Rabideau, Water Pollution Control Facility

Cordeiro/Barboza - Voted unanimously to set the public hearing for this matter for February 28, 2007 beginning at 7:00 o'clock PM. Advertise in local newspaper.

H. LICENSING BOARD - RENEWALS

- 1. Allison Barr, 7 Michael Drive d/b/a Allison Pampered Pets - 6 month review of Kennel License (Note: all Kennel Licenses expire May 1st)
 - a. Recommendation - Town Administrator and Police Chief

Barboza/Parella - Voted unanimously to grant this license for the remainder of the Term to expire May 1, 2007 and subject to compliance will all State Laws and Local Ordinances.

(CA) I. UTILITY PETITIONS

Approval of consent agenda="Motion to approve these petitions."

- 1. John M. Lannan - request for street lighting on Elm Farm Road
- 2. John M. Lannan - request for street lighting on Deer Run Road
- 3. National Grid - request for pole location Division Street

(CA) 4. WPCF - Sewer Permit

J. PETITIONS - OTHER

K. OTHER NEW BUSINESS REQUIRING TOWN COUNCIL ACTION

TOWN COUNCIL MEETING - WEDNESDAY EVENING - JANUARY 31, 2007

1. Anthony A. and M. Adelaide Nunes, 535 Metacom Avenue, request for zone change of plat 108 lot 4 and westerly portion of lot 9 from R-15 and GB to GB, **call for public hearing on February 28, 2007**

LATE ITEM

- a. Patricia DelToro Heck - opposition to zone change and request to hold public hearing on March 21, 2007.

Cordeiro/Parella - Voted unanimously to schedule this public hearing for March 21, 2007 beginning at 7:00 o'clock PM. Advertise in local newspaper.

Prior to the vote taken, the Clerk informed the Council that there was a Conservation Commission decision pending in this matter for resolution at the Commission's meeting to be held on February 28, 2007.

2. Jay and Mary Ann Moniz, Chairpersons Junior Post Prom Activities, request for donation

Barboza/Parella - Voted unanimously to grant the donation in an amount equal to the amount granted last year (\$500) and to appropriate same from the Council's contingency.

3. David N. Bazar, Esquire - Notice of intent to file claim on behalf of Jose F. Diogo

Cordeiro/Barboza - Voted unanimously to refer this matter to the Rhode Island Interlocal Trust and Town Solicitor Ursillo.

4. Louis A. Sousa, Esquire re agreement for sewer line installation at Bristol Marine
 - a. Draft Agreement
 - b. Revisions to Draft Agreement prepared by Andrew Teitz, Esquire
 - c. Revised Draft Agreement prepared by Andrew Teitz, Esquire

Barboza/Cordeiro - Voted unanimously to approve the agreement with modifications to be confirmed by the Town Solicitor.

Prior to the vote taken, Thomas Romano, Esq., of Lisa and Sousa spoke in favor of the applicant. He noted that his client has an immediate need and would like to resolve the matter to the mutual satisfaction of both parties. He noted that there were a few "wrinkles" in the proposed agreement. He suggested that the section in Paragraph 3 calling for a feasibility study was redundant and took exception to the Town's requirement to hire a second consulting engineer since the Town will help in the selection of the chief engineer.

After a protracted discussion regarding the process, it was agreed that the Town may be requiring that the petitioner will pay for a second engineer if, in fact, it does not in fact, hire the preferred experienced Town engineer (BETA Group) for its Chief Engineer. Mr. Romano, Mr. Ursillo and Mr. Tyska agreed to this stipulation.

Mr. Romano agreed to change the language of the agreement accordingly and return same to the Town for its review and approval.

5. Council Clerk Cirillo re presentation by Town Solicitor Ursillo at Interlocal Trust Seminar

Cordeiro/Herreshoff - Voted unanimously to receive and place this matter on file.

Prior to the vote taken, Town Solicitor Ursillo agreed to provide the materials to the various Town boards and perhaps conduct a seminar for all board participation regarding same.

6. Councilman Barboza re Pastime Performing Arts

Barboza/Cordeiro - Voted unanimously to receive and place this matter on file.

Prior to the vote taken, Councilman Barboza reminded the Council of the dialogue which occurred during the time when the Town decided to demolish the Pastime Theatre in favor of an addition to the Andrews Memorial School.

He noted that the Town expressed its desire to continue its support of a theater preservation group, and further explained that this group will be rejuvenated as the proponents of a "Pastime Performing Arts Series." He explained that this group will sponsor a series of artistic events in honor of the many years of the tradition of Bristol's Pastime Theatre and will likely ask the Council for some consideration at budget time.

Councilman Barboza also noted that Paul Manceiri of Leo's Restaurant explained to him that the local businesses reaped a huge benefit when the Second Story Theater occupied the Bristol County Courthouse for a period of time and he expected that a Pastime Theatre Series would also provide an economic development engine.

Councilwoman Parella stated that she was most interested to have the School Committee plan for auditorium improvements to the Colt School so as to accommodate theater performances. She further stated that this should be a priority of the Committee, particularly since the Pastime building was sacrificed for the purpose.

Linda Arruda of 159 High Street, a member of the Bristol Merchants Association, stated that she applauded the Council's efforts toward this theater series and suggested that it might want to hear from Bruce Leonard regarding the revitalization of 'urban centers.'

7. Councilman Barboza re Portuguese Cultural Heritage

Barboza/Cordeiro - Voted unanimously to continue this matter until the meeting of February 28, 2007.

Prior to the vote taken, Councilman Barboza stated that it became apparent to him at a recent event sponsored by the Don Luis Filipe Society that the Town should have a suitable place to chronicle its Portuguese heritage. He stated that since there might be public buildings found to be 'surplus' in the future, the Town might consider loaning one of these for a heritage center.

After a brief discussion, it was decided to continue this matter for further consideration at the next meeting.

8. Councilman Barboza re Portuguese Consulate

a. Draft Resolution re Portuguese Consulate

Barboza/Cordeiro - Voted unanimously to adopt the draft resolution as presented and instruct the Clerk to provide same to the President of the Republic of Portugal.

Prior to the vote taken, Councilman Barboza informed the Council that the Portuguese Government is considering the closure of its Providence Consulate. Council members were aware that this decision would create a burden for many Bristol residents.

Denise Asciola, assistant to Town Administrator Mederos, stated that the Town Administrator was in contact with both Sen. Reed and Rep. Kennedy and both gentlemen report that no final decision has been made in this case.

9. Paul and Maureen Wilson, 5 Judy Drive - Invitation to Eagle Court of Honor for Matthew Wilson

Barboza/Cordeiro - Voted unanimously to receive and place this matter on file.

10. Council Clerk Cirillo - Proposed Council Budget Schedule Fiscal Year 2007-2008

Herreshoff/Cordeiro - Voted unanimously to adopt the schedule as presented.

11. Cesar DaPonte, C & C Fiberglass Components, Inc., 75 Ballou Boulevard - request for 10 year tax stabilization

LATE ITEM

- a. Cesar DaPonte - additional information re investment

Barboza/Cordeiro - Voted unanimously to approve the request in consideration that the applicant meets the criteria as defined in the Ordinance and to receive a report from Tax Assessor Spagnolo regarding same.

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Prior to the vote taken, Council Chairman Marshall stated that the applicant's investment was well within the acceptance criteria as defined by the Ordinance and congratulated Mr. DaPonte on his efforts.

L. **BILLS & EXPENDITURES**

1. RFP - Silver Creek Comprehensive Drainage Study

Barboza/Parella - Voted unanimously to refer this matter to the Town Administrator and Director of Community Development to act in the best interest of the town.

2. Bid #624 - Miscellaneous Wastewater Project Upgrades

Barboza/Parella - Voted unanimously to refer this matter to the Town Administrator and Superintendent of the Water Pollution Control Department to act in the best interest of the town.

3. Bid #625 - Veterans Park Minor League Building Rehab

Barboza/Cordeiro - Voted unanimously to refer this matter to the Town Administrator and Director Parks and Recreation to act in the best interest of the town.

4. Bid #626 - Vernon Avenue Improvements

Barboza/Cordeiro - Voted unanimously to refer this matter to the Town Administrator and Director of Community Development to act in the best interest of the town.

5. Bid #627 - Pawtucket Avenue Improvements

Barboza/Cordiero - Voted unanimously to refer this matter to the Town Administrator and Director of

TOWN COUNCIL MEETING - WEDNESDAY EVENING - JANUARY 31, 2007

Community Development to act in the best interest of the town.

(CA) M. ROUTINE REPORTS

(CA) N. FINANCIAL REPORTS

Approval of consent agenda="Motion to receive and place this item on file."

1. Revenue and Expenditure Report - January 24, 2007

P. PROCLAMATIONS & CITATIONS

1. Resolution - Colonel Russell S. Serpa, President of the RI Police Chiefs Association

Herreshoff/Cordeiro - Voted unanimously to adopt this Resolution as presented.

2. Proclamation - Town Administrator Diane C. Mederos, Excellence in Mentoring Award

Herreshoff/Cordeiro - Voted unanimously to adopt this Proclamation as presented.

(CA) R. DISTRIBUTIONS/COMMUNICATIONS (to be received and filed by Council)

Approval of consent agenda="Motion to receive and place these items on file."

1. Warrant - David Dugan, Bristol Warren Regional School Committee
2. Warrant - Kevin J. Ledwell, Harbor Commission Advisory Committee
3. Warrant - Rosetta M. DeLuca, Personnel Board
4. Warrant - Leeds Mitchell III, Harbor Commission Advisory Committee
5. Warrant - Mark Sales, Municipal Court Judge

TOWN COUNCIL MEETING - WEDNESDAY EVENING - JANUARY 31, 2007

6. Council Clerk Cirillo to Edward P. Mara, Superintendent Bristol Warren Regional School District re appointment of David Dugan to School Committee
7. Council Clerk Cirillo to Michael Fiore, Outerlimits Offshore Powerboats re congratulations on world and national championship
8. Council Clerk Cirillo to Kenneth Carter, Chairman Veterans Affairs Committee re Operation Stand Down
9. Carolyn Caruso, 37 Sandra Court, Secretary Mt. Hope Marching Band re Thank You for donation
10. Linden Place, 500 Hope Street - Class F Intoxicating Beverage License for February 10, 2007
11. St. Elizabeth Church, 577 Wood Street - Class F Intoxicating Beverage License for February 17, 2007
12. Rhode Island State Land Use Policies and Plan - Executive Summary

(CA) RR. DISTRIBUTIONS/NOTICE OF MEETINGS
(office copy only)

Approval of consent agenda="Motion to receive and place these items on file."

1. Bristol Warren Regional School District - Schedule of Meetings & Events for week of January 15, 2007
2. Bristol Warren Regional School District - Schedule of Meetings & Events for week of January 22, 2007
3. Bristol Warren Regional School Committee Special Meeting Notice - January 18, 2007
4. North and East Burial Ground Commission Annual Meeting Notice - January 22, 2007

TOWN COUNCIL MEETING - WEDNESDAY EVENING - JANUARY 31, 2007

5. Bristol Warren Regional School Committee Budget/Facilities Subcommittee - January 16, 2007
6. Bristol County Water Authority Board of Directors - January 11, 2007
7. Bristol County Water Authority - February 2007 Meeting Calendar
8. Municipal Court Hearing Dates - 2007 Schedule
9. Board of Canvassers - January 24, 2007
10. Bristol Warren Regional School Committee Budget/Facilities Subcommittee Meeting Notice - January 29, 2007

S. TOWN SOLICITOR

Request for Executive Session pursuant to RIGL 42-46-5 (a) (2).

It is hereby noted for the record that action on this item was taken at the conclusion of the public agenda (10:15 o'clock PM)

Z. INDIVIDUAL COUNCIL MEMBERS AGENDA ITEMS

1. MARSHALL

a. Robin Rug - Council Chairman Marshall stated that he wished to publicly thank those who have been participating toward a productive dialogue with Robin Rug owner Russell Karian. He also expressed his gratitude to Mr. Karian for his interest in developing a quality project on his Thames Street property.

b. Mike Davis/Steve Roth - Council Chairman Marshall expressed his gratitude to Mike Davis and Steve Roth for filming the Council meeting this evening.

c. Spin for Hope - Council Chairman Marshall noted that Water Pollution Control Superintendent Calderiso was collection donations for a "Spin for Hope" activity for the American Cancer Society. He recommended support of this cause.

2. CORDEIRO

a. Russell Karian - Councilman Cordeiro echoed Council Chairman Marshall's sentiments regarding Robin Rug and further stated that Mr. Karian was most gracious.

b. RWU - Bristol Events - Councilman Cordeiro reminded those present of his earlier announcement regarding the events at the Roger Williams University Recreation Center on February 8 and 10.

3. PARELLA

a. Fairview Drive Sink Hole - Councilwoman Parella asked Ms. Asciola to bring the condition of the sink hole previously reported on Fairview Drive to the attention of Public Works Director Serbst. She noted that the neighbors are concerned that the recently patched hole might collapse more catastrophically.

4. BARBOZA

5. HERRESHOFF

a. Sasaki Report - Councilman Herreshoff reminded the Council of the Sasaki Report of the 1980s and noted that the resulting Town improvements were in many ways superior to what was considered at that time.

b. Preservation of Water Tank - Councilman Herreshoff called for the Town to take steps to preserve the water tank on the Robin Rug property. He suggested that this might eventually become a welcome symbol for Bristol.

c. Vehicles - Councilman Herreshoff stated that some Town-owned vehicles are not designated as such and further stated that all Town vehicles should display the Town Seal or some appropriate "label."

He also requested that the Council receive a comprehensive list of all Town-owned vehicles.

d. Hope Street Trees - Councilman Herreshoff asked that the Town Administrator investigate the condition of tree roots along Hope Street in the

downtown area. He noted that some of the roots appear to be "choked."

f. Library Tree - Councilman Herreshoff stated that he would prefer if the Library Capital Project Committee would preserve the "rare tree" behind the present Rogers Free Library building. He asked Director of Community Development Williamson to investigate this matter and provide a report regarding same.

Council Chairman Marshall stated that the Library Capital Project Committee has considered the matter and would like to replace the tree with a new one of the same species.

ZZ. TOWN ADMINISTRATOR AGENDA ITEM(S)

The Clerk noted for the record that the Town Administrator was out of town, representing Bristol this evening.

Barboza/Cordeiro - Voted unanimously to adjourn into Executive Session pursuant to RIGL 42-46-5 (a) (2) at 10:15 o'clock PM.

Barboza/Cordeiro - Voted unanimously to seal the minutes of the Executive Session and resume open session at 10:31 o'clock PM.

There being no further business upon a motion by Councilman Herreshoff, seconded by Councilman Barboza and unanimously approved, the Chairman declared the meeting adjourned at 10:32 o'clock PM.

Louis P. Cirillo
Council Clerk

TOWN COUNCIL MEETING - WEDNESDAY EVENING - FEBRUARY 28, 2007

PRESENT: Marshall, Cordeiro, Parella, Barboza, and
Herreshoff

ALSO PRESENT: Diane C. Mederos, Town Administrator
Michael A. Ursillo, Town Solicitor
Marshall J. Netto, Town Sergeant

The Council met in regular session on Wednesday evening, February 28, 2007 in the Town Hall, Council Chambers, beginning at 7:05 o'clock PM, Council Chairman Marshall presiding:

Prior to the commencement of this evening's agenda, Council Chairman Marshall asked all present to observe a moment of silence in memory of Kayleigh Raposa of Warren, a Mount Hope High School Junior, who was tragically killed in an automobile accident on Friday, February 23.

The Council awarded the following special presentations:

Commendation - Dawn Butterfield
National Fitness Champion

Commendation - Kevin Motta, First Place
North American Grappling Association

Council Chairman Marshall noted the presence of the Honorable Frank J. Williams, Chief Justice of the Rhode Island Supreme Court. Mr. Justice Williams was present in Council Chambers along with a group of his students from Roger Williams University School of Law.

At this point, Council Chairman Marshall recognized his mother who is celebrating her 75th birthday.

Councilman Barboza noted for the record the swift response of the Town's emergency services relating to the Kayleigh Raposa automobile accident. He explained that the victims of the accident were transported to the hospital within twenty (20) minutes and this was record time.

Councilman Barboza also noted that the Town's new land and marine rescue vehicles will be dedicated on Sunday, March 4, 2007 at Noon at the Dreadnaught Fire Station. He informed those present that the public was invited to the event.

Councilman Barboza also noted the presence of Russell Moore, a new reporter for the *Bristol Phoenix*.

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Town Solicitor Ursillo noted the presence of Jeanne M. Scott, Esq., an attorney with his firm who will be filling-in for Assistant Town Solicitor Nancy Letendre who will be on maternity leave.

Council Chairman Marshall noted that a recent article appearing in the local newspaper stated that details will be forthcoming regarding a draft agreement between the Town and Roger Williams University. The Chairman explained that this was a draft agreement and there were no details to release at this time.

The Clerk informed the Council that his office instituted some paper-saving measures related to the Council docket back-up information which should result in an overall saving of thirty-eight (38) reams of paper per annum.

MOTION RE: CONSENT AGENDA - TO APPROVE THE CONSENT AGENDA

Herreshoff/Barboza - Voted
unanimously to approve the consent
agenda withholding items R4 and R23
for further consideration.

At this point in the agenda, Councilman Herreshoff asked the Council to add an item to the agenda related to Docket item B2. This item is marked B2b for the record.

A. SUBMISSION OF MINUTES OF PREVIOUS MEETINGS

1. Town Council Meeting - March 29, 2006
2. Town Council Meeting - January 31, 2007
3. Town Council Budget Workshop - March 30, 2006
4. Town Council Budget Workshop - April 3, 2006
5. Town Council Special Meeting - April 5, 2006
6. Town Council Special Meeting - April 11, 2006
7. Joint Special Meeting with Planning Board -
February 7, 2007
8. Town Council Workshop - February 12, 2007
9. Special Town Council Meeting with Legislators
- February 3, 2007

TOWN COUNCIL MEETING - WEDNESDAY EVENING - FEBRUARY 28, 2007

10. Town Council Workshop Meeting - April 26, 2006
11. Town Council Special Meeting - May 3, 2006

Cordeiro/Herreshoff - Voted unanimously to approve these minutes (Docket items A1 through A11) as prepared and presented.

(CA) AA. SUBMISSION OF MINUTES-Boards and Commissions

Approval of consent agenda="Motion to receive and place these items on file."

1. Recreation Board Meeting - April 18, 2006
2. Recreation Board Meeting - May 17, 2006
3. Recreation Board Meeting - June 28, 2006
4. Recreation Board Subcommittee Meeting - July 6, 2006
5. Recreation Board Meeting - July 20, 2006
6. Recreation Board Meeting - August 3, 2006
7. Recreation Board Meeting - August 16, 2006
8. Recreation Board Meeting - September 27, 2006
9. Recreation Board Meeting - October 18, 2006
10. Recreation Board Meeting - December 6, 2006
11. Recreation Board Meeting - January 9, 2007
12. Planning Board Meeting - January 9, 2007
13. Historic District Commission Meeting - January 4, 2007
14. Housing Authority Meeting - Corrected minutes for December 13, 2006
15. Housing Authority Meeting - January 10, 2007
16. Bristol County Water Authority Board of Directors Meeting - January 11, 2007

17. Bristol County Water Authority Engineering Committee Meeting - February 7, 2007
18. Bristol County Water Authority Public Relations/Personnel Committee Meeting - February 6, 2007
19. Bristol County Water Authority Audit Finance Committee Meeting - February 8, 2007
20. Bristol Warren Regional School Committee Workshop - January 8, 2007
21. Harbor Commission Meeting - January 8, 2007

B. OLD BUSINESS

1. Councilman Herreshoff re Wood Street Extension Commission, continued from January 31, 2007

Herreshoff/Cordeiro - Voted
unanimously to receive and place
this matter on file.

Prior to the vote taken, Councilman Herreshoff noted that the Council "has a good committee in place" and it is "totally open minded" in its approach to possible solutions to Bristol's traffic issues. He encouraged the participation of the Town's citizens in the process.

Councilman Barboza expressed concern that the matter of the Wood Street extension has been considered for over forty (40) years and he was of the opinion that the Town was in need of a tangible solution as soon as possible.

Councilman Herreshoff noted the concerns of Councilman Barboza and agreed to take these concerns to the Chairman of the committee, Mr. Contente.

2. Town Administrator Mederos re vandalism/repairs need to Town Common Gazebo, continued from January 31, 2007
 - a. Walter V. Burke, Director Parks and Recreation - quotes for repair

- (LATE ITEM) b. Lombard John Pozzi to Halsey C.
Herreshoff re repairs to Town Common
Gazebo.

Herreshoff/Cordeiro - Voted
unanimously to continue this matter
to the meeting of March 21, 2007.

Prior to the vote taken, Councilman Herreshoff noted the letter of Mr. Pozzi and suggested that the ideas submitted therein are worthwhile. It was noted that some of these ideas would improve the overall functionality of the gazebo

Town Administrator Mederos stated that she welcomed the ideas of Mr. Pozzi. She further stated that the gazebo was the 'centerpiece' of the Town Common and embraced the idea to expand the floor-area in particular.

Councilman Herreshoff agreed to contact Mr. Pozzi and speak to him about the design details.

Councilman Cordeiro reminded the Council that Walter Burke was investigating the possibility of a band-shell at Independence Park and wondered if a larger Town Common gazebo would be redundant. He asked if the Council had considered a source of funding for the gazebo repairs with Councilwoman Parella suggesting that the Council might consider borrowing the funds from unallocated surplus and repaying same from the fiscal year 2007-2008 budget.

3. Council Clerk Cirillo re options for intended
use of Quinta-Gamelin Army Reserve Center,
continued from January 31, 2007

- a. Gerry Turbeville, BRAC Program Manager -
update

Herreshoff/Cordeiro - Voted
unanimously to continue this matter
until the Meeting of March 21,
2007.

Prior to the vote taken, Ms. Turbeville informed the Council that the government appears prepared to grant \$30,000 for the consulting fees. She further noted that were these funds to become available, the Town would be responsible for a match in the amount of \$10,000. Ms. Turbeville explained that the Federal Government agents have indicated that this match may be in the form of in-kind contributions and would

include any funds and efforts already expended toward the project.

Councilman Marshall indicated that were the Council to consider the proposal of the Recreation Department for use of the existing building; the timing of this use might be advantageous considering the present condition of the existing Community Center building (see item K15).

4. Councilman Barboza re Portuguese Cultural Heritage, continued from January 31, 2007

Barboza/Parella - Voted unanimously to continue this matter until the meeting of May 2, 2007.

Prior to the vote taken, Councilman Barboza noted that he was still working on this matter and would likely have more to report on May 2, 2007.

5. Gerry Turbeville, CDBG - re contract for East Bay Community Action Program

- a. Draft contract

Barboza/Parella - Voted unanimously to ratify this contract as presented.

6. Alfred R. Rego, Esquire re request to reconsider renewal of BV Intoxicating Beverage License held by Bristol Golf Club, Inc., 95 Tupelo Street, continued from January 31, 2007

Herreshoff/Cordeiro - Voted unanimously to grant this license for its full term subject to conformance to all applicable tests, laws, ordinances and the satisfaction of the Fire Chief with the additional condition that should the property be found out of compliance, the license holder's voluntary suspension of the license would remain in effect and this item continued to the Council meeting of March 21, 2007

Prior to the vote taken, Attorney Rego informed the Council that Mr. Francis has completed work on the building so that it is in compliance with the fire and building regulations. He stated that the only remaining item to resolve was the testing of the fire alarm and this test will be complete on Monday-next.

Fire Chief Martin confirmed the time of the planned completion of the fire-alarm test. He also stated that the building should be found to be in compliance if the test is successful.

Town Solicitor Ursillo stated that the Clerk cannot issue this license unless the Fire Chief finds the property in compliance.

7. Ralph M. Kinder, Secretary, Friends of Linden Place - update as to status of \$15,000 matching grant from the Town of Bristol

Barboza/Parella - Voted unanimously to allow Linden Place to utilize these grant funds, with the concurrence of the Town Administrator, for the express purpose of the restoration/repair of the wrought iron fence along the Hope Street sidewalk in front of the Linden Place mansion.

Prior to the vote taken, Mr. Kinder informed the Council that Friends of Linden Place is in receipt of these funds and plans to begin the fence project in earnest. He further stated that the project is in need of better estimates since the existing estimates were prepared hastily. He further stated that "we would love to see that fence fixed."

He informed the Council that the preliminary estimate is \$70,000. Councilman Herreshoff suggested that the Council's appropriation might be utilized to complete a portion of the project and this activity might provide the impetus for further fundraising for the remainder of the project. Mr. Kinder noted that the Friends of Linden Place has restored the center-gate lantern and the Council's appropriation might finance the remainder of the restoration of this particular gate.

8. Council Clerk Cirillo - Water related information

Barboza/Herreshoff - Voted
unanimously to receive and place
this matter on file.

Prior to the vote taken, the Clerk informed the Council that these materials were received for the Council's information courtesy of Mr. Jack Baillarger on as promised at a recent workshop.

Council Chairman Marshall informed those present that the Council held a workshop with the Water Authority on February 7, 2007. He also noted that the Water Authority will be responding to those issues raised on February 7 and a report was forthcoming.

Several of the topics raised during the aforementioned workshop were discussed with Council Chairman Marshall noting the presence of Water Authority Member Ian Morrison. Council Chairman Marshall asked Mr. Morrison to bring the Council's concerns back to the Authority and Mr. Morrison agreed to do so.

9. Karen Binder, Blithewold Mansion, Gardens & Arboretum - Thank You to Town Council
 - a. Karen Binder to Keith Maloney, President, Van Wickle Lane Association re sound abatement measures for 2007

Herreshoff/Cordeiro - Voted
unanimously to receive and place
this matter on file.

10. Pasquale DeLise, Executive Director, Bristol County Water Authority re water related concerns

Barboza/Herreshoff - Voted
unanimously to receive and place
this matter on file.

11. Edward P. Mara, Superintendent of Schools re intern program with local government

Cordeiro/Herreshoff - Voted
unanimously to receive and place
this matter on file.

TOWN COUNCIL MEETING - WEDNESDAY EVENING - FEBRUARY 28, 2007

Prior to the vote taken, Council Chairman Marshall agreed to contact the various parties and coordinate this program with the assistance of Town Administrator Mederos.

12. Director of Community Development Williamson
- request for Joint Town Council/Planning
Board Workshop on March 28, 2007 for
presentation by Metacom Avenue Corridor
Management Plan

Cordeiro/Barboza - Voted
unanimously to instruct the Clerk
to schedule this workshop as
proposed by Director of Community
Development Williamson.

13. Town Treasurer Day re funding for Voices for
Bristol's Future

Herreshoff/Parella - Voted
unanimously to pay this amount as
per the recommendation of the Town
Treasurer.

BB. SPECIAL /STATUS REPORTS

1. J. Alan Crisman, Mt. Hope Enterprise Zone
Council - Summary of Accomplishments, January
2007

Barboza/Herreshoff - Voted
unanimously to receive and place
this matter on file.

2. Town Administrator Mederos - Department
Activity Reports
 - a. Public Works
 - b. Code Enforcement
 - c. Water Pollution Control Facility
 - d. Rogers Free Library
 - e. Parks and Recreation
 - f. Tax Assessor
 - g. Community Development

(LATE ITEM)

h. Fire Department

Barboza/Cordeiro - Voted
unanimously to receive and place
this matter on file.

Prior to the vote taken, Councilman Cordeiro asked for a status report on the Pawtucket Avenue drainage project with Town Administrator Mederos noting that the Town was awaiting the approval of an easement from one of the abutting property owners.

C. PUBLIC HEARINGS

1. J.G. Goff Bristol Corporation, Stephen J. Cleary, d/b/a J.G. Goff's Pub, 251 Thames Street to Libegoff Restaurant, LLC, Dennis Liberatos and Virginia Liberatos, d/b/a J.G. Goff's Pub, 251 Thames Street - request for transfer of BV Intoxicating Beverage License,

(LATE ITEM)

a. Paul Pisano, Esq. re objection to transfer

Council Chairman Marshall opened the Public Hearing.

Speaking in favor of the transfer was Attorney William Paul Dennis. He drew the Council's attention to the petition provided.

There was no further testimony provided in favor of the petition nor any remonstrance presented in opposition.

Barboza/Herreshoff - Voted
unanimously to close the public
hearing.

Barboza/Herreshoff - Voted
unanimously to approve the transfer
of the license as proposed, subject
to conformance with all applicable
laws and ordinances and
satisfaction of all debts, taxes
and fees.

After the vote taken, Mr. Cleary thanked the Council for its consideration during the past years.

D. ORDINANCES

1. Ordinance #2006-38, CHAPTER 16, Motor Vehicles and Traffic, Article V, Stopping, standing and parking, Section 16-148, Parking restricted to handicapped, 73 Constitution Street, **2nd reading for adoption**, continued from January 31, 2007

- a. Council Clerk Cirillo to Elizabeth Bernier - request for additional information

Cordeiro/Barboza - Voted unanimously to deny this ordinance and to receive and place this matter on file.

Prior to the vote taken, the Clerk informed the Council that the original petitioner did not provide any additional information in support of her petition.

2. Ordinance #2007-05 (**AMENDED**), CHAPTER 9, Building and regulations, Article I, Section 9-5.1, Vertical clearance of basement floors, **2nd reading for adoption**, continued from January 31, 2007

Herreshoff/Parella - Voted to place this matter on the table. Voting in favor of this motion were Council Chairman Marshall, Councilman Cordeiro, Councilwoman Parella and Councilman Herreshoff. Voting opposed was Councilman Barboza.

Parella/Cordeiro - Voted unanimously to refer this matter back to Town Solicitor Ursillo and Director of Community Development Williamson for further review.

Prior to the vote taken, Council Chairman Marshall stated that he has concerns regarding this ordinance proposal and further stated that it would further complicate a process that is already overly cumbersome.

Councilman Barboza stated that he was confused to note the apparent objections of the Bristol County Builders

Association members present since the Council held a special workshop specifically for this purpose with few members in attendance. He also observed that the present version of the ordinance was based upon the changes as suggested during said workshop.

Councilman Barboza also stated that the ordinance was derived from a demonstrated need in consideration of drainage problems and the Town plans to expend \$ millions to correct drainage problems exacerbated by storm water runoff.

Director of Community Development Williamson stated that the ordinance was based upon an East Providence regulation and that the Town's engineering firm - Beta Group - recommends adoption of same.

Councilman Herreshoff stated that he was concerned that the ordinance may lead to requests to increase the above-ground height of new construction in excess of the current zoning ordinance.

Councilwoman Parella stated that she was inclined to agree with Councilman Barboza because this ordinance goes beyond the first owner of a new house. She stated that she was concerned that the Town must take some positive action toward remedying the perennial drainage problems and this might be a good first-step.

Council Chairman Marshall took exception to the recommendation of Beta Group stating that this firm has been the Town's consultant for many years and has participated in "many studies but no cures."

He further stated that the Town's current sump-pump investigation is to identify the location of same and to find alternatives. He stated that he was receptive to new ideas and that a seasonal-valve might be a potential solution.

Councilwoman Parella suggested that the ordinance might be referred back to Town Solicitor Ursillo and Director of Community Development Williamson for further review.

3. Ordinance #2007-07, CHAPTER 20, Personnel, Article III Examinations, Section 20-82 Promotional examination, Promotions to sergeant, **2nd reading for adoption**

Barboza/Cordeiro - Voted
unanimously that this action

constitute the second reading of Ordinance #2007-07 for adoption. Advertise in local newspaper.

4. Ordinance #2007-08, CHAPTER 21, Police, Article IV Retirement and Insurance Plan, Division 1 Generally, Section 21-102 Administration: contents of fund, **2nd reading for adoption**

Parella/Barboza - Voted unanimously that this action constitute the second reading of Ordinance #2007-08 for adoption. Advertise in local newspaper.

5. Ordinance #2007-09, CHAPTER 11, Fees and Charges, Section 11-1, Comprehensive schedule of fees, Annual fee for landfill permit sticker, **2nd reading for adoption**

Cordeiro/Barboza - Voted that this action constitute the second reading of Ordinance #2007-09 for adoption. Advertise in local newspaper. Voting in favor of this ordinance as presented were Council Chairman Marshall, Councilman Cordeiro, Councilwoman Parella, and Councilman Barboza. Voting opposed was Councilman Herreshoff.

Prior to the vote taken, Councilman Cordeiro asked Public Works Director Serbst to explain this ordinance with Mr. Serbst noting for the record that the fee for the landfill (transfer station) permit has not changed in over twenty years. He noted that the cost to remove trash from the transfer station has increased dramatically since the closure of the landfill.

A discussion ensued regarding the relative cost to remove certain articles from the transfer station to the Johnston Landfill. Public Works Director Serbst noted for the record that this cost increased from \$200,000 per year to over \$700,000 within a short period of time and the cost to remove certain items (refrigerators, mattresses, etc.) is much higher than the amount derived from the permits obtained by the public to dispose of same.

Public Works Director Serbst also informed the Council that should a citizen wish to obtain a "day pass" once or twice per year so as to bring rubbish to the transfer station it would be available at no charge.

Councilman Barboza reminded the Council of its desire to establish user fee-schedule amendments (based upon the increased value of certain services) so as to offset the tax rate.

Councilwoman Parella agreed that the Council agreed during last year's budget cycle to raise certain user fees.

Councilman Herreshoff moved an amendment to the ordinance to charge \$15 for a transfer station permit versus the \$25 as proposed. There was no second.

Councilman Herreshoff stated that he was of the opinion that citizens should be charged the full amount of the transfer cost for items sent to the transfer station.

Councilman Cordeiro asked Public Works Director Serbst if he was in full-agreement to the provisions of the ordinance as stated with Mr. Serbst responding affirmatively.

6. Ordinance #2007-10, CHAPTER 24, Solid Waste Management, Article III Transfer Station, Section 24-78, Permit issuance, Landfill fees and special pickups, **2nd reading for adoption**

Barboza/Cordeiro - Voted unanimously that this action constitute the second reading of Ordinance #2007-10 for adoption. Advertise in local newspaper.

7. Ordinance #2007-11, CHAPTER 4, Alarm Systems, Section 4-4, False alarm-Fines; appeals, **1st reading**

Cordeiro/Barboza- Voted unanimously that this action constitute the first reading of Ordinance #2007-11. Advertise in local newspaper.

8. Ordinance #2007-12, CHAPTER 16, Motor Vehicles and Traffic, Article II, Administration and Enforcement, Section 16-45, Informal procedure for payment of parking fines, **1st reading**

Barboza/Cordeiro - Voted
unanimously that this action
constitute the first reading of
Ordinance #2007-12. Advertise in
local newspaper.

9. Ordinance #2007-13, CHAPTER 10, Environment,
Article III, Nuisances, Storage of Earth
Materials, Section 10-81, Defined generally,
1st reading

- a. Director of Community Development
Williamson and Principal Planner Tanner
- support of proposed ordinance

Cordeiro/Barboza - Voted
unanimously that this action
constitute the first reading of
Ordinance #2007-13. Advertise in
local newspaper.

(CA) E. BUDGET ADJUSTMENTS

**Approval of consent agenda="Motion to approve these
adjustments."**

1. Tax Assessor Recommended Abatements and
Additions - February 22, 2007

(CA) F. APPOINTMENTS

**Approval of consent agenda="Motion to approve advertising
these Appointments."**

1. Public Service Appointments
 - a. Substance Abuse Prevention Task Force
 1. List submitted by Anne Field-Piette
SAPTF Coordinator

Councilman Barboza nominated the slate of candidates for
reappointment as recommended by the SAPTF Coordinator.

Barboza/Cordeiro - Voted
unanimously to close nominations
and to instruct the Clerk to cast

one ballot in favor of the slate as presented; term to expire January 2009.

- b. Bristol County Water Authority (1)
(3 Year Term)
 1. Ian Y. Morrison, One Curtis Road -
interest/reappointment

Councilman Barboza nominated Mr. Morrison for reappointment.

Barboza/Parella - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Mr. Morrison; term to expire February 28, 2010.

Prior to the vote taken, Councilman Barboza noted for the record that Mr. Morrison was recently appointed to a term on the State Water Resources Board based upon his service as a director of the Bristol County Water Authority.

Councilman Herreshoff asked if this appointment was of benefit to the Town of Bristol with Mr. Morrison responding affirmatively.

Mr. Morrison also commented that there has been poor communication between the Water Authority and the Town Councils of Barrington, Warren and Bristol in the most recent past. He noted that the quarterly reports formerly issued by the Authority's board were suspended recently and this was a mistake to do so.

Mr. Morrison also reminded the Council that he is a professional engineer and provides a "sounding board" to the director of the Authority. He also noted that the Authority's director can be disagreeable.

Councilman Herreshoff stated that he would appreciate if the regular reports would return.

Councilwoman Parella stated that she hoped that the Authority director would meet with the Council on a periodic basis.

Councilman Barboza informed Mr. Morrison that he should carry back the message that there would be no longer "business as usual."

- c. Recreation Board (2)(3 Year Term)
 - 1. Lisa J. Guercia, 22 Woodlawn Avenue - interest/reappointment
 - 2. Mark DeFelice, 15 George Street - interest/reappointment
 - 3. Joseph E. Carosi, 114 Berry Lane - interest/appointment

Councilman Barboza nominated Ms. Guercia and Mr. DeFelice for reappointment.

Barboza/Cordeiro - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot each in favor of Ms. Guercia and Mr. DeFelice; term to expire in February 2010.

(CA) 2. Public Service Appointments for March

G. LICENSING BOARD - NEW PETITIONS

H. LICENSING BOARD - RENEWALS

(CA) I. UTILITY PETITIONS

Approval of consent agenda="Motion to approve these petitions."

- 1. DPW - Road Cut Permits
- 2. WPCF - Sewer Permits
- 3. National Grid - request for pole location on Jefferson Lane
 - a. Recommendation - Director of Public Works Serbst

J. PETITIONS - OTHER

- 1. Lisa Cardoza, 211 State Street - request to remove handicapped parking space located at 211 State Street

Cordeiro/Barboza - Voted
unanimously to refer this matter to
the Town Solicitor so that he may
draft the appropriate ordinance.

2. Tracy and Lane Ukura, 45A Brooks Farm Drive -
update on noise and dust complaint against
ELJ Construction

Herreshoff/Barboza - Voted
unanimously to refer this matter to
the Town Solicitor.

Prior to the vote taken, Ms. Ukura read a statement.

Town Solicitor Ursillo informed the Council that since this
matter was before the superior court, it should not be
discussed as part of the Council docket.

K. OTHER NEW BUSINESS REQUIRING TOWN COUNCIL ACTION

1. Councilman Barboza re Boy's State donation
request

Barboza/Parella - Voted unanimously
to appropriate \$100 from Town
Council Contingency for this
organization.

Prior to the vote taken, Councilman Barboza noted that this
was a worthwhile cause and he recommended that the Council
support same.

2. Councilman Barboza re Bristol Veterans
Council item

Barboza/Cordeiro - Voted
unanimously to continue this matter
until the meeting of March 21,
2007.

Prior to the vote taken, Councilman Barboza noted that Mr.
David Enos, President of the Veterans Council was not
present this evening and he (Councilman Barboza) asked for a
continuance to await the presence of Mr. Enos.

3. Councilman Barboza re Poppasquash Road tree
concerns

Barboza/Cordeiro - Voted
unanimously to receive and place
this matter on file.

Prior to the vote taken, Councilman Barboza informed those present that his concerns had been allayed by Town Administrator Mederos and her assistant Denise Asciola and he was of the opinion there was no longer a need to discuss this matter.

4. Council Chairman Marshall re requests for
Emergency Information

Herreshoff/Cordeiro - Voted
unanimously to receive and place
this matter on file.

Prior to the vote taken, Council Chairman Marshall stated that he would prefer to receive news of any serious Town emergencies directly from Town Administrator Mederos' office or from involved department heads. He noted that a recent issue was brought to his attention by a newspaper reporter and he was not at all informed on the situation.

5. Council Chairman Marshall re call for
Workshop with Planning Board, Zoning Board of
Review, Historic District Commission and
Redevelopment Agency

Herreshoff/Cordeiro - Voted
unanimously to refer this matter to
the Clerk and the Director of
Community Development so as to
schedule a convenient time for all
parties.

Prior to the vote taken, Council Chairman Marshall stated that he would appreciate a special "annual meeting" workshop with representatives from the various boards so as to exchange information regarding priorities and projects. He noted that it would not be necessary for all board members to be in attendance.

At this point in the agenda, Councilman Barboza as Chairman of the Joint Finance Committee, noted that the Committee will meet on March 8 (Bristol) and March 29 (Warren).

6. Barbara L. Nash, Town Clerk, Town of
Middletown - request for support of

Resolution re proposal to increase arsenic levels in soil requiring mitigation

Cordeiro/Herreshoff - Voted unanimously to refer this matter to the Town Solicitor.

7. Dale S. Holberton, Town Clerk, Town of South Kingstown - request for support of Resolution re School Housing Project Costs

Herreshoff/Cordeiro - Voted unanimously to refer this matter to the Town Solicitor.

8. Dale S. Holberton, Town Clerk, Town of South Kingstown - request for support of Resolution re Group Home Educational Funding

Herreshoff/Cordeiro - Voted unanimously to refer this matter to the Town Solicitor.

9. William M. Delmage, WD Associates, Inc. re request to name Mt. Hope Athletic Complex the "Tom Vendituoli Athletic Complex"

- a. Town Administrator Mederos to Superintendent of Schools Dr. Mara re support of request to name Mt. Hope Athletic Complex "Tom Vendituoli Athletic Complex"

Barboza/Parella - Voted unanimously to endorse the proposal as outlined by Town Administrator Mederos and to instruct the Clerk to inform the School District of same.

10. David Lilloco, Green Beret Parachute Team re availability for Town events

Barboza/Cordeiro - Voted unanimously to refer this matter to the Fourth of July Committee.

11. Elizabeth Brito, Rogers Free Library Board of Trustees - Dr. Robert Arruda to fill vacancy on Library Capital Projects Committee

Barboza/Cordeiro - Voted
unanimously to receive and place
this matter on file.

12. Town Treasurer Day re Enterprise Fund

Barboza/Cordeiro - Voted
unanimously to adopt and approve
the recommendation of the Town
Treasurer.

13. Peter Calvet, Chairman Redevelopment Agency -
request to address the Council re Franklin
Street Corridor Plan & BRA Funding Needs

Barboza/Cordeiro - Voted
unanimously to appropriate \$1200
from unallocated surplus and to
refund same through the FY 2007-
2008 budget.

14. Jack Sylvester - request to address Council
re Recreation Finance

- a. Community Center Project
- b. Community Center Supervisors

Cordeiro/Barboza - Voted
unanimously to receive and place
this matter on file.

Prior to the vote taken, Mr. Sylvester questioned the Recreation department's ability to move funds within its budget with Council Chairman Marshall stating that the department is allowed to transfer funds as needs arise - particularly those related to emergencies and demonstrated needs. He further stated that the Town Council appoints a Recreation Board to oversee such transfers.

Mr. Sylvester asked as to why the Community Center windows were not yet painted with Council Chairman Marshall stating that he was informed that the custodian for that building will be painting same in the springtime.

Mr. Sylvester stated that he was concerned that the Town Administrator informed the Council that the work was already complete. He further stated that he was of the opinion that the Town Administrator was misled by the department regarding this matter and that he "did not blame her."

15. Town Administrator Mederos re Emergency Declaration - Community Center Wall

Herreshoff/Barboza - Vote unanimously to continue this matter until the meeting of March 21, 2007.

Prior to the vote taken, Town Administrator Mederos reported that the condition of the South was worse than originally thought and that subject memorandum was no longer applicable. She further informed the Council that the building, exclusive of the Harbormaster's Office, should not be used and any further recommendations will be based upon a more-comprehensive evaluation of the building by an engineer.

Town Administrator Mederos also noted that she would speak to the Superintendent of Schools regarding the availability of school space to replace the youth programs currently suspended due to the closure of the Community Center.

Councilman Cordeiro asked if the St. Elizabeth Auditorium might be utilized as an emergency shelter with Town Administrator Mederos agreeing to speak with Fire Chief about investigating same.

16. Town Administrator Mederos - Request for Executive Session pursuant to RIGL 42-46-5 (a)(1)

It is hereby noted for the record that this item was continued to the Town Solicitor's portion of the docket.

L. **BILLS & EXPENDITURES**

1. Bid #628 - 2007 Concrete Sidewalk Replacement Project

Barboza/Parella - Voted unanimously to refer this matter to Town Administrator so as to act in the best interest of the Town.

Prior to the vote taken, the Clerk noted the receipt of two (2) bids for Bid #628: Catalano Construction, Cumberland, RI, \$812,370.00; and LAL Construction, Fall River, Massachusetts, \$749,000.00.

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Councilwoman Parella expressed concern that some of the sidewalks installed last year adjacent to the Walley School and Baptist Church had separated from the curbstone.

Ed Tanner, the point-person for the sidewalk project, informed the Council that all of the work is warranted for one year and this includes the portion of sidewalk as noted by Councilwoman Parella. He speculated that the irregularity of the sidewalk was the result of a frost-heave.

2. Bid #630 - Firefighter Turnout Gear

Cordeiro/Parella - Voted unanimously to refer this matter to the Town Administrator to act in the best interest of the Town.

Prior to the vote taken, the Clerk reported the receipt of three (3) bids for Bid #630 per unit: Quest of Colorado, \$866.00; Fire Tech and Safety, Chelmsford, Massachusetts, \$1,371.16; and American Fire Equipment, Inc. of South Easton, Massachusetts, \$1545.00.

(CA) M. ROUTINE REPORTS

(CA) N. FINANCIAL REPORTS

Approval of consent agenda="Motion to receive and place this item on file."

1. Revenue and Expenditure Report - February 21, 2007
2. Town Treasurer Day - Monthly/Quarterly Report Fiscal Year ending June 30, 2007

P. PROCLAMATIONS & CITATIONS

1. Commendation - Matthew Wilson, Eagle Scout Court of Order

Cordeiro/Parella - Voted unanimously to adopt this commendation as prepared and presented.

2. Commendation - Kurtis Chubbuck, Eagle Scout Court of Honor

Cordeiro/Parella - Voted unanimously to adopt this commendation as prepared and presented.

(CA) R. DISTRIBUTIONS/COMMUNICATIONS (to be received and filed by Council)

Approval of consent agenda="Motion to receive and place these items on file."

1. Prescott, Chatellier, Fontaine, Wilkinson, LLP - Town Financial Statement year ending June 2006
2. Superintendent of Schools Dr. Edward P. Mara to Michael Abbruzzi (sic) re decommissioning of Mary V. Quirk School
3. Council Clerk Cirillo to DPW Director Serbst - Drainlayer's Licenses not renewed
4. Catherine R. Warren, Office of Legal Services and Adjudication to Town Solicitor Ursillo re Raposa v. Town of Bristol (Leo's Ristorante and Jade Palace)

Barboza/Parella - Voted unanimously to receive and place this matter on file.

Prior to the vote taken, Town Solicitor Ursillo explained that this item had been resolved since Mr. Raposa had withdrawn his complaints. Town Solicitor Ursillo also noted that neither complaint was valid.

5. Warrant - Steven Johnson, Waypoysset Trust
6. Warrant - Leonard Calandra, Board of Tax Assessment Review
7. Warrant - Thomas G. Breslin, CRMC Alternate Subcommittee
8. Warrant - Rita P. Ayres-Gaulin, Board of Tenants Affairs
9. Warrant - Samuel C. Kinder, Tree Warden

10. Warrant - John E. Faria, Bristol Housing Authority Commissioner
11. Warrant - Douglas Gablinske, Special Constable
12. Warrant - Stephen Barker, Second Alternate Redevelopment Agency
13. Warrants - Special Constables 2007
14. Warrants - Special Constables/Fire Police 2007
15. Council Clerk Cirillo to Senator David E. Bates, et al re request to General Assembly to amend RIGL 44-5-11.6 regarding assessment of valuation in the Town of Bristol
 - a. Town Council adopted Resolution
16. Class F Intoxicating Beverage License for St. Elizabeth Church Dinner - February 3, 2007
17. Class F Intoxicating Beverage License for Banda Filarmonica Dinner - February 24, 2007
18. Council Clerk Cirillo to Prime Minister of Portugal Jose Socrates re closing of Consulate in Providence, RI
19. Laura Miguel, CRMC to Van Wickle Homeowners Association re Cease and Desist Order for alterations at plat 166, lot 18, Van Wickle Lane, Bristol
20. Laura Miguel, CRMC to Frederick and Audrey Darling re Cease and Desist Order for alterations at plat 166, lot 1, 100 Van Wickle Lane, Bristol
21. W. Michael Sullivan, Director DEM re appointment of Samuel C. Kinder as Tree Warden
22. Fire Chief Martin to Town Administrator Mederos re surplus equipment Bid award to Timothy Gallison

TOWN COUNCIL MEETING - WEDNESDAY EVENING - FEBRUARY 28, 2007

23. Glenn Maciel, Chairman, American Legion, Department of Rhode Island to Town Administrator Mederos - notification of Fire and Police Departments to receive Certificate of Commendation

Barboza/Cordeiro - Voted
unanimously to receive and place
this matter on file.

Prior to the vote taken, Councilman Barboza brought this issue to the attention of those present.

Town Administrator Mederos noted the receipt of this prestigious award and that she nominated the department at the suggestion of Fire Chief Martin.

24. Town of Bristol: General Obligation Bonds - \$7,125,000 and General Obligation Bond Anticipation Notes - \$2,000,000 (Copy on file in Town Clerk's Office)
25. Town Administrator Mederos - Award of Bid #626 "Vernon Avenue Improvements" to Aquidneck Construction, Inc.
26. Town Administrator Mederos - award of Bid #625 Veterans Park Minor League Building to FCC, Inc., 103 Bayview Avenue, Bristol, RI

(CA) RR. DISTRIBUTIONS/NOTICE OF MEETINGS
(office copy only)

Approval of consent agenda="Motion to receive and place these items on file."

1. DEM Notice of Proposed Meeting for Amendments to Rules and Regulations governing Administration and Enforcement of Freshwater Wetlands Act - February 13, 2007
2. North and East Burial Grounds Commission - Meeting Notice, February 19, 2007
3. North and East Burial Grounds Commission - Meeting Notice February 26, 2007
4. North and East Burial Grounds Commission - 2007 Meeting Calendar

TOWN COUNCIL MEETING - WEDNESDAY EVENING - FEBRUARY 28, 2007

5. Harbor Commission - Agenda for February 5, 2007
6. Bristol Warren Regional School District - Schedule of Meetings and Events Week of January 29, 2007
7. Bristol Warren Regional School District - Schedule of Meetings and Events Week of February 5, 2007
8. Bristol Warren Regional School District - Schedule of Meetings and Events Week of February 12, 2007
9. Bristol Warren Regional School Committee Policy/Community Subcommittee - Meeting Notice February 5, 2007
10. Bristol Warren Regional School Committee Colt Andrews Construction Subcommittee of the Bond Project Building Committee - Meeting Notice February 15, 2007
11. Bristol Warren Regional School Committee Budget/Facilities Subcommittee - Meeting Notice February 19, 2007
12. Bristol Warren Regional School Committee Hugh Cole Construction Subcommittee - Meeting Notice February 21, 2007
13. CRMC - February 2007 Calendar
14. CRMC - February 2007 Calendar Amended
15. Bristol County Water Authority - March 2007 Meetings Calendar
16. Bristol County Water Authority Public Relations/Personnel Committee - Meeting Notice February 6, 2007
17. Bristol County Water Authority Engineering Committee - Meeting Notice February 7, 2007
18. Bristol County Water Authority Audit Finance Committee - Meeting Notice February 8, 2007

TOWN COUNCIL MEETING - WEDNESDAY EVENING - FEBRUARY 28, 2007

19. Bristol County Water Authority Board of Directors - Meeting Notice February 15, 2007
20. Bristol County Water Authority - Public Hearing Notice February 15, 2007
21. State Planning Council - Meeting Notice March 1, 2007
22. Bristol County Water Authority - Amended March 2007 Meeting Calendar

S. TOWN SOLICITOR

1. Executive Session pursuant to RIGL 42-46-5.1(a)(2)(5)

It is hereby noted for the record that this action was taken at the conclusion of the public agenda.

2. Town Council's powers re Grand Deed

Barboza/Parella - Voted unanimously to receive and place this matter on file.

It was noted that this provision of the Grand Deed forbids the sale of any of the Town Common without first obtaining permission of the citizens of the Town through referendum.

Z. INDIVIDUAL COUNCIL MEMBERS AGENDA ITEMS

1. MARSHALL

a. Fire and Police Thank You - Council Chairman Marshall commended the Fire and Police Departments relative to the action taken in response to the automobile accident on Friday, February 23.

b. Department Head Thank You - Council Chairman Marshall thanked the various department heads in attendance for their participation at this meeting.

c. Mike Davis/Steve Roth Thank You - Council Chairman Marshall thanked Mike Davis and Steve Roth for their efforts in taping the Council meeting this evening.

d. Right Turn on Red - Chestnut Street - Council Chairman Marshall noted that there is a "no turn on red" sign at the corner of Chestnut and Hope Streets. He noted that this rule was unusual in Bristol with Town Administrator Mederos stating that she was of the opinion that this sign was placed due to the amount of foot traffic at that corner; but agreed to contact the State DOT to ask that department to possibly remove the sign.

2. CORDEIRO

a. February 23 Accident - Councilman Cordeiro echoed the sentiments as expressed by Council Chairman Marshall regarding the February 23 accident.

b. Central Street Tree Problem - Councilman Cordeiro thanked Denise Asciola for her handling of a tree problem on Central Street.

3. PARELLA

a. Sympathy re February 23 - Councilwoman Parella extended the sympathies of the Council to those affected by the February 23 accident.

4. BARBOZA

5. HERRESHOFF

a. Old Sign Former Bristol Auto Supply - Councilman Herreshoff noted the location of an out of date 15 minute parking sign in the vicinity of the Former Bristol Auto Supply on lower Bradford Street. He noted that this sign was no longer needed since the business has closed.

b. Hope Street Trees - Councilman Herreshoff noted that the trees along Hope Street in the compact part of Town appear to be "pinched-in" with Town Administrator Mederos reporting that she has consulted with the Tree Warden regarding this matter and he will be monitoring the situation during the summer months.

c. Library Tree - Councilman Herreshoff noted that there is a near-fifty-year old weeping cherry tree in the Library garden. He recommended that the Library Capital Project Committee should take

steps to preserve this tree during and after Library construction.

d. Terrorist Acts - Councilman Herreshoff suggested that the Council might hold a special meeting regarding planning in the case of terrorist acts or "acts of God."

Town Administrator Mederos noted that the Town's emergency plan is for most emergencies not just hurricanes.

e. Fourth of July 'Roast' - Councilman Herreshoff noted that he will be 'roasted' on April 29, 2007 at Jacky's Galaxie restaurant to benefit the Fourth of July Committee's fundraising efforts. He suggested that those present might wish to attend this event.

ZZ. TOWN ADMINISTRATOR AGENDA ITEM(S)

Cordeiro/Barboza - Voted unanimously to adjourn into Executive Session pursuant to RIGL 42-46-5.1 (a) (1), (2), and (5) at 10:27 o'clock PM.

Barboza/Parella - Voted unanimously to seal the minutes of the Executive Session and resume open session at 11:10 o'clock PM.

There being no further business upon a motion by Councilman Barboza seconded by Councilwoman Parella and unanimously approved, the Chairman declared this meeting to be adjourned at 11:11 o'clock PM.

Louis P. Cirillo
Council Clerk

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MARCH 21, 2007

PRESENT: Marshall, Cordeiro, Parella, Barboza and Herreshoff

ALSO PRESENT: Diane C. Mederos, Town Administrator
Jeanne M. Scott, Assistant Town Solicitor
Marshall J. Netto, Town Sergeant

The Council met in regular session on Wednesday evening, March 21, 2007 beginning at 7:06 o'clock PM in the Town Hall, Council Chambers, Council Chairman Marshall presiding:

Presentation: Commendation - Anthony Avila - Don Luiz
Filipe "Man of the Year"

Commendation - Sen. Walter S. Felag, Jr. -
Town of Warren Athletic Hall of Fame

Prior to the commencement of the evening's regular agenda, the Council presented commendations to Hon. Sen. Walter S. Felag, Jr. in consideration of his induction into the Warren Athletic Hall of Fame and to Antonio Fernando Avila in recognition of his achievement as the "Man of the Year" by the Portuguese Beneficial Association Don Luiz Filipe.

Both gentlemen expressed their gratitude for the recognition.

Mr. Avila also informed those present that St. Elizabeth Church is sponsoring a "malassada sale" on Sunday, March 25, 2007.

Councilman Cordeiro informed those present that the Portuguese Consulate in Providence will remain open. It is noted for the record that the Portuguese Government had originally intended to close same but it reconsidered due to the intervention of several individuals and groups including this honorable Town Council.

Mr. Avila, a member of the public also active in the effort to prevent this consulate closure, thanked the Council for its support.

Councilman Barboza noted that the Council is currently in its budget cycle and holding regular workshops regarding same. He expressed concern that very few members of the public are present at these workshops and he encouraged more to attend.

Councilman Barboza also noted that one week from tomorrow, March 29, 2007, the Joint Finance Committee of the Bristol

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MARCH 21, 2007

Warren Regional School District will meet and finalize the school budget.

Councilman Barboza noted that the East Bay Mental Health Center will have a fundraiser at the 2nd Story Theater in Warren on Friday, March 23, 2007.

Councilman Barboza noted the 50th Birthday of Nancy Horne on February 27.

Council Chairman Marshall reminded those present that the budget process does not conclude with the budget hearings. He encouraged all department heads to look for cost savings throughout the year, no matter how small.

MOTION RE: CONSENT AGENDA - TO APPROVE THE CONSENT AGENDA

Cordeiro/Parella - Voted
unanimously to approve the consent
agenda, withholding items R1, R2,
R4, R22, and R29 for further
consideration.

Councilman Barboza suggested that items B4 and K11 might be discussed at the same time.

A. SUBMISSION OF MINUTES OF PREVIOUS MEETING

1. Town Council Meeting - February 28, 2007

Barboza/Cordeiro - Voted
unanimously to approve these
minutes as prepared and presented.

2. Town Council Meeting - May 31, 2006

Barboza/Cordeiro - Voted
unanimously to approve these
minutes as prepared and presented.

(CA) AA. SUBMISSION OF MINUTES-Boards and Commissions

Approval of consent agenda="Motion to receive and place these items on file."

**1. North and East Burial Grounds Commission -
November 13, 2006**

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MARCH 21, 2007

2. Conservation Commission - December 13, 2006
3. Harbor Commission - February 5, 2007
4. Zoning Board of Review - January 8, 2007
5. Zoning Board of Review - February 5, 2007
6. Historic District Commission - February 1, 2007
7. Fire and Rescue - February 15, 2007
8. Rogers Free Library Capital Project Building Committee - January 4, 2007
9. Rogers Free Library Capital Project Building Committee - January 17, 2007
10. Bristol Warren Regional School Committee - January 18, 2007
11. Bristol Warren Regional School Committee - January 22, 2007
12. Bristol Warren Regional School Committee - February 5, 2007
13. Bristol Warren Regional School Committee - February 12, 2007
14. Bristol Warren Regional School Committee Workshop - February 12, 2007
15. Planning Board - February 13, 2007
16. Bristol County Water Authority - February 15, 2007
17. Bristol County Water Authority/Audit Finance Committee - March 6, 2007
18. Bristol County Water Authority/Public Relations/Personnel Committee - March 6, 2007
19. Bristol County Water Authority/Engineering Committee - March 8, 2007

B. OLD BUSINESS

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MARCH 21, 2007

1. Town Administrator Mederos re vandalism/repairs needed to Town Common Gazebo, continued from February 28, 2007

Barboza/Parella - Voted unanimously to authorize the Town Administrator and Director of Parks and Recreation to act in the best interest of the Town.

Prior to the vote taken, Town Administrator Mederos noted that she met with Lombard John Pozzi and Mr. Burke and that some of the improvements as suggested by Mr. Pozzi might be cost prohibitive at this time. She did note, however, that the suggested improvements were worthwhile and Mr. Burke will be pursuing grant-in-aid funding to complete these.

In the interim, Town Administrator Mederos suggested that the Town should proceed with some repairs and improvements to as to render the structure as serviceable for the upcoming season and to execute these improvements in such a way as not to impede future changes as suggested by Mr. Pozzi. She further noted that the initial repairs and improvements - railings and sound system - should be ready in time for Flag Day exercises.

Councilman Herreshoff noted that the damage done to the Gazebo was an "awful thing." He further stated that he regretted that the more substantial improvements might not be possible but he suggested that iron railings should be considered in the place of aluminum ones since aluminum railings are easily dented. Council Chairman Marshall speculated that thieves might remove aluminum railings for their scrap value.

Councilman Herreshoff also suggested that an initial repair plan might include less overall railings and the addition of a hand-rail near the stairs.

2. Council Clerk Cirillo re options for intended use of Quinta-Gamelin Army Reserve Center, continued from February 28, 2007
 - a. Gerry Turbeville, BRAC Program Manager - update on Quinta-Gamelin Army Reserve Center consultant
 - b. Christopher Riley, PO Box 267, Bristol - request to make Quinta-Gamelin Army Reserve Center a recreational facility

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MARCH 21, 2007

Herreshoff/Cordeiro - Voted unanimously to continue this matter until the meeting of April 11, 2007.

Prior to the vote taken, BRAC Coordinator Turbeville reported that despite sending multiple inquiries to suggested consultants, her office was in receipt of only one interested party. She did state, however, that this individual was very well qualified.

Ms. Turbeville also noted that the grant anticipated for this consultant was thus far unofficial, and the Town was still waiting for formal approval.

Town Administrator Mederos stated that she expected to hear something soon about the grant approval.

3. Alfred R. Rego, Jr., Esquire re request to consider renewal of BV Intoxicating Beverage License held by Bristol Golf Club, Inc., 95 Tupelo Street, continued from February 28, 2007

- a. Recommendation - Fire Chief Martin
- b. Alfred R. Rego, Jr., Esquire re compliance

LATE ITEM

- c. Recommendation - Fire Chief

Barboza/Parella - Voted unanimously to accept the recommendation of the Fire Chief and to also review this matter in four months (July 11, 2007).

Prior to the vote taken, Attorney Alfred R. Rego, Jr. noted that the letter of Fire Chief Martin indicates that a remediation plan is in place with conditions stipulated; essentially agreeing not to occupy the East wing of the property until basement and first floor deck modifications are approved and completed.

The Council agreed that this matter should be monitored for progress in four months

4. Councilman Barboza re Bristol Veterans Council, continued from February 28, 2007

Barboza/Cordeiro - Voted unanimously to instruct the Clerk to prepare a letter with sentiments similar to those contained in the resolution as presented by the Town of Burrillville and to forward same to the House and Senate Finance Committee Chairmen and to the local General Assembly Delegation.

Prior to the vote taken, Councilman Barboza noted Mr. Enos' service as an ex-officio member of the Recreation Board and explained that Mr. Enos has become an asset to this board.

He drew attention to the Burrillville Town Council resolution regarding the Zambarano Unit of the Eleanor Slater Hospital in that Town and asked Mr. Enos to explain a current situation unfolding at the Rhode Island Veterans Home where traditional food and housekeeping service employees may be replaced by contract services.

Mr. Enos informed the Council that he and other local veterans are concerned regarding this move since it may lower the quality of these services for the residents.

5. Town Administrator Mederos re Emergency Declaration - Community Center Wall, continued from February 28, 2007

Herreshoff/Cordeiro - Voted unanimously to approve the plan of action of the Town Administrator as indicated and to receive and place this matter on file.

Prior to the vote taken, Town Administrator Mederos stated that she planned to meet with Rick Greenwood of the Rhode Island Historical Preservation and Heritage Commission and an engineer recommended by this Commission to examine the building and set a course of action for remediation.

Town Administrator Mederos further explained that she will report back to the Council the result of her meeting with Mr. Greenwood and the engineer.

6. Robert Rocchio, State Traffic Commission to Town Administrator Mederos re removal of "No Right Turn On Red" restriction on Chestnut Street/Hope Street intersection

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Herreshoff/Cordeiro - Voted
unanimously to continue this matter
until the meeting of May 2, 2007.

Prior to the vote taken, Town Administrator Mederos noted that the request was heard by the State Traffic Commission and tabled for further study until the Commission's meeting of April 11.

BB. SPECIAL /STATUS REPORTS

1. J. Alan Crisman, Mt. Hope Enterprise Zone -
Summary of Accomplishments, February 2007

Herreshoff/Cordeiro - Voted
unanimously to receive and place
this matter on file.

2. Matthew Calouro, Assistant Harbor Master -
Bristol Harbor Mooring and Dock Waiting Lists
 - a. Harbor Waiting List
 - b. Dock Waiting List

Barboza/Cordeiro - Voted
unanimously to receive and place
this matter on file.

C. PUBLIC HEARINGS

1. Anthony A. and M. Adelaide Nunes, 535 Metacom
Avenue, request for zone change of plat 108
lot 4 and westerly portion of lot 9 from R-15
and GB to GB
 - a. Recommendation - Diane Williamson for
Planning Board
 - b. Recommendation - Raymond Payson for
Conservation Commission

LATE ITEM

- c. Diane Williamson, Director of Community
Development - revised landscaping plans

Herreshoff/Cordeiro - Voted
unanimously to close the public
hearing

Barboza/Parella - Voted unanimously to grant the zone change of Plat 108 Lot 4 and the westerly portion of Lot 9 from R-15 and GB to GB Restricted to the business use as proposed and presented; based upon the finding of fact that said use and zone change is consistent with the Comprehensive Plan; and provided that zone change is further subject to Planning Board, Conservation Commission, and Department of Environmental Management concurrence.

Prior to the vote taken, Council Chairman Marshall opened the public hearing on this matter.

Attorney Rego, representing the petitioners and speaking in favor of the petition, informed the Council that this particular property has been used as a "General Business" parcel for 45 years. He stated that this same question was raised to former Town Solicitor Anthony Berretto many years ago without any resolution or response.

Mr. Rego noted that Arnold Lumber would like to purchase Lot 4 and that he was of the opinion that the requested zone change was consistent with the Comprehensive Plan and consistent with sound planning practice.

Mr. Rego also reported that the Planning Board was concerned regarding the drainage issues on the property and all Planning Board concerns have been addressed. He also noted that all landscaping concerns have also been addressed to the satisfaction of the various boards with neighbor input.

Mr. Rego noted that John Ferreira from A. N. Nunes, Inc. and Mr. Kutcher from Northeast Engineering and Bruce Charleson from Arnold Lumber were available to provide supporting testimony if necessary.

Councilman Cordeiro stated that he was most concerned about the issues relating to drainage.

No other testimony was presented in favor of the petition.

Speaking against the petition was Russell S. Serpa of 20 Leila Jean Drive. Mr. Serpa is an abutter to the subject property.

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Mr. Serpa informed the Council that he is plagued by drainage problems in the area and fears that the further development, as planned, will further exacerbate these problems.

He explained that Mr. Nunes installed a 36-inch pipe to drain the property and water from this pipe floods the nearby lands including his own. He stated that any attempt to build detention/retention areas on the subject property will eventually send water through his property.

He also expressed concern regarding the increased noise disturbances caused by motor vehicles and back-up beeping signals in particular; already a serious difficulty.

Mr. Serpa raised additional issues in that he is of the opinion that Peter Road is already overdeveloped and that the area will be serviced by ninety-five foot (95') tractor-trailers and the driveways along the property are inadequate for safe maneuvering of smaller vehicles.

Responding to the concerns as raised by Mr. Serpa, Mr. Kutcher noted the problems with the existing 36" line and informed the Council that the new drainage mitigation plan will not at all utilize this pipe. He stated that the plan will rather use a second pipe that will take drainage from an underground storage system on the site and direct the water into the entire wetland complex nearby.

Councilman Cordeiro asked if this plan was approved by DEM with Mr. Kutcher stating that it was not yet approved but he was confident that it would be approved soon.

Councilman Barboza suggested that the zone change might be granted contingent upon the approval of DEM.

Mr. Ferreira explained that much of the plan was amended to conform to the concerns as raised by the Town's TRC and the State Department of Transportation approved the current driveway. He further stated that the driveway will remain as-is according to the plan.

Councilman Barboza asked Mr. Kutcher the area that will be covered by either paving or roof area in the new plan with Mr. Kutcher responding $\frac{3}{4}$ acre.

The Council voted to close the public hearing at this time.

Councilman Herreshoff stated that the plan appeared to be well thought out so as not to be troublesome.

Councilman Barboza asked for the opinion of Director of Community Development Williamson who informed the Council of the recommendations of the Planning Board and the Conservation Commission as above.

Councilman Cordeiro stated that his greatest concern was that of the water runoff issues and that he intended to hold the parties responsible for any new drainage difficulties resulting from the development.

Council Chairman Marshall stated that he hoped that Arnold Lumber would mitigate the noise problems as noted by Mr. Serpa and that this business would remain cognizant of the fact that it abuts a quiet residential area.

Mr. Charleson informed the Council that Arnold Lumber will work with the Town to alleviate these concerns and that the new building is designed so as to minimize the effects of the back-up warning signals, etc.

Assistant Town Solicitor Scott suggested that since this zone change request is specific so as to accommodate a certain business, the vote to approve same might be conditional upon the realization of the plan as presented.

The petitioners did not object to this condition.

D. ORDINANCES

1. Ordinance #2007-11, CHAPTER 4, Alarm Systems, Section 4-4, False alarm-Fines; appeals, 2nd **reading for adoption**

Cordeiro/Barboza - Voted
unanimously to consider this action
to constitute the second reading of
Ordinance #2007-11 for adoption.
Advertise in local newspaper.

2. Ordinance #2007-12, CHAPTER 16, Motor Vehicles and Traffic, Article II, Administration and Enforcement, Section 16-45, Informal procedure for payment of parking fines, 2nd **reading for adoption**

Cordeiro/Barboza - Voted
unanimously to consider this action
to constitute the second reading of

Ordinance #2007-12 for adoption.
Advertise in local newspaper.

3. Ordinance #2007-13 (**AMENDED**), CHAPTER 10, Environment, Article III, Nuisances, Storage of Earth Materials, Section 10-81, Defined generally, **2nd reading for adoption**
 - a. Bristol County Builders Association, et al - support of ordinance

Barboza/Cordeiro - Voted
unanimously to consider this action
to constitute the second reading of
Ordinance #2007-13, as amended, for
adoption. Advertise in local
newspaper.

4. Ordinance #2007-14, CHAPTER 24, Solid Waste Management, Article III, Transfer Station, Section 24-78, Permit issuance: fees, **1st reading**

Barboza/Herreshoff - Voted
unanimously to consider this action
to constitute the first reading of
Ordinance #2007-14. Advertise in
local newspaper.

Barboza/Herreshoff - Voted
unanimously to amend Chapter 24,
Sec. 24-78, as previously discussed
and amended, changing the figure of
"100" to "200" due to a
transcriber's error and to
implement same effective
immediately.

Prior to the vote taken, the Clerk informed the Council as to a difference of opinion between Town Solicitor's as to whether or not the typographical error noted in the above Code amendment was substantive so as to warrant a new first reading.

He suggested that the Council might take a parallel track and vote both a new first-reading and recognize the transcriber's error and to await a final ruling from the Solicitor's office regarding same. It was noted that the

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amendment to the Code was scheduled to be implemented effective April 1 and the parallel action may eliminate the need to potentially reschedule this implementation.

5. Ordinance #2007-15, CHAPTER 16, Motor Vehicles and Traffic, Section 16-148, Parking restricted to handicapped, **1st reading**

Herreshoff/Parella - Voted unanimously to consider this action to constitute the first reading of Ordinance #2007-15. Advertise in local newspaper.

(CA) E. BUDGET ADJUSTMENTS

Approval of consent agenda="Motion to approve these adjustments."

1. Tax Assessor - Recommended Abatements and Additions - March 16, 2007
2. Tax Assessor - Recommended Additions - March 16, 2007

(CA) F. APPOINTMENTS

Approval of consent agenda="Motion to approve advertising these Appointments."

1. Public Service Appointments
 - a. Zoning Board of Review (1)(5 year term)
 1. William McMullen, 404 High Street - interest/reappointment
 2. William J. McGovern, One Central Street - interest/appointment

Councilman Barboza nominated Mr. McMullen for reappointment.

Barboza/Herreshoff - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Mr. McMullen, term to expire March 31, 2012.

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After the vote taken, it was agreed by consensus that the Clerk should contact Mr. McGovern and inform him of the Council's interest in his service in other capacities.

Councilwoman Parella stated that she was very impressed with Mr. McGovern's extensive resume.

b. Zoning Board of Review - Alternate (2)
(2 year term)

1. Bruce Kogan, 18 Greylock Road -
interest/reappointment

Councilman Barboza nominated Mr. Kogan for reappointment.

Barboza/Cordeiro - Voted
unanimously to close nominations
and to instruct the Clerk to cast
on ballot in favor of Mr. Kogan,
term to expire March 31, 2009.

2. Joseph Asciola, 1220 Hope Street -
interest/reappointment

Councilman Barboza nominated Mr. Asciola for reappointment.

Barboza/Cordeiro - Voted
unanimously to close nominations
and to instruct the Clerk to cast
on ballot in favor of Mr. Asciola,
term to expire March 31, 2009.

c. Harbor Commission (2) (3 year term)

1. John Evans, 5 Dominion Avenue -
interest/reappointment

Councilman Barboza nominated Mr. Evans for reappointment.

Barboza/Cordeiro - Voted
unanimously to close nominations
and to instruct the Clerk to cast
on ballot in favor of Mr. Evans,
term to expire March 31, 2010.

2. David Miller, 70 Gibson Road -
interest/reappointment

Councilman Barboza nominated Mr. Miller for reappointment.

Barboza/Cordeiro - Voted
unanimously to close nominations
and to instruct the Clerk to cast
on ballot in favor of Mr. Miller,
term to expire March 31, 2010.

3. Robert Hamel, 859 Hope Street -
interest/appointment

After the votes taken, the Council indicated its desire to have Mr. Hamel serve on the Harbor Commission advisory committee and instructed the Clerk to enquire of Mr. Hamel regarding his interest in that board.

- d. Special Constables - Fire Police (3
additional)

Councilman Herreshoff nominated the following individuals to serve in the capacity of Special Constable - Fire Police:

Paul Drolet - 38 Greenway Drive
Richard Marshall - 20 San Miguel Drive
Gary Geoffroy - 94 King Philip Avenue

Herreshoff/Barboza - Voted
unanimously to close nominations
and to instruct the Clerk to cast
one ballot in favor of Mr. Drolet,
Mr. Marshall and Mr. Geoffroy, term
to expire concurrently with those
previously appointed to this post.

- (CA) 2. Public Service Appointments for April

G. LICENSING BOARD - NEW PETITIONS

1. Zelia M. Felix, 3 Wilcox Street, Bristol -
request for Victualling License at 576
Metacom Avenue, Bristol (currently Bristol
Liberty Café)

- a. Recommendation - Town Administrator and
Water Pollution Control Facility

LATE ITEM

- b. Recommendation - Town Administrator and
Police Chief

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Barboza/Herreshoff - Voted
unanimously to grant this license
subject to hours of operation from
5 o'clock AM until 10 o'clock PM
and subject to a review of same in
ninety (90) days.

Prior to the vote taken, Attorney Rego noted that the
petitioner wishes to operate this establishment for a
twenty-two hour per day period from 6 o'clock AM until 4
o'clock AM.

It was noted for the record that the recommendation of the
police department specifically opposes these late-night
hours of operation.

Councilman Barboza stated that he was concerned that the
establishment might become difficult to manage since many
patrons who would frequent the establishment might be
intoxicated. He noted that many similar establishments in
other communities provide a "meal and a show" and that such
establishments are "magnets" for alcohol abusers.

A discussion ensued as to what might be appropriate business
hours for such an establishment with Council members in
agreement that an all-night place was inappropriate.

2. John C. Ferreira, 67 Wapping Drive - request
for Private Investigator's License

LATE ITEM

- a. Recommendation - Town Administrator and
Police Chief

Cordeiro/Barboza - Voted
unanimously to approve this license
subject to conformance to all State
and local laws, ordinances, rules,
and conditions.

H. LICENSING BOARD - RENEWALS

1. Cesspool License Renewals - 2007
 - a. Recommendation - Town Administrator and
Water Pollution Control

Cordeiro/Barboza - Voted
unanimously to approve these
licenses subject to conformance to

all State and local laws,
ordinances, rules, and conditions.

(CA) I. UTILITY PETITIONS

Approval of consent agenda="Motion to approve these petitions."

J. PETITIONS - OTHER

1. John and Paula Andrade, owners 55 High Street
- request for curb cut at 55 High Street

- a. Recommendation Town Administrator and
Director of Public Works

Barboza/Parella - Voted unanimously
to grant the petition subject to
the recommendations as received.

2. Rev. Henry P. Zinno, Jr., Our Lady of Mt.
Carmel Church - request to use the Town
Common for Church Feast July 9-17, 2007.

- a. Recommendation - Town Administrator and
Director of Parks and Recreation

Barboza/Parella - Voted unanimously
to grant this petition per the
recommendations as received and
clarified.

Prior to the vote taken, the Clerk noted a discrepancy in the dates requested and the recommendation of Mr. Burke. Town Administrator Mederos stated that she noted the same discrepancy and was informed by Mr. Burke that the dates, as requested were acceptable for this petition.

3. Maria V. Cabral, 34 Cooke Street -
notification of fall and injuries received
from sidewalk in vicinity of Andrade's Fish
Market, Wood Street

Cordeiro/Barboza - Voted
unanimously to refer this matter to
the Interlocal Trust.

K. OTHER NEW BUSINESS REQUIRING TOWN COUNCIL ACTION

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1. Ann Morrill, Kickemuit River Council - request that Town Council oppose petition of Robert Frost, 15 Read Avenue, Warren for permit extension to dock granted by Coastal Resources Management Council

Barboza/Parella - Voted unanimously to instruct the Clerk to provide a letter to CRMC, requesting that body to deny the request and to provide copies of same to Dr. Breslin, the Harbor Commission, the Town of Warren and the local legislative delegation.

Prior to the vote taken, Joseph Arruda of 46 Anchorage Drive, representing the Kickemuit River Council (KMC), read the following statement:

"We (the KMC) respectfully request(s) that the Bristol Town Council ask the Coastal Resources Management Council(CRMC) to deny the current request by Mr. Robert Frost of 15 Read Avenue, Warren, Rhode Island for a permit extension and for the CRMC to revert the dock classification back to that of a Residential Dock from that of a Commercial Dock.

"There are several issues which support our request for the CRMC to deny this permit extension request:

"1. The original assent was granted in 1996 to maintain a residential dock; however in 2002, the CRMC by Administrative Assent changed the classification to a commercial dock. The change was based upon Mr. Frost's request to take down the existing dockage and construct a new fishing pier.

"This action was done in a vacuum with no input from either the Town of Bristol or Warren. In fact, the Bristol Town Council found out through residents that the commercial dock assent was granted and in response, wrote to the CRMC on January 13, 2003 stating the Town's concern and recommended the project cease until a follow-up hearing. The letter from Diane Mederos also noted that the Frosts have been dredging and that the Bristol Harbormaster had grave concerns over the impact of this decision on the shell-fishing and public use of the water that will result.

"The intent of the classification change, as described by CRMC's Attorney Goldman, was to permit the applicant with all the uses which were granted by zoning litigation which

concluded in 1976 and nothing more. Based upon the litigation, Mr. Frost is permitted to use the marsh lots for boat repair and construction, storage, etc., however, the Town of Warren also secured a permanent injunction enjoining the Frosts from using the land for the business of dredging, pile driving, and dock building. The new classification specifically permits the unloading of catches by commercial fishing vessels which far exceeds the scope of uses sated in the zoning variance.

"2. March 18, 1976, Justice Cochrane of the Superior Court entered a permanent injunction as ordered by the Supreme Court enjoining the Frosts from using the land for the business of dredging in this Type 2 waterway which has displaced quahog beds, enabled the release of toxins and has forced swimmers to leave the water. As stated before, the Town of Bristol also acknowledged on January 13, 2003 that Mr. Frost has been conducting dredging with a barge and a hydraulic dredge.

"3. The original 1996 Residential Dock Assent carried with it a stipulation which required the Frosts to remove a 2.5 foot by 14 foot timber ramp adjoined to a 7 foot by 72 foot fixed steel pier within three years from the date of the assent or March 13, 1999. This has not been done in accordance with the assent.

"4. DEM issued a 1985 report which states that this site is inappropriate for any dock due to lateral shift and resulting accretion which dramatically decreases the water depth on an ongoing basis.

"5. Lastly, when we put aside the documented cease and desist orders (wrong materials for road), Notice of Violations (storage), and overall seeming lack of respect for the rules (dredging), by the applicant, we still need to arrive at the fundamental reason that we are all sitting here tonight, that the construction of a commercial dock on the Kickemuit will have a detrimental effect on the existing habitat of both shellfish and the Horseshoe Crab which proliferate in that area. A commercial dock lends itself to larger boats which draw more water, inferring continuous dredging to counter the natural drift within the Kickemuit to increase the water depth. The act of dredging in this Class 2 waterway is illegal and will stir up heavy metals which are currently complexed in the bottom sediment which can re-infect the surrounding waters and other habitats such as the Audubon Refuge and Warren Land Conservation Marsh.

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"The Kickemuit is a jewel of a natural resource for the Towns of Bristol and Warren in the eyes of both residents and visitors alike. We respectfully ask that the Town of Bristol support the KRC, Save the Bay and all that are concerned for the future of this Class 2 waterway, to ask CRMC to deny Mr. Frost's extension and revert the assent classification of a commercial dock to that of a residential dock.

"Thank you on behalf of all that lives in and around the Kickemuit River."

Councilman Herreshoff noted that if Mr. Frost was dredging without a permit and how he was able to get-away with doing this with Mr. Arruda responding that he did not know why Mr. Frost was not cited for this activity.

Councilman Herreshoff stated that he was of the opinion that a commercial dock was incompatible with the Kickemuit River.

Councilman Barboza stated that this situation could arise "only in Rhode Island."

2. Diana Campbell, Chairperson, Voices for Bristol's Future - request for Workshop

Herreshoff/Cordeiro - Voted unanimously to refer this matter to the Clerk so that he may arrange a convenient time for a workshop.

Prior to the vote taken, Councilman Barboza congratulated Ms. Campbell and Councilwoman Parella upon the success of the forum.

3. Wilfred Barbeau, One Grove Street, Barrington (on behalf of Captain Donna Lange) - request for recognition of circumnavigation
 - a. Denise Asciola, request for funding and participation "Bristol Welcomes Donna Lange"

Barboza/Parella - Voted unanimously to appropriate \$500 from Council Contingency for this purpose and to absorb the cost of public safety (fire and police details) for this event.

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Prior to the vote taken, Mr. Barbeau addressed the Council and told of the significance of Ms. Lange's circumnavigation of the globe. He also noted that Councilman Herreshoff has agreed to serve as Chairman of the welcome event, that the Captain's craft will likely appear in the Bristol Fourth of July Parade and the welcoming reception will take place on the Herreshoff dock at the foot of Burnside Street.

Councilman Barboza expressed concern that Mr. Barbeau expected a contribution of \$9500 and the Town did not have \$9500 to provide for this purpose.

Council Chairman Marshall suggested that Mr. Barbeau might obtain some of this funding from the local marine trade businesses with Mr. Barbeau noting that some of these were already supporting the venture.

Councilman Herreshoff agreed that the Herreshoff Marine Museum would cover the expense of the early tent installation and Councilman Barboza suggested that the Town might cover the expense of fire and police details.

4. Louise R. Phaneuf, Town Clerk, Burrillville - request for support of Resolution *re An Act Relating to Public Utilities - Excavation Near Underground Utility Facilities - Costs*

Cordeiro/Parella - Voted
unanimously to receive and place
this matter on file.

5. Louise R. Phaneuf, Town Clerk, Burrillville - request for support of Resolution *An Act Relating to Education - Foundation Level School Support*

Barboza/Cordeiro - Voted
unanimously to support this measure
and to provide information
regarding same to the local members
of the General Assembly

6. Stephen C. Waluk, Mayor, City of Newport - invitation to 51st Annual St. Patrick's Day Parade

Parella/Cordeiro - Voted
unanimously to receive and place
this matter on file.

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7. KC Ferrara, Coordinator, Feinstein Service Learning Program, Roger Williams University - invitation to Community Service Recognition Reception

Cordeiro/Barboza - Voted
unanimously to receive and place
this matter on file.

Prior to the vote taken, Councilman Cordeiro informed those present that he planned to be in attendance at this event.

8. Diane Williamson, Director of Community Development - request to appoint members to a Zoning Code Revision Committee

Parella/Barboza - Voted unanimously
to authorize a zoning revision
committee to include those persons
as recommended by the Director of
Community Development,
representative members as
recommended by the Zoning Board of
Review and Planning Board, two
members of the public at large and
one member with specific qualified
interest in the "waterfront."

Prior to the vote taken, Councilwoman Parella stated that she was concerned that this committee was presented as something preordained.

Director of Community Development Williamson noted that the names provided were only suggestions and she would appreciate the Council's input.

Councilwoman Parella suggested that the study committee should be more comprehensive; including members from the public at large and perhaps someone to represent waterfront interests.

9. Gerry Turbeville, CDBG Program Manager - request for Town Council workshop

Cordeiro/Herreshoff - Voted
unanimously to refer this matter to
the Town Clerk so that he may

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schedule a workshop for a convenient time.

Prior to the vote taken, Ms. Turbeville reported that the schedule for the CBDG application will require a workshop sometime during the 2nd or 3rd week of April.

10. Robert Holt, Chairman, Keep Bristol Clean - invitation to attend luncheon following Town-wide Spring Cleanup on April 14, 2007

Barboza/Parella - Voted unanimously to receive and place this matter on file.

Prior to the vote taken, Councilman Barboza stated that he would appreciate more members for his clean up "team."

11. Louise R. Phaneuf, Town Clerk, Burrillville - request for support of Resolution in opposition to *Privatization of Food and Housekeeping Services at Eleanor Slater Hospital - Zambarano Unit*

It is hereby noted for the record that action regarding this item was resolved earlier in the agenda.

12. Laura Jenkins, Assistant Manager, Bristol Total Fitness - 1 Month Membership and Thank You for donation to Spin for Hope fundraiser

Cordeiro/Herreshoff - Voted unanimously to receive and place this matter on file.

13. Council Chairman Marshall re reconvening Ice Rink Committee and soliciting of new members

Cordeiro/Parella - Voted unanimously to instruct the Clerk to contact the members and determine their continued interest and to receive and place this matter on file.

Prior to the vote taken, Council Chairman Marshall noted that this committee was formed some time ago and hasn't seen much activity since. He suggested that it might be reactivated.

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Councilman Cordeiro stated that he would be willing to serve with Council Chairman Marshall noting that Councilman Cordeiro was already a member. Council Chairman Marshall asked to include his name on the membership list. It was also suggested that the local hockey team might be contacted to solicit interest.

14. Council Chairman Marshall re Global Wind & Alternative Energy Forum to be held April 19 and 20, 2007

Barboza/Parella - Voted unanimously to receive and place this matter on file.

Prior to the vote taken, Council Chairman Marshall noted the upcoming Global Wind Forum with representatives present from FEMA. It was further noted that one forum will be held at Roger Williams University and the other at Portsmouth Abbey. Councilman Herreshoff asked if solar energy will be discussed with Council Chairman Marshall responding affirmatively.

15. Councilman Cordeiro re Portuguese Consulate in Providence

Cordeiro/Herreshoff - Voted unanimously to receive and place this matter on file.

It was noted for the record that this matter was resolved at the commencement of this evening's agenda.

16. Diane Williamson, Director of Community Development and Edward Tanner, Principal Planner - request for Workshop re GIS Mapping

Cordeiro/Barboza - Voted unanimously to refer this matter to the Clerk so that he may arrange a convenient time for a joint workshop to include the Zoning Board of Review, the Planning Board, and the Historic District Commission.

Prior to the vote taken, Director of Community Development Williamson noted that this new system includes all of Bristol where the previous system was only related to the harbor.

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17. Diane Williamson, Director of Community Development - proposed fee increases to Building Permit Fees and Zoning Board application fees

LATE ITEM a. Proposed Permit Fee Schedule

LATE ITEM b. Proposed Zoning Board application Fees

Barboza/Parella - Voted unanimously to refer this information and recommendation to the Town Solicitor so that he may structure same into ordinance format.

Prior to the vote taken, Director of Community Development Williamson stated that this information was provided as a result of last year's budget deliberations where fee increases were discussed.

L. **BILLS & EXPENDITURES**

1. Bid #629 - Rogers Free Library Addition and Renovations

- a. Dana M. Newbrook, Principal, ai Designs, - request for extension of bid submission to April 11, 2007

Herreshoff/Barboza - Voted unanimously to extend the bid period per the recommendation of Mr. Newbrook.

2. Bid #631 - Tree Planting

Cordeiro/Parella - Voted unanimously to refer this matter to the Town Administrator to act in the best interest of the Town.

Prior to the vote taken, the Clerk informed the Council that he was in receipt of one bid from Samuel Kinder and Brother of Bristol in the amount of \$15,033.

(CA) M. ROUTINE REPORTS

(CA) N. FINANCIAL REPORTS

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Approval of consent agenda="Motion to receive and place this item on file."

1. Revenue and Expenditure Statement - March 14, 2007

P. PROCLAMATIONS & CITATIONS

1. Commendation - Kevin Motta

Barboza/Cordeiro - Voted unanimously to adopt this commendation as prepared and presented.

2. Commendation - Dawn Butterfield

Barboza/Cordeiro - Voted unanimously to adopt this commendation as prepared and presented.

(CA) R. DISTRIBUTIONS/COMMUNICATIONS (to be received and filed by Council)

Approval of consent agenda="Motion to receive and place these items on file."

1. Bristol County Water Authority - 15th Annual Water Conservation Poster and Essay Contest

Cordeiro/Parella - Voted unanimously to receive and place this matter on file.

Prior to the vote taken Council Chairman Marshall brought this matter to the attention of all present and encouraged participation of the Town's young people.

2. John Rosenow, President, National Arbor Day Foundation to Town Administrator Mederos - congratulations on being named as a 2006 Tree City USA

Cordeiro/Parella - Voted unanimously to receive and place this matter on file.

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MARCH 21, 2007

Prior to the vote taken Council Chairman Marshall brought this matter to the attention of all present.

3. Donna L. Giordano, Council Clerk, Town of Westerly - Resolution re Non-Renewal of Insurance for Coastal Properties
4. Gary Watros, President, Bristol Garden Club to David Swanson, Chairman, Rogers Free Library Building Committee re landscaping concerns at Remembrance Garden behind Library

Herreshoff/Parella - Voted unanimously to instruct the Clerk to correspond with the capital project committee and encourage the preservation of the historic garden.

Prior to the vote taken, Councilman Herreshoff stated that he was concerned that the library garden might be replaced with something inferior. He speculated that the redesigned green space will have an institutional appearance. He suggested that the Town Council should support the efforts of the Garden Club to preserve as much of the garden as possible.

Director of Community Development Williamson, a member of the Capital Project Committee noted that the Committee is informed that the construction phase will be very destructive to the garden area since this will be needed for staging, etc. She also noted that the Garden Club will be relocating plant material to "nursery" at Mount Hope Farm.

5. Warrant - Ian Y. Morrison, Bristol County Water Authority
6. Warrant - Mark DeFelice, Recreation Board
7. Warrant - Lisa J. Guercia, Recreation Board
8. Warrant - Robert C. Arruda, Rogers Free Library Capital Project Building Committee
9. Warrant - Lori Nunes, Substance Abuse Prevention Task Force
10. Warrant - Victoria White, Substance Abuse Prevention Task Force

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MARCH 21, 2007

11. Warrant - Carolyn Gamwell, Substance Abuse Prevention Task Force
12. Warrant - Walter Burke, Substance Abuse Prevention Task Force
13. Warrant - Arlene McAuley, Substance Abuse Prevention Task Force
14. Warrant - Thomas Carroll, Substance Abuse Prevention Task Force
15. Warrant - John Cabral, Substance Abuse Prevention Task Force
16. Warrant - David Silvia, Substance Abuse Prevention Task Force
17. Warrant - Rita Ayres-Gaulin, Substance Abuse Prevention Task Force
18. Town Administrator Mederos - Award of Bid #624, Wastewater Project Upgrades to Hart Engineering Corporation, 800 Scenic View Drive, Cumberland, RI
19. Council Clerk Cirillo to Paul Mancieri, Leo's Pizzeria and Deli, Inc., 365 Hope Street, Bristol - withdrawal of appeal by Gregory Raposa re liquor license
20. Council Clerk Cirillo to Yuan K. Zhuang, Z & Z Inc., d/b/a Jade Palace, 531 Wood Street - withdrawal of appeal by Gregory Raposa re liquor license
21. Council Clerk Cirillo to Dr. Edward Mara, Superintendent of Schools re Council approval of dedication of Mt. Hope Sports Complex in memory of Thomas Vendituoli
22. Grover Fugate, Executive Director, Coastal Resources Management Council re notice to change management plans, policies, procedures and regulations
23. Martin D. Wencek, Freshwater Wetlands Program, RI Department of Environmental Management to Eric Goetz, President, VC Land, LLC, 15 Broad Common

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MARCH 21, 2007

- Road - Insignificant Alteration Permit re Plat 87,
lot 10
24. Charles A. Horbert, Freshwater Wetlands Program, RI Department of Environmental Management to Town Administrator Mederos - Insignificant Alteration Permit re intersection of Waterman/Elbow Street
 25. Matthew Wilson - Thank You to those who attended his Eagle Scout Court of Order
 26. Coastal Resources Management Council re consideration of application by Michael McCarthy, 457 Poppasquash Road, Bristol, to alter design of previously approved residential boating facility
 27. Town Administrator Mederos to Robert Rocchio, RI State Traffic Commission re "No Right Turn on Red" designation at Chestnut/Hope Streets
 28. Russell J. Chateauneuf, Groundwater and Wetlands Protection, RI Department of Environmental Management - notice of proposed amendments to Freshwater Wetlands Regulations
 29. Edward F. Sanderson, Historical Preservation & Heritage Commission to Town Administrator Mederos re 2007 Certified Local Government Grant Award

Herreshoff/Cordeiro - Voted unanimously to receive and place this matter on file.

Prior to the vote taken, Council Chairman Marshall noted the receipt of this grant and congratulated Town Administrator Mederos who in-turn congratulated Director of Community Development Williamson for her efforts regarding same.

30. Council Clerk Cirillo to Town Solicitor Ursillo - RIGL 2-23.1 Notification to Farmers re land use considerations
31. Jeffrey S. Brenner, President, Barrington Town Council - Resolution supporting proposed *Public Financing of Elections Act*
32. Town Administrator Mederos - Award of Bid #600, Town Beach Concession to George Seyez, III, 2 Turner Road, Bristol

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MARCH 21, 2007

33. Richard J. Goldstein, City Clerk, Pawtucket - City Council Resolution re *An Act Relating to Fish and Wildlife - Menhaden Management Area*
34. Louise R. Phaneuf, Town Clerk, Burrillville - Resolution re *Amendments to Chapter 98 Energy Facility Siting Act*
35. Bristol Train of Artillery, 135 State Street - Class F-1 Intoxicating Beverage License for March 16, 2007
36. Town Administrator Mederos - Award of Silver Creek Comprehensive Drainage Study to BETA Group, Inc., 6 Blackstone Valley Place, Lincoln, RI
37. Town Administrator Mederos - Award of Bid #630, Firefighter Turnout Gear to Fire Tech & Safety of New England, 187 Billerica Road, Chelmsford, MA

(CA) RR. DISTRIBUTIONS/NOTICE OF MEETINGS
(office copy only)

Approval of consent agenda="Motion to receive and place these items on file."

1. Bristol Warren Regional School District - Schedule of Meetings & Events/Week of March 5, 2007
2. Bristol Warren Regional School Committee/Policy/Community Subcommittee - March 5, 2007
3. Bristol Warren Regional School Committee/Joint Finance Committee - March 8 and March 29, 2007
4. Bristol Warren Regional School District - Schedule of Meetings & Events/Week of March 12, 2007
5. Bristol Warren Regional School Committee - March 12, 2007
6. Bristol Warren Regional School Committee/Colt Andrews Construction Subcommittee/Bond Project Building Committee - March 15, 2007

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MARCH 21, 2007

7. CRMC/Semi-Monthly Meeting/Full Council - March 13, 2007
 8. CRMC - March 2007 Amended Calendar
 9. CRMC/Semi-Monthly Meeting/Full Council - Amended Agenda for February 27, 2007
 10. Bristol County Water Authority/Public Relations/Personnel Committee - March 6, 2007
 11. Bristol County Water Authority/Audit Finance Committee - March 6, 2007
 12. Bristol County Water Authority/Engineering Committee - March 8, 2007
 13. Bristol County Water Authority/Board of Directors - March 14, 2007
 14. Bristol County Water Authority - April 2007 Meeting Calendar
 15. Harbor Commission - March 5, 2007
- S. TOWN SOLICITOR
1. Request for Executive Session pursuant to RIGL 42-46-5(a)(5)

Barboza/Cordeiro - Voted
unanimously to adjourn into
Executive Session pursuant to RIGL
42-46-5 (a) (5).

It is hereby noted for the record that this action took place at the conclusion of this evening's public agenda.

Z. INDIVIDUAL COUNCIL MEMBERS AGENDA ITEMS

1. MARSHALL
 - a. Mike Davis - Council Chairman Marshall thanked Mike Davis for filming this Council meeting this evening.
 - b. Council Meetings on Website - Council Chairman Marshall note that video of the Council

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Meetings now appears on the Town of Bristol Website www.bristolri.us.

c. Muscular Dystrophy Association - Council Chairman Marshall thanked everyone who "bailed-out" his honor during the recent Muscular Dystrophy fundraising Lock-up.

2. CORDEIRO

a. Happy Easter - Councilman Cordeiro noted the upcoming Easter Holidays and wished everyone present a Happy Easter. He also drew attention to the Easter-egg tie he was wearing for the occasion.

3. PARELLA

4. BARBOZA

Happy Easter/Note of Passover - Councilman Barboza wished everyone a Happy Easter and also noted the upcoming observance of the Jewish holydays of Passover.

5. HERRESHOFF

a. Valencia, Spain - Councilman Herreshoff informed those present that he recently visited the city of Valencia in Spain and noted the extreme cleanliness of the city. He also noted that Valencia has celebrations with deafening fireworks.

ZZ. TOWN ADMINISTRATOR AGENDA ITEM(S)

CITIZENS PUBLIC FORUM

a. Bristol Veterans Council to Town Administrator Mederos re Veterans Projects.

It is noted for the record that the Veterans Council will be soon completing several projects within the War Memorial Garden as communicated to Town Administrator Mederos:

Installation of new bronze eagle and plaque
Cleaning of all unit and memorial stones

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MARCH 21, 2007

Relocation and replacement of flag pole holders
Repair of walkway in the garden area

Herreshoff/Cordeiro - Voted unanimously to resume open session and seal the minutes of the Executive Session at 10:24 o'clock PM.

There being no further business upon a motion by Councilman Barboza, seconded by Councilman Cordeiro and unanimously approved, the Chairman declared this meeting to be adjourned at 10:25 o'clock PM.

Louis P. Cirillo, Clerk

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

PRESENT: Marshall, Cordeiro, Parella (arrived at 7:12 PM),
Barboza, and Herreshoff (arrived at 7:30 PM)

ALSO PRESENT: Diane C. Mederos, Town Administrator
(arrived at 7:21 PM)
Michael A. Ursillo, Town Solicitor
Marshall J. Netto, Town Sergeant

The Council met in regular session on Wednesday evening,
April 11, 2007 beginning at 7:06 o'clock PM in the Town
Hall, Council Chambers, Council Chairman Marshall presiding:

The Pledge of Allegiance to the Flag was led by members of
Bristol Troop 6, Boy Scouts of America.

Prior to the commencement of this evening's agenda, Council
Chairman Marshall made the following announcements:

Council Chairman Marshall noted the receipt of a book
entitled "Bristol Beyond Beautiful" by Joseph and Julie
Antinucci. He explained that this book of photographs is on
sale at several locations in Town and that the proceeds from
this publication will be shared with local non-profit
organizations. He expressed gratitude to the Antinuccis for
their efforts in preparing this work.

Council Chairman Marshall also noted the receipt of a letter
from Pasquale DeLise of the Bristol County Water Authority.
(This letter will be forwarded to the regular meeting of May
2, 2007) He explained that the Water Authority has reacted
to the items raised at the recent Council/Planning Board
Workshop with the Authority and that a "hydraulic model"
will be investigated.

Council Chairman Marshall also stated that the Library bid
(#629) was opened this date and will be discussed later in
the agenda. He noted that the bid prices appeared to be
favorable.

(Councilwoman Parella arrived at this point in the meeting
7:12 PM)

Council Chairman Marshall suggested that the Clerk might
send a 'letter of thanks' to the members of the Rhode Island
General Assembly House Committee on Municipal Government and
also to Sens. Bates, Felag, Levesque and Rep. Malik.

He explained that this group is working toward the
resolution of the flooding problems at the intersection of
Hope and Washington Streets and further commented that "they
heard us at the State House"

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

It is also noted for the record that Town Administrator Mederos provided a further report on this matter at the conclusion of this evening's agenda (Item ZZ1)

Adoption of Provisional Budget - FY 2007-2008 Schedules "A" "B" "C"

Cordeiro/Barboza - Voted unanimously to adopt the Provisional Budget; Schedules "A" "B" "C" as presented.

It is hereby noted for the record that total amount for these schedules are as follows:

Schedule "A" - \$37,993,440
Schedule "B" - 1,478,000
Schedule "C" - 4,800,000

MOTION RE: CONSENT AGENDA - TO APPROVE THE CONSENT AGENDA

Cordeiro/Barboza - Voted unanimously to approve the consent agenda.

Councilman Barboza suggested that items K1, K2 and K11 might be combined.

A. SUBMISSION OF MINUTES OF PREVIOUS MEETING

1. Town Council Budget Workshop - March 19, 2007

Barboza/Cordeiro - Voted unanimously to accept these minutes as presented.

2. Town Council Meeting - March 21, 2007

Barboza/Cordeiro - Voted unanimously to accept these minutes as presented.

3. Town Council Budget Workshop - March 20, 2007

Barboza/Cordeiro - Voted unanimously to accept these minutes as presented.

4. Town Council Budget Workshop - March 22, 2007

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

Barboza/Cordeiro - Voted
unanimously to accept these minutes
as presented.

5. Town Council Budget Workshop - March 27, 2007

Barboza/Cordeiro - Voted
unanimously to accept these minutes
as presented.

(CA) AA. SUBMISSION OF MINUTES-Boards and Commissions

**Approval of consent agenda="Motion to receive and place
these items on file."**

1. Substance Abuse Prevention Task Force -
February 26, 2007
2. North and East Burial Ground Commission -
January 22, 2007
3. Recreation Board - February 13, 2007
4. Harbor Commission - March 5, 2007
5. Zoning Board of Review - March 5, 2007

B. OLD BUSINESS

1. Council Clerk Cirillo re options for intended
use of Quinta-Gamelin Army Reserve Center,
continued from March 21, 2007
 - a. BRAC Coordinator Turbeville re BRAC
Consultant

Barboza/Parella - Voted unanimously
to continue this matter until the
meeting of May 2, 2007.

Prior to the vote taken, Ms. Turbeville reported that the
application was submitted for the consultant and that the
Congressional delegation will inform the Town of the grant
award.

2. Rodney W. Wick, PE, Caputo and Wick, Ltd. -
report and recommendation on masonry
deterioration of Community Center Wall

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

- a. Director of Parks and Recreation Burke to EW Burman, Inc. - stabilization of wall

Barboza/Parella - Voted unanimously to continue this matter until the meeting of May 2, 2007 and to anticipate a status report from administration at that time.

Prior to the vote taken, Mr. Burke informed the Council that EW Burman has been hired to stabilize the wall and will commence its work on Monday next. He further noted that the company will first make a determination of a course of action on the problem wall and then examine the foundation. He further noted that the National Park Service will provide the loan of "technical support" and that he and Director of Community Development Williamson will apply for a grant from the Rhode Island Historical Preservation and Heritage Commission for further work on the building.

Mr. Burke also reported that some previous repair work on the building has failed. Responding to a question posed by Councilman Barboza, Mr. Burke reported that the building was last-repaired in 1984.

Town Administrator Mederos arrived at this point in the meeting (7:21 o'clock PM)

BB. SPECIAL /STATUS REPORTS

1. March Monthly Report - Mount Hope Enterprise Zone

Parella/Cordeiro - Voted unanimously to receive and place this matter on file.

2. Town Administrator re Department Head Reports
 - a. Parks and Recreation
 - b. Fire and Rescue
 - c. Public Works
 - d. Building Official
 - e. Tax Assessor

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

Barboza/Parella - Voted unanimously to receive and place this matter on file with thanks to those department heads who provided their reports.

C. PUBLIC HEARINGS

D. ORDINANCES

1. Ordinance #2007-15, CHAPTER 16, Motor Vehicles and Traffic, Section 16-148, Parking restricted to handicapped, **2nd reading for adoption**

Barboza/Cordeiro - Voted unanimously to consider this action to be the second reading for adoption of Ordinance #2007-15. Advertise in local newspaper.

After the vote taken, Town Solicitor Ursillo explained that his office is investigating a way to streamline the process for the establishment and removal of handicap-restricted parking spaces so as to avoid the cost of advertising.

2. Ordinance #2007-16, CHAPTER 11, Fees and Charges, Section 11-1 Comprehensive Schedule of Fees (Building Permits et al), **1st reading**

Cordeiro/Barboza - Voted unanimously to consider this action to be the first reading of Ordinance #2007-16. Advertise in local newspaper.

(CA) E. BUDGET ADJUSTMENTS

Approval of consent agenda= "Motion to approve these adjustments."

1. Tax Assessor re Recommended Abatements and Additions - April 2007

(CA) F. APPOINTMENTS

Approval of consent agenda="Motion to approve advertising these Appointments."

1. Public Service Appointments

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

- a. Police Pension Fund (1 - three year term)
 - 1. Ronald Moran, 6 Woburn Street - interest/reappointment

Councilman Barboza nominated Mr. Moran for reappointment.

Barboza/Cordeiro - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Mr. Moran, term to expire in April, 2010.

- b. Planning Board (2 - three year term)
 - 1. Armand G. Bilotti, 2 Stephen Drive - interest/reappointment
 - 2. Kenneth J. Marshall, 2 Marshall Court - interest/reappointment

Councilman Cordeiro nominated both Mr. Bilotti and Mr. Marshall for reappointment.

Cordeiro/Parella - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot each in favor of Mr. Bilotti and Mr. Marshall, term to expire in April, 2010.

- c. Lou Mascola, Clerk, Bristol Fire and Rescue re Board of Fire Engineers - 2007

Barboza/Parella - Voted unanimously to confirm the list of appointees as presented.

Please note that there are no scheduled regular appointments for May or June.

G. LICENSING BOARD - NEW PETITIONS

- 1. Zelia Felix, d/b/a Zelia's Diner, Belltower Plaza, Metacom Avenue - request for Victualling License extended hours
 - a. Recommendation - Chief of Police

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

Cordeiro/Herreshoff - Voted unanimously to grant this petition for extended hours; allowing the establishment to remain open from 10:00 o'clock PM until 1:00 o'clock AM for a period of 90 days and to review same at the meeting of July 11, 2007.

Prior to the vote taken, Attorney Alfred R. Rego, Jr. informed the Council that its honorable body heard this matter at its last meeting and Ms. Felix was unable to attend same. He noted that the petition was again before the Council so as to afford Ms. Felix the opportunity to respond to the Council's concerns regarding the late hours of operation subject of the petition.

Councilman Herreshoff arrived at this point in the meeting (7:30 o'clock PM).

Attorney Rego explained that Ms. Felix will be operating two victualling establishments and wishes to open this particular establishment from 10:00 o'clock PM until 2:00 o'clock AM on Thursday, Friday, and Saturday evenings.

Councilman Barboza stated that he did not think that the late hours would be a good idea in that the establishment may be problematic. He referred to the recommendation of Police Chief Serpa who suggested that the petition should be denied.

Council Chairman Marshall stated that part of the problem is related to the Police Department shift change.

Town Administrator Mederos stated that the Council might allow the establishment to remain open until midnight as a compromise position.

Ms. Felix indicated that she was being unfairly penalized and other establishments are open until 1:00 o'clock AM.

A discussion ensued regarding the hours of operation of other victualling establishments in Bristol with Town Solicitor Ursillo reminding the Council that it has the authority to set the hours of operation for any new licensee.

Councilman Barboza noted for the record that if the license is in effect until 1:00 o'clock AM the establishment must close its doors at that time.

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

2. Jose Cordeiro for Holy Trinity/St. Elizabeth Church, 577 Wood Street - request for Dancing and Entertainment License for feast to be held June 1, 2 and 3, 2007

- a. Recommendation - Chief of Police

Cordeiro/Herreshoff - Voted
unanimously to continue this matter
until the meeting of May 2, 2007.

Prior to the vote taken, Councilman Barboza noted the recommendation of administration and informed the Council that there have been problems with these activities in the past. He further stated that neighbors have complained about the excessive noise emanating from the entertainment. He suggested that the entertainment should be allowed only until 10:00 o'clock PM.

Councilman Cordeiro expressed concern that the Council is not consistent with these matters and noted that he did not think it wise to "jump around" with the allowable time for entertainment.

Police Chief Serpa stated that his department received many calls complaining about the late-night music.

Berta Raposo, a member of the Santo Cristo Committee (related to petition G4) asked the Council to consider the 11:00 o'clock PM requested closing time stating that a commitment was already made to the band intended to play during those hours.

Councilman Barboza reminded those present that the location of the feast is very densely populated and he is very concerned about the complaints received from neighbors in previous years.

Ms. Raposo stated that the feast may be able to lower the volume of the music should the Council require same.

Police Chief Serpa stated that the Committee members have been uncooperative in the past when asked to lower the music with Councilman Barboza agreeing and stating that the Council did not wish to "go back down that road."

Councilwoman Parella suggested that the entertainment portion of the feast might be more palatable for the neighbors were it to begin and end earlier.

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

Councilman Herreshoff stated that he was of the opinion that these feasts were "very important events" for St. Elizabeth Church and he was willing to allow the entertainment to take place until 11:00 o'clock PM but he suggested that since the volume of the music is of the greatest concern, the committees should agree to lower this volume after a certain acceptable hour.

Ms. Raposo stated, as a member of the Santo Cristo Committee, that she would attempt to have the volume turned down toward the latter hours of the feast.

Councilwoman Parella stated that it was the responsibility of the feast committees to assure that the neighborhood is not unreasonably disturbed.

Police Chief Serpa noted that these feasts have been problematic for years and that the problems are typically related to the alcohol and entertainment.

Councilman Herreshoff stated that the committees should meet in advance of the event with the Police Chief and resolve any differences with Police Chief Serpa relaying that these meetings have taken place in the past and he has received assurances that the committee reneges upon once the feast is in process.

Councilman Cordeiro agreed to meet with the committees and get assurances and explain that the police officers requests to lower music must be observed.

Police Chief Serpa stated that he was concerned since this matter has been a difficulty for his entire 11 years as Chief with no resolution as yet.

Councilwoman Parella asked for the record if both the Santo Cristo and Holy Trinity feasts were problematic with Police Chief Serpa responding affirmatively.

Councilman Barboza expressed concern that were the Council to allow the committees another chance at moderating the situation during the later hours it is likely an "exercise in futility."

Ms. Raposo noted that she was of the opinion that this might be the last time these feasts are held out of doors since the Church is repairing its parish center to accommodate same in the future. She also noted that she, personally, was unaware of any past problems with noise.

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

Councilman Cordeiro noted that he spoke recently with Mr. Avila and that he (Mr. Avila) agreed to "keep (the music) down."

Ms. Raposo, again, asked for one more chance.

Councilman Barboza asked if the Council could empower the police department to close down the entertainment were there to be noise complaints and non-cooperation in consideration of requests to lower the music with Town Solicitor Ursillo explaining that the Council does have the power to authorize the police to shut-down the entertainment.

Councilman Barboza made a motion to allow the entertainment to continue until 11:00 o'clock on Friday and Saturday and until 10:00 o'clock PM on Sunday and to authorize the Police Chief or his designee to shut down the entertainment were there to be no cooperation regarding noise issues. There was no second.

It is hereby noted for the record that the Council took a one-half hour recess to adjourn to the Burnside Memorial Hall to hear the announcement of this year's Fourth of July Chief Marshal. This year's selection is Manuel C. "Manny" Corriera. The meeting resumed at 8:30 o'clock PM.

3. Roseann Dugan and Lynne McDonald - request for Junk and Second-hand Dealer's License to sell home furnishings on consignment at 201-203 Gooding Avenue, call for Public Hearing on May 2, 2007

Cordeiro/Barboza - Voted
unanimously to schedule the public hearing regarding this matter for May 2, 2007. Advertise in local newspaper.

4. Antonio Avila for St. Elizabeth's Church, Santo Christo Feast, 577 Wood Street - request for Dancing and Entertainment License for feast to be held June 8, 9, and 10, 2007.

LATE ITEM

- a. Recommendation - Town Administrator and Police Chief

It is hereby noted for the record that this item was considered along with item G2 and was continued until the meeting of May 2, 2007

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

LATE ITEM 5. Zelia's Diner, LLC, Zelia Felix, d/b/a
Zelia's Diner at Gooding Avenue, 20 Gooding
Avenue (formerly Rhonda's Small Town Diner) -
request for Victualling License

LATE ITEM a. Recommendation - Town Administrator and
Police Chief

Barboza/Cordeiro - Voted
unanimously to grant this license
subject to conformance to all State
laws and local ordinances and
payment of all fees and levies.

H. LICENSING BOARD - RENEWALS

1. Renewal of Tattoo License for 2007/2008

a. Buddy Mott's 2nd Generation Ink -
Marilyn Mott Tolleson - 11 Gooding
Avenue

1. Recommendation - Chief of Police

Barboza/Parella - Voted to grant
the renewal of this license based
upon the recommendation as received
subject to conformance to all State
laws and local ordinances and
payment of all fees and levies.
Voting in favor were Councilmen
Marshall, Barboza, and Cordeiro and
Councilwoman Parella; Voting
opposed was Councilman Herreshoff.

2. Renewal of Dog Kennel License for 2007/2008

a. East Bay Kennels - Karl Correia - 47
Broad Common Road

b. Allison's Pampered Pets - Allison Barr -
7 Michael Drive

1. Recommendation - Chief of Police

Barboza/Parella - Voted unanimously
to grant the renewal of this
license based upon the
recommendation as received subject
to conformance to all State laws

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

and local ordinances and payment of all fees and levies.

(CA) I. UTILITY PETITIONS

Approval of consent agenda="Motion to approve these petitions."

1. Road Cut Permits - DPW
2. National Grid - request for new pole - Proto Lane

J. PETITIONS - OTHER

1. Anthony Margiotta, 736 Hope Street - request to hold Uncommon Art festival on Town Common June 9 & 10, 2007
 - a. Recommendation - Director, Parks and Recreation

Barboza/Parella - Voted unanimously to grant this petition per the recommendations received.

Prior to the vote taken, Councilwoman Parella suggested that the festival might remain open later on Saturday so as to take advantage of those persons leaving church after services. She speculated that this might increase business for the artists.

Mr. Margiotta informed the Council that this will be the seventh year of the event. He thanked the Council for its continued support.

2. Timothy Serbst - King Philip Little League re change/waiver to Town Code Sec 28-82 and relocation of parking area - Veterans Park
 - a. Recommendation - Director, Parks and Recreation

LATE ITEM

- b. Recommendation - Town Administrator and Police Chief

In the matter of the Town Code:

Barboza/Parella - Voted unanimously to refer this matter to the Town Solicitor to investigate same.

In the matter of the Parking Area:

Barboza/Cordeiro - Voted
unanimously to refer this matter to
the Town Solicitor so that he might
draft the proper ordinance.

Prior to the votes taken, Town Solicitor Ursillo reminded
the Council that the metal containers under consideration
are prohibited by the Zoning Ordinance and that the Council
does not have the power to waive this provision. He agreed
to investigate the matter and determine alternate solutions
to potentially resolve the Little League's request.

3. Thomas Chester, Esq. re Matthew Holmes,
"COZE" summer day camp.

Cordeiro/Barboza - Voted
unanimously to refer this matter to
the Town Solicitor and the
Interlocal Trust.

Prior to the vote taken, Town Solicitor Ursillo stated that
this appeared to be a matter for the Regional School
Committee with the Clerk noting for the record that this
same claim was already forwarded to the School District for
its action.

K. OTHER NEW BUSINESS REQUIRING TOWN COUNCIL ACTION

1. Kathleen Viera Beaudoin, Town Clerk
Portsmouth - request for support of
Resolution re School Housing Project Costs

Barboza/Cordeiro - Voted
unanimously to instruct the Clerk
to send letters of support
regarding this matter to the local
members of the General Assembly.

2. Kathleen Viera Beaudoin, Town Clerk
Portsmouth - request for support of
Resolution re Group Home Educational Funding

Barboza/Cordeiro - Voted
unanimously to instruct the Clerk
to send letters of support
regarding this matter to the local
members of the General Assembly.

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

3. Diane Holt, chairperson BVFD Emergency Dialer Network - letter of Thanks

Barboza/Cordeiro - Voted
unanimously to receive and place
this matter on file.

4. Michael R. Mulvey, President King Philip Little League - Invitation to Opening Day, April 28, 2007

Parella/Cordeiro - Voted
unanimously to receive and place
this matter on file.

5. Joyce M. Kinsella, 130 Berry Lane -
Resignation from Bristol Warren Regional
School Committee

Barboza/Parella - Voted unanimously
to accept the resignation of School
Committee Member Joyce Kinsella and
to instruct the Clerk to send a
letter to Ms. Kinsella thanking her
for her service.

Council Chairman Marshall announced that nominations were in order for a replacement for Ms. Kinsella:

Councilman Barboza nominated Karen Lynch for appointment.

Councilwoman Parella nominated Mary C. "Christy" Nadalin for appointment.

Cordeiro/Herreshoff - Voted
unanimously to close nominations.

Voting in favor of Ms. Nadalin was Councilwoman Parella.

Voting in favor of Ms. Lynch were Councilmen Marshall, Barboza, Cordeiro and Herreshoff.

Council Chairman Marshall announced that Ms. Lynch was duly appointed, effective immediately, to fill the unexpired term of Joyce Kinsella.

6. Armenian National Committee of RI - request to fly Armenian Flag on April 24, 2007

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

Barboza/Cordeiro - Voted
unanimously to grant this request
and forward same to the Town
Administrator for action.

7. Notable Works Co., Inc., - invitation to
Spring Concert at Linden Place on May 11,
2007

Barboza/Cordeiro - Voted
unanimously to receive and place
this matter on file.

8. North and East Burial Ground Commission re
recommendation - new fee schedule

Barboza/Parella - Voted unanimously
to approve the new fees as
recommended by the commission.

9. R. I. Lobsterman's Association et al re House
Bills 5165 and 5713 and Senate Bill 0311

Barboza/Herreshoff - Voted
unanimously to receive and place
this matter on file.

10. Colleen M. Bodziony, Membership Services
Manager, R. I. Interlocal Risk Management
Trust re Annual Report (original DVD copy in
Town Clerk's Office)

Cordeiro/Parella - Voted
unanimously to receive and place
this matter on file.

11. Deidra A. Katelle, Town Clerk, Town of East
Greenwich re resolutions (2) re schools

Barboza/Cordeiro - Voted
unanimously to instruct the Clerk
to send letters of support
regarding this matter to the local
members of the General Assembly.

12. Helga Piccoli, Treasurer, Bristol Art Museum
re Sales Tax Exempt Arts District

Herreshoff/Barboza - Voted
unanimously to conceptually approve
this request and to relate same to

the Bristol Waterfront Historic District and to instruct the Clerk to prepare a draft resolution for the General Assembly for consideration at the Council Meeting of May 2, 2007.

L. BILLS & EXPENDITURES

1. Bid #629 - Rogers Free Library Addition and Renovation

Barboza/Herreshoff - Voted unanimously to refer this matter to the Capital Project Committee to act, in consultation with the Town Administrator, in the best interest of the Town.

2. Bid #632 - Elbow Street Drainage Improvements

Barboza/Parella - Voted unanimously to refer this matter to the Town Administrator and Director of Community Development to act in the best interest of the Town.

3. Bid #633 - Scott Lane, Rosedale Drive, Robin Drive Drainage Improvements

Barboza/Cordeiro - Voted unanimously to refer this matter to the Town Administrator and Director of Community Development to act in the best interest of the Town.

4. Bid #634 - 2007 Bituminous Sidewalk Replacement Project

Herreshoff/Barboza - Voted unanimously to continue this matter until the meeting of May 2, 2007.

Prior to the vote taken, Councilman Herreshoff stated that bituminous sidewalks were generally inferior and he would prefer if all new and/or replacement sidewalks were paved with concrete even if fewer could be done with funds available.

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

Council Chairman Marshall stated that he agreed with Councilman Herreshoff and that the Town should reconsider this proposal.

Town Administrator Mederos stated that she, too, preferred the quality of the concrete sidewalks but the rationale for the bituminous sidewalk project was to replace in-kind. She did note that the concrete material is typically three-times the cost of the bituminous.

Councilman Herreshoff asked if a decision on this bid could be postponed with Town Solicitor Ursillo explaining that the Council can postpone or reject bids if its honorable body so votes.

(CA) M. ROUTINE REPORTS

(CA) N. FINANCIAL REPORTS

Approval of consent agenda="Motion to receive and place this item on file."

1. Revenue and Expenditure Statement through April 3, 2007

P. PROCLAMATIONS & CITATIONS

1. Commendation - Antonio Fernando Avila, Portuguese Beneficial Association Don Luiz Filipe 2007 Man of the Year

Cordeiro/Herreshoff - Voted
unanimously to adopt this
commendation as presented.

2. Commendation - Walter S. Felag, Jr., Warren Athletic Hall of Fame

Cordeiro/Herreshoff - Voted
unanimously to adopt this
commendation as presented.

(CA) R. DISTRIBUTIONS/COMMUNICATIONS (to be received and filed by Council)

Approval of consent agenda="Motion to receive and place these items on file."

1. Warrant - Paul Drolet, Special Constable/Fire Police

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

2. Warrant - Richard Marshall, Special Constable/Fire Police
3. Warrant - Gary Geoffroy, Special Constable/Fire Police
4. Warrant - Joseph Asciola, Alternate Member Zoning Board of Review
5. Warrant - Bruce Kogan, Alternate Member Zoning Board of Review
6. Warrant - William McMullen, Zoning Board of Review
7. Warrant - John Evans, Harbor Commission
8. Warrant - David Miller, Harbor Commission
9. Bristol Train of Artillery - Class F-1 Intoxicating Beverage License for March 24, 2007
10. Award of Bid #628 Concrete Sidewalks - LAL Construction, Inc., PO Box 1349, Fall River, MA 02722
11. Council Clerk Cirillo to Mr. Grover Fugate, Executive Director CRMC, et al - re opposition to commercial dock in Kickemuit River
12. Council Clerk Cirillo to Sen. Stephen Alves, Chairman Senate Finance Committee, et al - re opposition to privatization of food and housekeeping at Veterans Home
13. Council Clerk Cirillo to David Swanson, Chairman Rogers Free Library Capital Project Committee re preservation of historic library garden
14. Council Clerk Cirillo to William McGovern re interest in serving on Town Board/Commission
15. Council Clerk Cirillo to David Andreozi, et al (Bristol Ice Rink Committee) re interest in continuing service on committee
16. Town Administrator Mederos to Town Clerk Cirillo, et al - notification of absence from

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

March 31 to April 7, 2007 and designation of
Town Treasurer to perform duties

17. Wendy Waller, Save the Bay to RICRMC, et al
re Wood Street extension correspondence from
1990
18. Louise R. Phaneuf, Town Clerk Burrillville -
Resolution supporting re *An Act to Amend RI
General Laws 40-13.2-5.1 Criminal Records
Check - Employee of Youth Serving Agency*
19. Louise R. Phaneuf, Town Clerk Burrillville -
Resolution supporting *An Act to Amend RI
General Laws 33-21.1-14.1 Property held by
Police departments*
20. Louise R. Phaneuf, Town Clerk Burrillville -
Resolution supporting *An Act Relating to
State Affairs and Government - Department of
Environmental Management - Elimination of
MTBE as a Gasoline Additive*
21. Elizabeth J. Cook-Martin, Town Clerk
Hopkinton - Resolution re Group Home
Educational Funding
22. Elizabeth J. Cook-Martin, Town Clerk
Hopkinton - Resolution re School Housing
Project Costs
23. Town Administrator to Samuel Kinder, Kinder
and Bro. re Bid Award 631 - Tree Planting
24. Paul Pisano, Esq. re release of objection J.
G. Goff Bristol Corp.
25. Richard J. Pimenta, Building Official to
James Roiter, Brenton Realty Investments LLC
re violation Belvedere Hotel

(CA) RR. DISTRIBUTIONS/NOTICE OF MEETINGS
(office copy only)

**Approval of consent agenda="Motion to receive and place
these items on file."**

1. Bristol Warren Regional School Committee -
Schedule of Meetings & Events, Week of April
2, 2007

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

2. CRMC - March 2007 Calendar (Amended)
3. Bristol County Water Authority/Public Relations/Personnel Committee - April 3, 2007
4. Bristol County Water Authority/Audit Finance - April 3, 2007
5. Bristol County Water Authority/Engineering Committee - April 5, 2007
6. Bristol County Water Authority/Board of Directors - April 11, 2007
7. CRMC/Semi-Monthly Meeting - March 27, 2007
8. Coastal Resources Management Council - April 2007 Calendar
9. Colt-Andrews Subcommittee, Bond Project Building Committee - Meeting Notice April 10, 2007
10. Bristol Warren Regional School District - Bond Project Building Committee/School Committee - Meeting Notice April 9, 2007

S. TOWN SOLICITOR

- LATE ITEM** 1. Request for Executive Session pursuant to RIGL 42-46-5(a)(2)

Barboza/Cordeiro - Voted
unanimously to adjourn into
Executive Session pursuant to RIGL
42-46-5 (a) (2) and (5).

It is hereby noted for the record that this action was taken at the conclusion of the public agenda.

Z. INDIVIDUAL COUNCIL MEMBERS AGENDA ITEMS

1. MARSHALL
 - a. Thank You Mike Davis/Steve Roth - Council Chairman Marshall thanked Messrs. Davis and Roth for their help toward broadcasting the meeting on television.
 - b. RI Wind Conference - Council Chairman Marshall noted that the Wind Conference will now

be held at the University of Rhode Island so as to accommodate the anticipated crowds.

c. Joint Finance Committee - Council Chairman Marshall stated that he did not speak at the recent Joint Finance Committee meeting since the audience was unruly. He noted the impending sewer fee increase and stated that he was of the opinion that any cuts to the school budget will not harm the educational program.

2. CORDEIRO

a. Complaints re State Street Wharf - Councilman Cordeiro noted that the posted signs at State Street Wharf are ignored by some motorists relating to the two-hour limit and no overnight parking. He asked Police Chief Serpa to investigate same.

3. PARELLA

a. 1200 Hope Street - Councilwoman Parella noted an accumulation of trash, abandoned automobiles, etc. on the property of 1200 Hope Street. Town Administrator Mederos agreed to have Jack Evans, Code Compliance Officer, investigate same.

4. BARBOZA

a. Earth Day - Councilman Barboza reminded those present of the upcoming Earth Day cleanup. He stated that he would welcome additional members to his "clean-up team" and that this group will meet on Saturday, April 14, 2007 at the Dreadnaught Fire Station beginning at 8:00 o'clock AM.

b. Pastime Theatre Group - Councilman Barboza noted that the Pastime Theatre Group is "alive and well" and its board has been comprised and its mission is to "enhance the performing arts in Bristol."

c. Sewer Use Fee - Councilman Barboza stated that the current proposal to increase sewer use fees provides for an equitable transfer of funds from the operating budget to the Sewer/Composting Enterprise Fund.

5. HERRESHOFF

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

a. School Budget - Councilman Herreshoff explained his recent vote regarding a reduction in the School Budget, noting that the Schools anticipate that health insurance costs will be \$200,000 less than budgeted and he further speculated that the School will receive at least another \$200,000 in State Aid thus covering the Joint Finance Committee's overall cut of \$400,000.

b. Windmill Conference - Councilman Herreshoff noted the upcoming wind energy conference to be held at the University of Rhode Island and informed those present that he observed wind farms in California and Calgary, Canada. He stated the windmills in Calgary have vertical blades which appear to be less troublesome than the revolving propeller-type. He also noted the need to investigate solar energy since the technology regarding this type of electricity production has greatly improved of late.

c. Fourth of July - Councilman Herreshoff expressed his congratulations to Chief Marshal "Manny" Correira and also noted that he (Councilman Herreshoff) will be "roasted" by the Fourth of July Committee on Sunday, April 29. He invited those participating in the roast to "go for the throat."

ZZ. TOWN ADMINISTRATOR AGENDA ITEM(S)

Silver Creek Flooding - Town Administrator Mederos reported upon a meeting with State officials regarding the flooding of Hope Street at Washington Street. She noted a recent meeting with RIDEM, the Director of the DOT, representatives from the Governor's office who provided assurances that they are committed to a resolution of this flooding problem.

Town Administrator Mederos agreed to keep the Council informed regarding the progress in this matter.

Herreshoff/Parella - Voted
unanimously to resume open session
and seal the minutes of the
Executive Session at 10:00 o'clock
PM.

There being no further business upon a motion by Councilman Barboza, seconded by Councilman Cordeiro and unanimously

TOWN COUNCIL MEETING - WEDNESDAY EVENING - APRIL 11, 2007

approved, the Chairman declared this meeting to be adjourned at 10:01 o'clock PM.

Louis P. Cirillo, Clerk

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MAY 2, 2007

PRESENT: Marshall, Cordeiro, Parella, Barboza and Herreshoff

ALSO PRESENT: Diane C. Mederos, Town Administrator
Michael A. Ursillo, Town Solicitor
Marshall J. Netto, Town Sergeant

The Council met in regular session on Wednesday evening, May 2, 2007 in the Town Hall, Council Chambers beginning at 7:00 o'clock PM, Council Chairman Marshall presiding:

SPECIAL PRESENTATION - FIRE POLICE

Prior to the commencement of this evening's regular agenda, Council Chairman Marshall called upon Councilman Barboza to make a special presentation of the following proclamation:

State of Rhode Island and Providence Plantations
Town of Bristol

Proclamation

Whereas, the Bristol Fire Police was established in 1923 by Chief John Grabert and the Board of Fire Engineers; and

Whereas, an original squad of seven officers, representing the Town's fire companies, were duly appointed by the Town Council to the respected rank of Special Constable - a tradition existing to this very day; and

Whereas, the ranks of the Bristol Fire Police has grown in more recent years to twenty members strong, five from each of the four fire companies, Hydraulion, Dreadnaught, Defiance, and Ever Ready and continue to serve the public, providing assistance at fire scenes assuring the safety of bystanders and affording fire-fighters clear and secure access to the fire scene; and

Whereas, these intrepid souls give willingly of their time and energy whenever called upon in service to their Town, and have remarkably done so with outstanding effectiveness and efficiency for over eighty-three years.

Now, therefore, be it Resolved, that the Honorable Town Council and Honorable Town Administrator of the Town of Bristol, State of Rhode Island and Providence Plantations, extend greetings and congratulations to the members of the Bristol Fire Police in consideration of their long service and many accomplishments; and

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MAY 2, 2007

Be it further Resolved, that the Honorable Town Council and Honorable Town Administrator of said Town of Bristol, individually, collectively and by these presents, express sincere gratitude to all of those present and past members of the Bristol Fire Police, and proclaim this appreciation on behalf of the entire Bristol community.

In witness whereof we have hereunto set our hands and affixed the Seal of the Town of Bristol on adoption this Second Day of May, A.D. Two-Thousand and Seven.

/s/

Diane C. Mederos, Town Administrator

/s/

Kenneth A. Marshall, Chairman

/s/

Raymond Cordeiro, Vice-chairman

/s/

Mary A. Parella, Councilwoman

/s/

David E. Barboza, Councilman

/s/

Halsey C. Herreshoff, Councilman

Attest: /s/

Louis P. Cirillo, Town Clerk

BUDGET ADOPTION 2007/2008 - OPERATING, CAPITAL AND SEWER

Barboza/Cordeiro - Voted
unanimously to approve the
2007/2008 budget as presented and
to adopt the Budget Resolution as
follows:

BUDGET RESOLUTION

State of Rhode Island and Providence Plantations
Town of Bristol

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MAY 2, 2007

ADOPTED 2007-2008 BUDGETS:
OPERATING, CAPITAL AND SEWER

BE IT HEREBY RESOLVED, to submit to the Town Clerk and Taxpayers of Bristol, the ADOPTED BUDGET for fiscal year beginning July 1, 2007, and terminating on June 30, 2008, pursuant to Article 4, Section 406 of the Bristol Home Rule Charter and attached herewith as follows:

BE IT FURTHER RESOLVED, that the several sums of money on the Appropriation, Schedule "A" Operating Budget, (\$37,994,940), which includes funding for Capital Budget Schedule "B" (\$1,478,000); and the separate Water Pollution Control/Composting Enterprise Fund Schedule "C" (\$4,800,320) the expenditure of said sums derived from sewer use fees, be approved.

In witness whereof we have hereunto set our hands and affixed the Seal of the Town of Bristol on adoption this Second Day of May, A.D. Two-Thousand and Seven.

/s/

Kenneth A. Marshall, Chairman

/s/

Raymond Cordeiro, Vice-chairman

/s/

Mary A. Parella, Councilwoman

/s/

David E. Barboza, Councilman

/s/

Halsey C. Herreshoff, Councilman

Attest: /s/

Louis P. Cirillo, Town Clerk

Councilman Barboza noted for the record the untimely passing of Nicholas T. Baker. Councilman Barboza informed those present that Mr. Baker was a good and loyal member of the Fire Department.

Councilman Barboza also informed those present that Russell Moore, a reporter for the Bristol Phoenix will be leaving his post and will joining the staff of the Warwick Beacon. Councilman Barboza congratulated Mr. Moore on his appointment and the quality of his Phoenix articles.

Council Chairman re Thomas Park

Council Chairman Marshall introduced Director of Parks and Recreation Burke who presented an overview of planned improvements to Thomas Park. Mr. Burke informed the Council that several youngsters will be participating in the park project as part of their Eagle Scout program.

He also noted that the funding for park improvements was derived from grant funding and not from local taxation.

Gary Watros, President of the Bristol Garden Club informed the Council that his group will be participating in the project in honor of Mrs. Perry who was a founder of the Club in 1928 and a resident of the oldest house. He explained that the Club will be planting a "traditional garden" that will be known as "Mrs. Perry's Garden" and has contributed funds toward this project.

Wendy Ferguson of Save the Bay informed the Council that some of the salt marsh will be restored as part of this project and this will include the removal of non-native invasive plant species.

Mr. Burke also explained that his long range plan for the property includes the eventual acquisition of the oldest house and to convert same into a visitor center and museum for the 4th of July Committee.

Councilman Herreshoff asked if any plans were considered to improve the island in the center of Silver Creek with Mr. Burke responding that this matter might be better addressed by the "Save the Bay."

Councilman Barboza thanked Mr. Burke for his efforts and commended him for his interest in passive recreation facilities. He also drew attention to item R17 and congratulated Mr. Burke for the accolades provided therein.

MOTION RE: CONSENT AGENDA - TO APPROVE THE CONSENT AGENDA

Cordeiro/Herreshoff - Voted
unanimously to approve the consent
agenda adding an item under "Old
Business" to consider the Colt

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MAY 2, 2007

School as requested by Councilman Herreshoff.

A. SUBMISSION OF MINUTES OF PREVIOUS MEETING

1. Town Council Workshop - March 28, 2007

Barboza/Cordeiro - Voted
unanimously to accept these
minutes as presented.
2. Town Council Special Meeting - January 16,
2007

Barboza/Cordeiro - Voted
unanimously to accept these
minutes as presented.
3. Town Council Meeting - April 11, 2007

Barboza/Cordeiro - Voted
unanimously to accept these
minutes as presented.
4. Town Council Budget Workshop - March 28, 2007

Barboza/Cordeiro - Voted
unanimously to accept these
minutes as presented.
5. Town Council Special Meeting - April 18, 2007

Barboza/Cordeiro - Voted
unanimously to accept these
minutes as presented.
6. Town Council Special Meeting - June 15, 2006

Barboza/Cordeiro - Voted
unanimously to accept these
minutes as presented.
7. Town Council Budget Workshop - April 2, 2007

Barboza/Cordeiro - Voted
unanimously to accept these
minutes as presented.
8. Town Council Meeting - June 21, 2006

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MAY 2, 2007

Barboza/Cordeiro - Voted
unanimously to accept these
minutes as presented.

9. Town Council Workshop - August 8, 2006

Barboza/Cordeiro - Voted
unanimously to accept these
minutes as presented.

10. Town Council Workshop - August 21, 2006

Barboza/Cordeiro - Voted
unanimously to accept these
minutes as presented.

(CA) AA. SUBMISSION OF MINUTES-Boards and Commissions

**Approval of consent agenda="Motion to receive and place
these items on file."**

1. Bristol Warren Regional School Committee -
February 26, 2007
2. Bristol Warren Regional School Committee -
February 28, 2007
3. Bristol Warren Regional School Committee -
March 12, 2007
4. Bristol Warren Regional School Committee -
March 19, 2007
5. Bristol County Water Authority/Board of
Directors - March 14, 2007
6. Bristol County Water Authority/Audit Finance
Committee - April 3, 2007
7. Bristol County Water Authority/Public
Relations/Personnel Committee - April 3, 2007
8. Bristol County Water Authority/Engineering
Committee - April 5, 2007
9. Planning Board - March 13, 2007
10. Historic District Commission - March 1, 2007

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MAY 2, 2007

11. North and East Burial Ground Commission - February 26, 2007
12. Recreation Board - March 13, 2007
13. Rogers Free Library/Capital Project Building Committee - March 1, 2007
14. Housing Authority - February 15, 2007
15. Housing Authority - March 15, 2007
16. Substance Abuse Prevention Task Force - April 16, 2007
17. Conservation Commission - January 24, 2007
18. Conservation Commission - February 28, 2007
19. Bristol Warren Regional School Committee - March 26, 2007
20. Bristol Warren Regional School Committee - April 9, 2007

B. OLD BUSINESS

1. Town Administrator Mederos re Noise Meters, continued from October 25, 2006

Barboza/Cordeiro - Voted unanimously to continue this matter until the meeting of May 23, 2007.

Prior to the vote taken, Town Administrator Mederos asked that this matter might be continued.

2. Councilman Barboza re Portuguese Cultural Heritage, continued from February 28, 2007

Barboza/Parella - Voted unanimously to receive and place this matter on file.

Prior to the vote taken, Councilman Barboza explained that he has been in contact with leaders of the local Portuguese Community regarding an idea to display artifacts relating to Portuguese cultural heritage. He agreed to monitor the situation and report back at a later date.

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MAY 2, 2007

Councilman Cordeiro noted for the record that the new library plan includes a "Portuguese collection" and that the allocated space for same might present a suitable display area.

3. Robert Rocchio, State Traffic Commission to Town Administrator Mederos re removal of "No Right Turn on Red" restriction on Chestnut Street/Hope Street intersection, continued from March 21, 2007

- a. Robert Rocchio - approval of removal of sign

Barboza/Cordeiro - Voted
unanimously to receive and place
this matter on file.

4. Council Clerk Cirillo re options for intended use of Quinta-Gamelin Army Reserve Center, continued from April 11, 2007

- a. Gerry Turbeville, BRAC Program Manager - update

Herreshoff/Barboza - Voted
unanimously to request an extension
of the deadline from the Department
of Defense so as to provide the
consultants sufficient time to
review the options and make a
recommendation to the Council in
its capacity as Local Redevelopment
Authority.

Prior to the vote taken, Ms. Turbeville reported that the grant from the DOD had been approved and the Cecil Group (the only applicant) appeared to be most qualified.

Councilman Herreshoff asked when the Council must provide its decision on the property with Ms. Turbeville responding that the decision was due sometime in June.

Councilman Herreshoff suggested that the Council might seek an extension of time; particularly in light of the fact that the Army does not intend to vacate the premises for several years.

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MAY 2, 2007

Ms. Turbeville explained that Councilman Herreshoff's rationale was logical and that she would pursue the extension and report back to the Council regarding same.

5. Rodney W. Wick, PE, Caputo and Wick, Ltd. - report and recommendation on masonry deterioration of Community Center Wall, continued from April 11, 2007

Herreshoff/Barboza - Voted
unanimously to continue this matter
until the meeting of May 23, 2007.

Prior to the vote taken, Mr. Burke presented a verbal report and photos of the wall in question. It was noted for the record that the problem concerns the interior wall and that this wall is 'buckling.'

Councilman Herreshoff asked if this was a structural issue with Mr. Burke reporting that the wall was reinforced so as to support the weight of the roof and that the engineers suspect foundation problems. He also reminded the Council that the driveway experiences regular 'sink holes.'

Councilman Herreshoff stated that this may be an insurance issue since the building is repeatedly impacted by storm activity.

Town Administrator Mederos agreed to investigate this matter with the insurance carrier.

Council Chairman Marshall speculated that the problem may have been caused by the rusting of the steel supports which connect the interior wall to the exterior wall.

6. Jose Cordeiro for Holy Trinity/St. Elizabeth Church, 577 Wood Street - request for Dancing and Entertainment License for Feast to be held June 1, 2 and 3, 2007, continued from April 11, 2007

Herreshoff/Cordeiro - Voted
unanimously to approve the request
for hours of operation of the
various committees as outlined in
agenda items B6, B7 and G1;
requiring the police and fire
patrols as recommended.

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MAY 2, 2007

Prior to the vote taken, Council Chairman Marshall noted that this agenda item and associated issues prompted a forty-five (45) minute discussion at the last meeting. He further noted that Councilman Cordeiro and Town Administrator Mederos agreed to research the matter and report to the Council at this time.

Councilman Cordeiro informed the Council that he met with the various church committees along with Deputy Chief Canario and that the committees agreed to "make every effort to keep the music down" to an acceptable noise level.

Councilman Herreshoff asked if the committees agreed to reduce the level of sound emitted when requested to do so by the police with Councilman Cordeiro responding affirmatively; adding that the noise level will be reduced overall.

Councilman Herreshoff expressed concern that bands will sometimes ignore the requests of committee members and 'do what they please.'

Town Administrator Mederos stated that she, too, spoke with various committee members and was in favor of allowing the later-evening music provided that the contact persons are well-identified to the police officers in charge and that these contact persons will be authorized to address complaint issues immediately.

She also noted that it would be advisable to have a meeting with all parties immediately following the events so as to discuss any issues that might impact future programs; noting that the bands are hired as much as one year in advance of the feast.

Councilwoman Parella stated that this point raised by Town Administrator Mederos was key and that the Town should make every effort to assure that all issues are resolved in a timely fashion so as to prevent future problems.

Councilman Cordeiro informed the Council that committee members expressed a willingness to "head-off" further problems.

Councilwoman Parella stated that this would be an "important year;" noting that committee members were unresponsive in the past and the actions of all parties will dictate the Council's future action regarding these activities.

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MAY 2, 2007

Councilman Barboza stated that he did not have any personal agenda regarding the feasts and enjoys visiting these. He did say, however, that he would like to be responsive to the request of the committees since members appear to be in agreement that a problem exists and expressed their willingness to resolve the problem. He also stated that he did not wish to have this same discussion again next year and it was imperative that the committees fulfill their promise.

A discussion ensued regarding the number of police and fire officers that must be present during the celebrations with all in agreement that this number is dictated by departmental policies and necessary for the safety of all concerned.

7. Antonio Avila for St. Elizabeth Church/Santo Christo Feast, 577 Wood Street - request for Dancing and Entertainment License for Feast to be held on June 8, 9 and 10, 2007, continued from April 11, 2007

This matter was resolved as part of docket item B6.

8. Helga Piccoli, Treasurer, Bristol Art Museum re Sales Tax Exempt Arts District, continued from April 11, 2007

- a. Draft Resolution re Arts District

Herreshoff/Barboza - Voted unanimously to receive and place this matter on file.

LATE ITEM

- b. Amendment to Rhode Island General Laws re Arts District

Herreshoff/Parella - Voted unanimously to approve this amendment as presented and to forward same to the local legislative delegation for their prompt action.

LATE ITEM

- c. Alternate Draft Resolution corresponding to item 'b' above

Herreshoff/Parella - Voted unanimously to adopt this resolution as presented and to

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MAY 2, 2007

forward same to the local legislative delegation for their prompt action.

Prior to the vote taken, the Clerk informed the Council that two draft resolutions were before its honorable body with the primary difference being the geographic limits of the district as proposed. The Council agreed that the district as presented in item B8c was its preference for the Tax Exempt District.

Councilman Herreshoff asked if passage by the General Assembly of this legislation was likely with Town Solicitor Ursillo responding affirmatively since other similar communities in Rhode Island have the same benefit.

9. Bid #634 - 2007 Bituminous Sidewalk Replacement Project, continued from April 11, 2007
 - a. Principal Planner Tanner - summary of sidewalk replacement project and cost estimate of concrete conversion
 - b. Councilman Herreshoff - opposition to bituminous sidewalks

Barboza/Parella - Voted unanimously to refer Bid #634 to the Town Administrator to act in the best interest of the town.

Prior to the vote taken, Council Chairman Marshall noted that Councilman Herreshoff and others expressed concern regarding the Town's program of installing bituminous asphalt sidewalks and the Council held a special workshop on April 23, 2007 regarding same.

He further noted that Principal Planner Ed Tanner provided information at the special workshop concerning a 'rundown' of the costs; streets yet to be completed; technical descriptions of the sidewalk-bed preparation, asphalt thickness, etc.

Councilman Herreshoff stated that he still has some concerns regarding the use of asphalt and further stated that he regretted the use of sidewalk asphalt between High and Wood Streets. He noted that these streets are within the National Register of Historic Places designated Historic District and that these should have been considered as such.

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MAY 2, 2007

Councilman Herreshoff did state, however, that the Town perhaps shouldn't change course at this point but the Council should consider that concrete is the preferred material for the future.

Town Administrator Mederos noted that Kevin McBride, a representative of Caputo and Wick, was present to address the Council's concerns.

Councilman Cordeiro asked if Cole Street will receive new sidewalks stating that he was informed that this street was on the list.

Councilwoman Parella stated that she was of the opinion that Sherry Avenue sidewalks should be paved with concrete but Mr. Tanner made good points. She further stated that she was in agreement with Councilman Herreshoff regarding the use of concrete as the preferred material in the future.

Councilman Barboza stated that the cost consideration likely led to the use of bituminous asphalt instead of concrete and that many voters supported the sidewalk bond issue in anticipation of receiving new neighborhood sidewalks and "expect to have something (asphalt or concrete)." He further stated that were the Town to use concrete exclusively, many of these voters would be disappointed.

Councilman Herreshoff asked for an explanation of the rationale of the sidewalk material issue with Mr. McBride noting that an important element of the decision was the overall condition of the road adjacent to the sidewalks; noting that it is impractical to consider concrete in places where the roadways will soon be replaced.

Public Works Director Serbst stated that the Town had a commitment to the Historic District Commission that concrete sidewalks would be installed within the Town Historic District.

Councilman Herreshoff stated that he was concerned about the quality of the more recent bituminous sidewalks and that he observed poorly graded surfaces and the proliferation of puddles after periods of precipitation.

Mr. McBride noted that the current bituminous installation is of a higher quality than that which was installed in the past. He commented that the new sidewalks have a superior sub-base and are much thicker than before.

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A discussion ensued regarding the life expectancy of the various sidewalk materials with Mr. McBride explaining that the use of road salts has diminished the overall life of the concrete sidewalks.

Councilwoman Parella noted that some melt-agents are less troublesome than basic rock-salt and that the Town should inform its citizens through a public relations effort regarding which products would not harm the new sidewalks.

- c. Director of Community Development
Williamson re street light installation
on east side of Thames Street

Barboza/Parella - Voted unanimously to approve the plan for street light installation as recommended by Director of Community Development Williamson.

After the vote taken, a related discussion ensued regarding the status of the Hope Street (downtown) sidewalk improvements with Town Administrator Mederos noting for the record that the State doesn't appear to have funds to support this program.

Councilman Herreshoff stated that he was of the opinion that when this project is finally undertaken it should be completed "first class" and that the Town may seek the recommendations of Al Veri, the noted landscape designer. He further stated that he was of the opinion that lights for Hope Street should be of a superior design to the ones currently discussed.

Town Administrator Mederos agreed to consult with Mr. Veri regarding this project.

- 10. Pasquale DeLise, Executive Director, Bristol County Water Authority - update re development of Hydraulic Model to evaluate flows/pressures

Herreshoff/Cordeiro - Voted unanimously to instruct the Clerk to correspond with Mr. DeLise regarding the hydraulic model; suggesting that the Town should be involved throughout the process

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rather than becoming informed when the plan is complete.

Prior to the vote taken, Councilman Herreshoff suggested that this was a very important project and it would likely be valuable for the Council to have regular status reports regarding same and become involved at the earliest possible juncture.

After the vote taken, Council Chairman Marshall informed those present that June Speakman, a political science instructor at Roger Williams University will be sponsoring a 'public policy discussion' at the University and the Bristol County Water Authority will be a topic for the session. He further noted that this discussion will take place sometime during July or August and he will inform the Council regarding the specific date.

11. Councilman Barboza - update re Boys State Program

It is hereby noted for the record that the Council agreed by unanimous consent to deviate from the published docket and discuss this matter prior to item B9.

Cordeiro/Barboza - Voted
unanimously to receive and place
this matter on file.

Prior to the vote taken, Councilman Barboza introduced Dave Silvia of the American Legion who thanked the Council for its support of the program. He also noted that the Newport Navy Base is no longer available to the American Legion for a program site and the Boys State Program is looking for a new home and a corporate sponsor of same.

Mr. Silvia also introduced Brian Petit, a student from Mount Hope High School who provided an overview of his personal experiences with the Boys State Program.

12. Council Clerk Cirillo - update re Ice Rink Committee

Cordeiro/Herreshoff - Voted
unanimously to refer this matter to
Town Treasurer Day.

Prior to the vote taken, the Clerk reported that he contacted the members of this committee and the responses were included in the subject memorandum.

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Councilman Herreshoff asked if this ice rink would be used solely for hockey with Council Chairman Marshall stating that he would like to see this facility based upon the one in West Warwick.

It was noted that an ice rink might be included in the overall plans for the Town's recreational facilities and Mr. Burke should serve on this committee.

It was noted that Jeff Day and Roberta DiMezza might also wish to serve as committee members.

13. Councilman Barboza - update re Pastime Performing Arts Foundation

Barboza/Cordeiro - Voted
unanimously to receive and place
this matter on file.

Prior to the vote taken, Diana Campbell and Beverly Larson of the Pastime Foundation informed the Council of its plans to promote the arts in downtown Bristol. It was noted that the Foundation renewed its interest in the project based upon the temporary location of Warren's 2nd Story Theater which held performances in the Bristol Court House several months ago.

14. Gerry Turbeville, CDBG Program Manager re Block Grant for FY 2007
 - a. Community Development Block Grant budget
 - b. Resolution of local governing body

Barboza/Cordeiro - Voted
unanimously to approve the budget
and adopt the resolution, both as
presented.

15. Martha C. Heald, BETA Group, Inc. - Silver Creek Project update

Barboza/Cordeiro - Voted
unanimously to receive and place
this matter on file.

Prior to the vote taken, Town Administrator Mederos informed the Council that a public hearing on the proposals

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concerning Tanyard Brook and Silver Creek will take place on Wednesday, May 30, 2007.

(Added Item) 16. Colt School Renovations (discussion only)

Councilman Herreshoff stated that he was concerned regarding the School Committee's plan to renovate the Colt Memorial School since this is an "extraordinary building" and it should be considered as such and not simply for its utility.

He further stated that the School Committee will unwisely "cut corners" and the result will be "second-rate at best."

Council Chairman Marshall stated that he as served as "liaison to the situation" and that the Committee has abandoned its idea to replace the ceramic tile roof with an inferior material and now plans to replace the roof in-kind.

He did state, however, that the committee will be replacing the windows of the historic building.

Councilman Barboza stated that he was informed by Marjorie McBride that the replacement of the windows was a "compromise" between the School Committee and the Historic District Commission.

BB. SPECIAL /STATUS REPORTS

1. Director of Community Development Williamson
- Monthly progress report for March 2007

Barboza/Parella - Voted unanimously to receive and place this matter on file.

C. PUBLIC HEARINGS

1. Roseann Dugan and Lynne McDonald - request for Junk and Second-hand Dealer's License to sell home furnishings on consignment at 201-203 Gooding Avenue

- a. Recommendation - Police Chief

Council Chairman Marshall opened the public hearing.

Ms. Dugan and Ms. McDonald informed the Council that they would be willing to answer any questions regarding their business plans.

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There was no remonstrance offered in favor or against the petition.

Barboza/Parella - Voted unanimously to close the public hearing.

Barboza/Parella - Voted unanimously to grant the petition subject to the recommendation as received and subject to conformance to all state and local regulations and payment of all fees and levies.

D. ORDINANCES

1. Ordinance #2007-16, CHAPTER 11, Fees and Charges, Section 11-1 Comprehensive Schedule of Fees (Building Permits et al), **2nd reading for adoption**

Cordeiro/Herreshoff - Voted unanimously to continue this matter until the meeting of May 23, 2007.

Prior to the vote taken, Council Chairman Marshall suggested that this ordinance may require further consideration prior to adoption.

Mr. Tanner reported that a good deal of research supports the development of the zoning fee structure.

Councilman Barboza explained that the Council asked the department to amend this ordinance over one year ago during the budget deliberations and the budget for the upcoming fiscal year was based upon an increase in fees.

Town Administrator Mederos stated that many of these fees remain unchanged for a long time and the proposal considers the fees charged in other community for the same service.

2. Ordinance #2007-17, CHAPTER 16, Motor Vehicles and Traffic, Article V, Stopping, Standing and Parking, Section 16-148, Handicapped Parking, **1st reading**

Barboza/Parella - Voted unanimously to consider this the first reading

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of Ordinance #2007. Advertise in local newspaper.

Prior to the vote taken, it was noted for the record that this ordinance proposal will change the manner in which Handicapped Parking spaces are created and no longer require an amendment to the Town Code to do so.

3. Council Chairman Marshall - discussion re Ordinances #2007-9 and #2007-10 (landfill)

Cordeiro/Herreshoff - Voted unanimously to ask the Town Administrator to distribute information regarding the need to raise transfer station fees including a press release and notice in the soon-to-be-mailed annual tax bills and to allow the implementation of the new transfer station "weight rounding" program prior to the ordinance amendment.

Cordeiro/Herreshoff - Voted unanimously to approve item K9 as proposed.

Prior to the vote taken, Council Chairman Marshall wondered if the Council's recent ordinance to raise transfer station fees and the fee for "dump stickers" was prudent. He questioned if the Council adopted all of the Ordinance's provisions too hastily and if a 'phase-in' over time would have been the preferred route.

Councilman Barboza noted that the purposes of the ordinance as recommended by Public Works Director Serbst was to "bandage a \$750,000 hemorrhage" and at the present time 80% of the taxpayers are subsidizing the remaining 20%.

A discussion ensued regarding the State's expectations for trash transferred to the Johnston Landfill and how the level of fees impacts this.

Public Works Director Serbst explained that under the old fee structure, a resident could dump over 26,000 pounds of rubbish at the transfer station for the annual cost of a \$5 "dump sticker."

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A discussion ensued regarding the fact that the Bristol station has the lowest fees in the area and the deposit of 'out of town' trash due to the fee structure.

Public Works Director Serbst noted for the record that the "rounding" provision of the new ordinance may be unfair and he will recommend an amendment to rectify this situation.

Councilman Cordeiro stated that he was of the opinion that the information provided by the administration was useful and he recommended that this information should be shared with the public at large.

Council Chairman Marshall stated that he was concerned that town employees at the Public Works Department were "laying blame" upon the Council for the increase in fees and the employees should rather participate in providing the rationale for the fee increases rather than 'pointing fingers.'

Public Works Director Serbst agreed to provide amendment information to Town Solicitor Ursillo so that he may file an ordinance amendment for the Council's future consideration.

Council Chairman Marshall read the information provided by Town Administrator Mederos concerning an "amnesty" period as described in item K9.

It was agreed that the Town Administrator could implement this amnesty program.

(CA) E. BUDGET ADJUSTMENTS

Approval of consent agenda="Motion to approve these adjustments."

1. Tax Assessor Spagnolo - Recommended Abatements and Additions, May 2, 2007

(CA) F. APPOINTMENTS

Approval of consent agenda="Motion to approve advertising these Appointments."

1. Public Service Appointments
 - a. Assistant Harbor Master (term exp. 1/2008)

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1. Nathan Gallison, 50 King Philip Avenue - interest/appointment

Councilman Barboza nominated Mr. Gallison for appointment.

Barboza/Parella - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Mr. Gallison, term to expire in January, 2008.

- b. Open Space Conservation Committee (2)
 1. Joyce M. Bryant, 67 Collins Street - interest/appointment
 2. Jennifer Astrella, 1051 Hope Street - interest/appointment

Councilwoman Parella nominated Ms. Bryant and Ms. Astrella for appointment.

Parella/Cordeiro - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot each in favor Ms. Bryant and Ms. Astrella, terms to expire at the pleasure of the Town Council.

- c. Board of Tenants' Affairs (1 Two-year term)
 1. Lorraine Magee, 1014 Hope Street - interest/appointment
 2. Joyce M. Bryant, 67 Collins Street - interest/appointment

Councilman Cordeiro nominated Ms. Magee for appointment.

Cordeiro/Parella - Voted unanimously to close nominations and to instruct the Clerk to cast one ballot in favor of Ms. Magee, term to expire in January, 2008.

G. LICENSING BOARD - NEW PETITIONS

1. Marie Mauricio for St. Elizabeth Church/Holy Ghost Committee, 577 Wood Street - request

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for 2-day Dancing and Entertainment License
for May 26 & 27 from 6-11 PM

- a. Recommendation - Police Chief

It is hereby noted for the record that the discussion and action on this matter took place in conjunction with item B6.

- 2. Anthony Cavalieri, Wood Street Bakery, 366 Wood Street - request for Sidewalk Use License

- a. Recommendation - Police Chief

Parella/Cordeiro - Voted unanimously to grant the petition per the recommendation received and subject to conformance to all laws and ordinances and payment of all fees and levies.

- 3. Stephen and Lynn Squatrito, Weavers Management Inc., d/b/a Backroad Grille, 549 Metacom Avenue - request for change of service hours to 11 PM on Sunday through Thursday until November 1, 2007.

Barboza/Parella - Voted unanimously to grant the petition per the recommendation received and subject to conformance to all laws and ordinances and payment of all fees and levies.

Prior to the vote taken, Town Administrator Mederos informed the Council that she did not have a problem with this request as received.

- 4. Steven Ferreira, Sage Bar and Grille, Inc. d/b/a Sage Bar and Grille, 200 Gooding Avenue - request for transfer of BV Intoxicating Beverage License to nominee; call for public hearing for June 13, 2007.

LATE ITEM

- a. Alfred R. Rego, Jr. re name of nominee - Ricc's Ristorante LLC, Patrick V. Riccardi, 143 Brooklawn Court, New Bedford, MA

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Barboza/Parella - Voted unanimously to hold a public hearing regarding this matter on June 13, 2007.

H. LICENSING BOARD - RENEWALS

(CA) I. UTILITY PETITIONS

Approval of consent agenda="Motion to approve these petitions."

1. WPCF - road cut permits

J. PETITIONS - OTHER

1. Carol McConnell, 224 Wood Street, Apt. 2 - request for handicapped parking space in front of residence

- a. Recommendation - Police Chief

Parella/Barboza - Voted unanimously to consider approval this petition and to forward same to the meeting of May 23, 2007.

Prior to the vote taken, a discussion ensued in consideration of the proposed ordinance regarding parking spaced limited to the handicapped with the Clerk informing the Council that this case will be considered as per the proposed ordinance and adopted, if appropriate, at the next meeting.

K. OTHER NEW BUSINESS REQUIRING TOWN COUNCIL ACTION

1. Lane Sparkman, Guiteras Community Group re proposed playground at school

Herreshoff/Cordeiro - Voted unanimously to receive and place this matter on file.

Prior to the vote taken, Ms. Sparkman addressed the Council and explained that she was in possession of some proposed plans for the playground. She agreed to provide a copy of same to the Clerk for the Council's file.

2. Kathleen Beaudoin, Portsmouth Town Clerk - request for support of Resolution in support

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of the Coalition of Communities Improving
Rhode Island

Cordeiro/Herreshoff - Voted
unanimously to support this measure
and to instruct the Clerk to
correspond to the local General
Assembly delegation regarding same.

3. David J. Sasso, Transportation Support
Administrator, RI Department of
Transportation - Disposition of surplus State
land on Ferry Road, Bristol

Herreshoff/Barboza - Voted to
decline the Town's right of first
refusal in regard to this surplus
property. Voting in favor of the
measure were Council Chairman
Marshall, Councilwoman Parella, and
Councilmen Herreshoff and Barboza.

It is hereby noted for the record that Councilman Cordeiro
recused himself from the discussion and vote on this matter
due to a conflict of interest.

4. David N. Cicilline, Mayor of Providence re
Growing Smart with Transit (copy available in
Town Clerk's Office) - report on importance
of developing and sustaining transit system

Barboza/Cordeiro - Voted
unanimously to receive and place
this matter on file.

5. Representative Raymond E. Gallison, Jr. -
request for letter of opposition re
transportation of LNG on Rhode Island
waterways

- a. Jerry Landy (via email) - request to
send delegation to US Court of Appeals,
Boston, MA in opposition to LNG
transportation

Herreshoff/Barboza - Voted
unanimously to support the position
of Representative Gallison and to
instruct the Clerk to send a letter
as per the above and to include the

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Council's additional concern
regarding the Mount Hope Bridge.

6. Stephan Brigidi, President, Save Bristol Harbor - Thank you for funding

Barboza/Cordeiro - Voted
unanimously to receive and place
this matter on file.

7. Jack Evans, Code Compliance Coordinator and Edward Tanner, Principal Planner - control of odor emissions

Barboza/Cordeiro - Voted
unanimously to support the actions
of the Code Compliance Coordinator
and the Principal Planner.

8. Director of Community Development Williamson and Superintendent of Water Pollution Control Facility Calderiso - request for Executive Session pursuant to RIGL 42-46-5 (a)(5)

It is hereby noted for the record that this item was taken up at the conclusion of the public agenda.

9. Town Administrator Mederos - proposal of amnesty weekends at Transfer Station

It is hereby noted for the record that action on this agenda item took place as part of item C3.

10. Resolution - Annual Fourth of July Celebration

Barboza/Herreshoff - Voted
unanimously to adopt this
resolution with the proviso that it
will be noted for the record that
Councilman Herreshoff objects to
holding the traditional 4th of July
fireworks display on July 3.

11. Councilman Cordeiro re Odyssey of Mind

Cordeiro/Herreshoff - Voted
unanimously to appropriate \$300
from the Council Contingency to
support this endeavor.

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Prior to the vote taken, Councilman Cordeiro explained that that this program was beneficial to young people and that he was impressed by its good work. He suggested that the Council might make an appropriation in support of the program.

LATE ITEM 12. Councilwoman Parella re Roger Williams University Scholarship

Parella/Barboza - Voted unanimously to instruct the Clerk to contact Mr. Antinucci so as to develop a Council resolution in support of a Roger Williams University scholarship based upon the proceeds of "Bristol, Beyond Beautiful."

Prior to the vote taken, Councilwoman Parella stated that she was in contact with Mr. Antinucci who expressed interest in the establishment of a scholarship for a Bristol student attending Roger Williams University who would be studying small-town preservation. Mr. Antinucci tentatively agreed to donate the proceeds from the university campus sales of his book "Bristol, Beyond Beautiful" for this purpose.

It was agreed that the Council's resolution in support of Mr. Antinucci's plan might be of interest to the University officials.

L. BILLS & EXPENDITURES

(CA) M. ROUTINE REPORTS

(CA) N. FINANCIAL REPORTS

Approval of consent agenda="Motion to receive and place this item on file."

1. Revenue and Expenditure Report - April 25, 2007

P. PROCLAMATIONS & CITATIONS

(CA) R. DISTRIBUTIONS/COMMUNICATIONS (to be received and filed by Council)

Approval of consent agenda="Motion to receive and place these items on file."

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1. Warrant - Karen Lynch, Bristol Warren Regional School Committee
2. Warrant - Kenneth J. Marshall, Planning Board
3. Warrant - Armand G. Bilotti, Planning Board
4. Warrant - Ronald Moran, Police Pension Fund
5. Warrant - Anthony Merryman, Deputy Chief, Board of Fire Engineers
6. Warrant - John Paul Cloutier, Assistant Chief, Board of Fire Engineers
7. Warrant - Frank Sousa, Assistant Chief, Board of Fire Engineers
8. Warrant - John Black, Assistant Chief, Board of Fire Engineers
9. Council Chairman Marshall to Ralph R. Papitto, Chairman, Roger Williams University Board of Trustees - thank you for contribution to Parks and Recreation department Senior Sweetheart Dance
10. Council Clerk Cirillo to Edward P. Mara, Superintendent, Bristol Warren Regional School District - appointment by Town Council of Karen Lynch to school committee
11. Council Clerk Cirillo to Ronald V. Gallo, President, Rhode Island Foundation - thank you for grant
12. Council Clerk Cirillo to Joyce Kinsella, former member of Bristol Warren Regional School Committee - thank you for dedicated service
13. Council Clerk Cirillo to Representative Raymond E. Gallison, et al - thank you for concern re flooding problems on Route 114
14. Council Clerk Cirillo to Senator David Bates, et al - thank you for concern re flooding problems on Route 114

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MAY 2, 2007

15. Council Clerk Cirillo to Senator David Bates, et al re Town Council support of legislation relating to education
16. Jerry M. Landy to Town Officials (Via email) - opposition to possible elimination of Byfield School principal
17. Raymond DeLeo, Raymond Construction Company, Inc. - appreciation of assistance by Walter Burke, Director of Parks and Recreation
18. Joseph A. DePasquale, Warren Town Council member, re Rhode Island Wind Alliance
19. Terrence E. Mercer, Associate Administrator, RI Division of Public Utilities and Carriers re hearing date for carrier proposing to operate water vessel in Town of Bristol
20. RI Coastal Resources Management Council - consideration of application by Town of Bristol to construct and maintain transient dockage, additional wave fence and additional permanent dockage at Church Street Marina
21. Bristol County Water Authority - invitation to Kickemuit River Fish Ladder Ceremony on April 30, 2007
22. Diane Campbell, Chair, Voices for Bristol - thank you for support
23. Donna L. Giordano, Westerly Council Clerk - request for support of resolution requiring that public utilities be responsible for costs incurred by municipal corporations associated with relocation of utility infrastructures
24. Gary Watros, President, Bristol Garden Club to David Swanson, Chairman, Rogers Free Library Building Committee re Remembrance Garden
25. St. Elizabeth Church/Santo Christo Committee, 577 Wood Street - Class F Intoxicating Beverage License for April 28, 2007

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26. Lauren Lake, President, Coggeshall Farm Museum, Inc. - Thank You for funding
27. American Legion, Department of Rhode Island - Firefighter Certificate of Commendation to Bristol Volunteer Fire Department
28. Award of Bid #632, Elbow Street Drainage to Aquidneck Construction, Portsmouth, RI

(CA) RR. DISTRIBUTIONS/NOTICE OF MEETINGS
(office copy only)

Approval of consent agenda="Motion to receive and place these items on file."

1. Coastal Resources Management Council - April 2007 amended meetings calendar
2. Bristol County Water Authority/Board of Directors monthly meeting agenda - April 11, 2007
3. Bristol Warren Regional School Committee - Schedule of meetings and events for week of April 16, 2007
4. Bristol Warren Regional School Committee/Budget Facilities Subcommittee - April 16, 2007
5. Bristol Warren Regional School Committee - Schedule of meetings and events for week of April 23, 2007
6. Bristol Warren Regional School Committee/Bond Project/Building Committee - April 23, 2007
7. Bristol Warren Regional School Committee/Personnel/Contract - April 23, 2007
8. Bristol County Water Authority - May 2007 Meeting schedule
9. Coastal resources Management Council - Agenda for Semi-Monthly Meeting to be held April 24, 2007

S. TOWN SOLICITOR

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MAY 2, 2007

1. Council Clerk Cirillo re Discharge of Subdivision Bond.

Barboza/Herreshoff - Voted unanimously to approve the Discharge of Subdivision bond as recommended by Assistant Town Solicitor Ryan and to empower Council Chairman Marshall to sign the document on behalf of the Town.

Z. INDIVIDUAL COUNCIL MEMBERS AGENDA ITEMS

1. MARSHALL

a. Thank you Mike Davis and Steve Roth - Council Chairman Marshall thanked Messrs. Davis and Roth for filming tonight's meeting.

b. State EDC Educational Program for Small Businesses - Council Chairman Marshall noted the upcoming Small Business course available to owners and potential owners of small businesses. Council Chairman Marshall explained that this will be a two night program and interested parties should contact Alan Crisman of the Mount Hope Enterprise Zone.

c. April Wind Forum - Council Chairman Marshall reported on the April Wind Forum at the University of Rhode Island and further reported that Governor Carcieri was in favor of developing wind farms off of the Rhode Island coast.

d. 80th Birthday; Bristol Garden Club - Council Chairman Marshall noted the 80th birthday of the Bristol Garden Club and extended best wishes to its president, Gary Watros.

e. Happy Mothers Day - Council Chairman Marshall extended Mothers Day wishes to all.

2. CORDEIRO

a. Overnight Parking Issues - Councilman Cordeiro noted the receipt of several telephone calls regarding overnight parking violations by out of state motorists at Independence Park. He asked Town Administrator Mederos to investigate this matter.

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b. Disturbances 37 Franklin Street - Councilman Barboza noted some reported disturbances at 37 Franklin Street and asked if the police and/or Code Compliance Officer would investigate same.

3. PARELLA

a. Mothers Day - Councilwoman Parella wished a happy Mothers Day to her mother Bernice A. Parella and best wishes to all mothers on Mothers Day.

b. 1200 Hope Street - Councilwoman Parella expressed concern regarding the condition of the property at 1200 Hope Street.

4. BARBOZA

a. RI Crisis Intervention - Councilman Barboza drew attention to the recent tragedy concerning the passing Nicholas T. Baker and acknowledged the work of the Rhode Island Crisis Intervention team. He suggested that the Clerk might send a letter of thanks to this group.

b. Councilman Herreshoff - Councilman Barboza shared his thoughts regarding the recent "roast" of Councilman Herreshoff for the benefit of the Fourth of July Committee and stated that Councilman Herreshoff was a 'good sport.'

c. 79 Franklin Street - Councilman Barboza noted a large pile of scrap lumber on the lawn in front of 79 Franklin Street and suggested that a Town official should inform the owners of the property that the Town will not remove same.

d. Happy Mothers Day - Councilman Barboza wished a happy Mothers Day to all.

5. HERRESHOFF

a. The "Best Season" - Councilman Herreshoff noted the approach of the Fourth of July celebration and noted that the Town will "look its best" during this time.

b. Harbor Safety - Councilman Herreshoff noted that some speed boats are still exceeding the

TOWN COUNCIL MEETING - WEDNESDAY EVENING - MAY 2, 2007

harbor speed limits and causing excessive noise within the confines of the Harbor.

Councilman Cordeiro agreed to bring this message to the Harbor Commission and Harbormaster.

c. Herreshoff "roast" - Councilman Herreshoff thanked all who participated in the recent "roast" and noted that the message he received was "well deserved and not likely to change anything."

ZZ. TOWN ADMINISTRATOR AGENDA ITEM(S)

CITIZENS PUBLIC FORUM

Barboza/Parella - Voted unanimously to adjourn into Executive Session pursuant to RIGL 42-46-5 (a) (5) at 10:20 o'clock PM.

Barboza/Parella - Voted unanimously to seal the minutes of the Executive Session and resume open session at 10:30 o'clock PM.

There being no further business upon a motion by Councilman Barboza seconded by Councilwoman Parella and unanimously approved the Chairman declared this meeting to be adjourned at 10:31 o'clock PM.

Louis P. Cirillo
Council Clerk

TOWN COUNCIL SPECIAL MEETING - WEDNESDAY EVENING
JUNE 6, 2007

A2

PRESENT: Marshall, Cordeiro, Parella (arrived at 7:45 o'clock PM), Barboza and Herreshoff

ALSO PRESENT: Diane M. Williamson, Director of Community Development
Ken Buckland, BRAC Consultant, the Cecil Group

The Council met in special session on Wednesday evening, June 6, 2007, beginning at 7:06 o'clock PM in the Town Hall, Council Chambers, in its capacity as Local Redevelopment Authority for the Quinta-Gamelin BRAC project Council Chairman Marshall presiding:

Director of Community Development Williamson introduced Mr. Buckland of the Cecil Group who has been retained by the Town as consultant for the project. Mr. Buckland reviewed the BRAC process through a Power-Point presentation. A copy of this presentation is part of the record of this special meeting.

Also presented were documents:

- Public Benefit Conveyance Application - South Weymouth Naval Air Station
- The Cecil Group - Analyses of Notices of Intent (form)

Councilman Marshall asked if the Federal Government might 'change its mind' and not decommission this property with Mr. Buckland stating that the likelihood of a change of direction on the part of the Government was very unlikely.

Councilman Cordeiro noted the time frame as predicted by the Government and asked if the process might be expedited with Mr. Buckland stating that this might be possible and the plan is to turn over the premises once the Army Reserve group has prepared its new headquarters.

A discussion ensued regarding the conveyance at no cost and other options with Mr. Buckland noting for the record that an "economic development" (i.e. commercial) conveyance may carry a price tag whereas a recreational conveyance for public benefit will not.

**TOWN COUNCIL SPECIAL MEETING - WEDNESDAY EVENING
JUNE 6, 2007**

The Council considered the South Weymouth conveyance document and noted the conditions of same. Mr. Buckland and Ms. Williamson speculated that the conditions of conveyance would likely be the same for the Quinta-Gamelin Center and the property conveyed in South Weymouth.

Ms. Williamson asked why the conveyance for education held a thirty year covenant and recreation was a perpetual one with Mr. Buckland stating that it is very likely that the Federal sponsors have different rules.

Mr. Buckland also noted that the Council, as the Local Redevelopment Authority, should consider the building's heritage, i.e. plaques for the future.

Mr. Buckland also noted that the building appears to be in very good condition and of good construction quality. It is handicapped accessible, the roof is fairly new and has redundant heating systems.

He noted that the former large gymnasium has been divided so as to add more office space and the removal of this later addition would restore the gymnasium's earlier dimensions so as to provide a large single multi-purpose space.

Mr. Buckland also noted that the additions within the former gymnasium do not conform to State building codes and would better be removed.

Mr. Buckland also noted that the property is still considered "sensitive" and access is limited due to concerns for security. He further stated that it may be difficult to get complete plans of the building due to this concern for security.

Council Chairman Marshall stated that he understood that the building was "clean" with Mr. Buckland confirming that there appears to be no environmental concerns related to lead or asbestos.

Alan Crisman, a member of the audience, asked specifically if there were lead paint concerns with Mr. Buckland stating that the Army removed lead paint from the building.

Mr. Buckland reviewed the two complete applications:

**TOWN COUNCIL SPECIAL MEETING - WEDNESDAY EVENING
JUNE 6, 2007**

Recreation Center (Bristol Parks and Recreation, applicant)
Early Learning Center (Roger Williams University,
applicant)

He noted that it would be important to consider those application which outline multiple purposes with Councilman Cordeiro asking if, as in the case of the Recreation Center if it would be best to consider two (2) recreational purposes or a single recreational purpose and 'something else' with Mr. Buckland stating that the idea of having a Recreational Center that might also serve as a Emergency Operations center, for perhaps during a Hurricane, might qualify.

He noted that the building is wired for "war games" so as to perhaps facilitate the computers needed to manage an emergency center for police and other emergency services.

Early Learning Center

Mr. Buckland reviewed this application, noting that it was qualified as a 501 (c) (3).

He noted that this applicant was in better form than the "Charter School" since it received sponsorship from the Department of Education and the Charter School did not.

He further noted that Roger Williams University's plan is to fill the main building with classrooms and the existing 'garage' will be converted into a gymnasium. These capital improvements may cost \$1.3 million.

He also noted that the Town is in need of a new contact person for this application since the original contact has left the University.

Mr. Buckland also stated that one particular advantage to the Town in consideration of this application is that it will require no Town investment whatsoever.

Recreational Center

It was noted for the record that the Parks and Recreation department would consider the addition of an "emergency operations center" component to its application. Council Chairman Marshall stated that this option might make sense

**TOWN COUNCIL SPECIAL MEETING - WEDNESDAY EVENING
JUNE 6, 2007**

since the building is centrally located and accessible by land and sea.

Mr. Buckland stated that there were some compatible commercial lease potentials for bicycles and kayaks (e.g.). He further reported that he checked with rental companies so as to determine the level of interest and found that kayak companies found the site to be too far away from the water to be practical but it was noted that the existing Romano building might provide a practical outlet were its use to change.

Council Chairman Marshall asked if the site might accommodate a wind turbine with Mr. Buckland noting that the site might require a tall antenna if it will be used as an Emergency center.

Sound Mind, Sound Body

The proposal "Sound Mind, Sound Body" charter school was rejected by the State Department of Education.

RI National Guard

The proposal of the Rhode Island National Guard did not receive the support of FEMA.

Mr. Buckland explained the purpose of the "Analysis of Notice..." matrix.

Councilwoman Parella arrived at this point in the meeting 7:45 o'clock PM.

It was further noted for the Record that the Council should plan for a public hearing of sorts on the proposals.

Councilman Herreshoff asked about procedure; noting the short window of time remaining. He questioned why the Council might rush to a decision and how long it might take for the Federal Government to approve the application once it receives the Council's preference.

Mr. Buckland noted that the Recreation proposal has the National Park Service as an advocate for its general plan and that the Army plans to remain in the building until its new facility is complete.

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Council Chairman Marshall asked if the Army Reserve might be able to relocate its operation to the National Guard armory on Metacom Avenue.

Mr. Buckland stated that he was not certain if the National Guard armory could accommodate the Army Reserve since the Quinta-Gamelin center is specially wired for the simulations, etc. He agreed to investigate same.

Council Chairman Marshall explained that the National Guard armory sits on a deep lot and should have space for the Army Reserve.

A discussion ensued regarding the leasing of parts of public space to compatible for-profit businesses with Mr. Burke noting that the Town currently leases space in the Romano Building to Northwind Sports and a snack-bar operator.

Mr. Buckland stated that he would be interested to learn the value of the leases.

Councilman Herreshoff asked who else was interested in the property; perhaps those who applied outside of the deadline limits with Director of Community Development Williamson noting that the Local Redevelopment Authority (Council) received proposals from the North and East Burial Ground Commission and the State Department of Environmental Management.

Councilman Herreshoff asked if some of the Army Reserve land might be given to the Cemetery with Mr. Buckland noting that the grade change might make this problematic.

Councilman Cordeiro asked if some of the land might be set-aside for an ice rink with Mr. Buckland stating that this would be a compatible use should the Council choose to use the property for recreational purposes.

It was noted that the application to the Federal Government should be as complete as possible since the use will be restricted based upon the application and might be difficult to amend in the future.

Councilwoman Parella asked if the building might be used for both educational and recreational purposes with Mr.

**TOWN COUNCIL SPECIAL MEETING - WEDNESDAY EVENING
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Buckland commenting that this must be explained before the approval is given by the Federal Government.

Councilman Herreshoff asked if a more complicated use application might jeopardize the Town's acquisition of the property with Mr. Buckland responding that it would not jeopardize the acquisition.

Councilwoman Parella asked if the site, if a recreation center, could have space available for adult education and/or arts and crafts.

Mr. Buckland noted for the record that if the Town were to consider a commercial component, it might ultimately impact the cost of the property transfer.

Councilman Herreshoff asked if the LRA should develop a "sales package" in support of the recreation use should it determine this to be the best use with Mr. Buckland stating that the recreational center would appear to be a good fit and would likely not require a "hard-sell."

Councilwoman Parella stated that the Town no longer has a YMCA and that this might be a suitable substitute.

Council Chairman Marshall asked to know what the Council's next step would be with Mr. Buckland suggesting a public session with the two bona-fide applicants - not too specific but succinct enough to help develop criteria for the Council's decision.

In the meantime, Mr. Buckland agreed to contact Roger Williams University so as to determine their new contact person and/or their continued interest in the property.

Councilman Cordeiro asked to know what would happen should Roger Williams University no longer express interest with Mr. Buckland stating that the Council would make the determination of what might be done next in that particular case.

A discussion ensued as to how long the Government expects to receive biennial reports on the property use with Director of Community Development Williamson noting that the South Weymouth agreement requires biennial (every two years) reporting for a period of twenty (20) years.

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A discussion ensued regarding the need to submit this application by July 10. It was decided to hold additional special meetings regarding this subject on June 20, 2007 and July 5, 2007.

There being no further business upon a motion by Councilman Herreshoff, seconded by Councilman Barboza and unanimously approved, the Chairman declared this meeting to be adjourned at 8:30 o'clock PM.

Louis P. Cirillo
Council Clerk

TOWN COUNCIL SPECIAL MEETING - WEDNESDAY EVENING
JUNE 20, 2007

A3

PRESENT: Marshall, Cordeiro, Parella and Barboza (arrived at
7:25 o'clock PM)

ALSO PRESENT: Diane C. Mederos, Town Administrator
Diane M. Williamson, Director of Community
Development
Kenneth Buckland, the Cecil Group, Consultant

ABSENT: Herreshoff

DRAFT

The Council met in special session on Wednesday evening, June 20, 2007 beginning at 7:20 o'clock PM in the Town Hall, in its capacity as Local Redevelopment Authority for the Quinta-Gamelin Army Reserve Center (BRAC) project, Council Chambers, Council Chairman Marshall presiding:

Mr. Buckland suggested that the Council might review the two qualified projects at this time.

Roger Williams University - Private Elementary School

Bruce Marlowe, Interim Dean of the RWU School of Education, outlined the University's proposal for a private independent elementary school; grades 1-6.

Dean Marlowe noted that the University has explored the ways in which its school of education might serve the public school program. He further noted that the Rev. Daniel Dobbins of St. Michael's Episcopal Church in Bristol has offered the use of some space for this purpose should it be found to be appropriate.

Dean Marlowe noted that the University's plan for the Army Reserve Center would be a permanent school accommodating 18 students per class; 108 students total.

The school would provide an innovative curriculum focusing on social studies. Dean Marlowe further noted that the typical public school curriculum essentially abandons a social studies curriculum since this element is not part of the statewide standardized tests. He explained that public schools typically narrow their curriculum to consider only those standardized testing elements resulting in a "complete disappearance of social studies."

Dean Marlowe stated that the planned school will not use the standardized tests and its innovative curriculum will build upon those items extant in the community; particularly its historic past, boat building and local ethnic cultures.

**TOWN COUNCIL SPECIAL MEETING - WEDNESDAY EVENING
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He further explained that the purpose of this curriculum would be to encourage students to appreciate their place in the local community.

Dean Marlowe also stated that another important focus of the school would be an emphasis on a second language for students and that the proposal contains a strong language instruction component.

He also explained that their plan is to provide community service by remaining open from 7:00 AM until 5:00 PM each day and that the building will be available on weekends for boy and girl scouts, etc. It was also noted that the program might include free tutoring services for local students.

Dean Marlowe explained that the proposal would allow for Roger Williams University to enhance their teacher program through the availability of classrooms for student teachers directly under University control. At present, individual school districts may or may not have nearby student teacher classrooms available for teacher training.

He further explained that the school will be tuition based and self supporting with 25% of the students receiving scholarships for full tuition. He noted that the University expects that tuition will be set at \$14,000 per year per student as compared to approximately \$20,000 per year per student for St. Andrews in Barrington and St. Georges and Portsmouth Abbey on Aquidneck Island.

Councilwoman Parella stated that she was surprised that there would be high tuition charged and had previously assumed that the program would be similar to the Henry Barnard School at Rhode Island College without a tuition charge. She further stated that she would be concerned if the Town favored this proposal as an "exclusive private school."

Council Chairman Marshall stated that the proposal was interesting and questioned if there was enough space on the premises to accommodate both the proposal of Roger Williams University and that of the Recreation Department.

Dean Marlowe stated that the University's original plan was to have a "charter school" but the State has imposed a moratorium on these. He also noted that the proposal contains a budget as low as possible so as to allow for the 25% scholarship rate.

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Councilman Cordeiro stated that it was very unlikely that the school, if approved for the facility, would have night-time activities and this "dead time" might be well utilized for recreational activities.

Council Chairman Marshall stated that the University's investment in the property might be considered as matching funds for Town sponsored improvements specifically for recreational purposes such as a swimming pool or ice rink.

Councilman Barboza arrived at this point in the meeting (7:35 o'clock PM)

Council Chairman Marshall also stated that should the University bear the expense for the construction of a recreation center it might remove the "sting" contained in their plan to charge a \$14,000 tuition.

Mr. Buckland informed the Council that he asked University officials if their plan would work with the Town retaining ownership of the premises with University officials indicating that they believed this arrangement would be acceptable.

Councilman Cordeiro stated that he would only accept a proposal with the Town of Bristol retaining ownership of the premises.

Mr. Buckland reminded the Council that the University must commit to an overall time frame of thirty (30) years for the school and also noted that it would likely extend this time frame was the school to experience success.

Bristol Recreation Department Proposal - Recreation Center

Walter Burke explained that the Recreation Department's program requires an indoor space and the current Community Center is in need of indeterminate repairs due to building deterioration.

He further noted that his plan will include fees to those who utilize the facility and that he plans to charge "as little as possible" for the service.

He also explained that the location of the facility has its advantages being 1/8 mile from both the High School and Senior Citizen center and that the facility can be made available to both institutions for recreational pursuits.

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Mr. Burke also noted that the Town-sponsored summer camp is adjacent to the Army Reserve Center and will provide shelter on summer rainy days where at present the camp is closed on those days.

Mr. Burke also described myriad recreational uses and explained that he would plan to relocate his offices to the building and abandon offices now used in the Burnside Memorial Building and the Romano Building - reassigning Romano Building facilities for some type of related commercial use; perhaps kayak or bicycle rental agents. He also stated that his plan would create meeting rooms in the former garage and to house recreation vehicles presently stored at the sewer plant.

Councilwoman Parella asked if the program will resemble the former YMCA with Mr. Burke stating that this is essentially his plan.

Council Chairman Marshall stated that he was of the opinion that the school proposal and recreation might both be able to be accommodated by the available property with Mr. Burke noting that he already cooperates with Roger Williams University and they allow his program occasionally into the campus recreation center.

Councilman Barboza expressed concern that the Bristol-Warren regional school district might lose State-aid to education were it to lose students who might attend the Roger Williams University elementary school.

Councilwoman Parella asked if the scholarships would be available only to Bristol and or Warren students and Council Chairman Marshall asked if the Council could be made aware of the University's "market area" for the student population with Dean Marlowe explaining that he was the "education person" and that those who developed the business plan (not in attendance) might better answer those questions.

Councilwoman Parella stated that the State sometimes views private schools as 'regional' for the purposes of transportation, etc. and that the region might be quite large.

Councilman Barboza, again, raised the issue of potential loss of state aid revenue to the Bristol-Warren regional school district.

Council Chairman Marshall stated that both proposals presented "serious possibilities" and noted that the Council

**TOWN COUNCIL SPECIAL MEETING - WEDNESDAY EVENING
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was aware that multiple uses were a possibility for the overall proposal to the Federal government.

Mr. Buckland agreed to investigate same and determine if both purposes might fit into the facility with Mr. Burke noting that he was of the opinion that the Recreation Department proposal might fill the buildings alone.

Council Chairman Marshall stated that he would like to be assured that a recreation program would be financially sustainable.

Councilwoman Parella stated that it would be advisable for Mr. Burke to specifically plan the daytime programs for the site and create a master schedule.

Councilman Cordeiro asked to why Roger Williams University was considering its proposal with University officials responding that they would like to have a lab atmosphere and a good balanced curriculum; at present they have no control over the placement of student teachers. They also noted that they, as former classroom teachers, were excited about the idea of building a school 'from the bottom up' without the disadvantage of the State-imposed curriculum.

Councilman Barboza stated that he was of the opinion that the regional school district plans to abandon Byfield and Reynolds schools once the Colt and Andrews schools are complete and that either or both of these might suit the University's plan. He also noted that Reynolds was recently renovated to include handicap access.

Town Administrator Mederos stated that the Reynolds and Byfield buildings might be available well in advance of the Quinta-Gamelin Army Reserve Center's availability for the school and the University may be able to institute its plan earlier in these existing school buildings.

Mr. Buckland reminded those present that the Army's plan includes building a new consolidated facility elsewhere and plans to occupy the Quinta-Gamelin center for at least five (5) more years.

Council Chairman Marshall asked if Mr. Buckland was going to provide a recommendation for the reuse with Councilman Cordeiro asking what would happen if the Council did not favor the consultant's recommendation.

Mr. Buckland reminded the Council that it was the ultimate decision making authority and was not bound by anyone's

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recommendation. He did, however, suggest that the Council complete the matrix provided, and base its decision upon all of the available information.

A discussion ensued regarding the timing for the Army's move with Councilman Cordeiro speculating that the Council might solicit the help of the Congressional delegation. He also speculated that Senator Reed will be the next U. S. Secretary of Defense and was extremely influential in Washington, D. C.

Mr. Buckland stated that he planned to meet with the Army Corps of Engineers on Friday of this week.

Councilman Barboza stated that it would be advantageous to try to accommodate everyone's plan thorough this project.

Nancy Horne, a member of the Recreation Board, stated that she preferred the Recreation Department's plan over the plan of Roger Williams University.

Mr. Burke added that this facility might serve in the capacity of emergency center and that he was approached by a local insurance agency expressing the need for same. He noted that the Army Reserve Center was "ideal" due to its self-sufficiency.

Mr. Buckland informed the Council that he, Director of Community Development Williamson and Town Administrator Mederos met with the State Department of Environmental Management (DEM) today regarding the Department's desire to have a "cooperative effort" with the Town.

The group learned that the Department plans to emphasize Colt State Park as its "Number One" facility and renovate the Barn for more appropriate uses - noting that it is currently underutilized as a garage for equipment.

The group also learned that the DEM would like to consolidate its offices locally.

Councilman Cordeiro suggested that the DEM might appear before the Council so as to outline its plans.

Director of Community Development Williamson reminded the Council that part of its responsibility as the LRA is to "scope out" other potential uses for the site and consider same.

**TOWN COUNCIL SPECIAL MEETING - WEDNESDAY EVENING
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She also noted that the Consultant's (Cecil Group) responsibility is to facilitate outreach and Mr. Buckland is doing this through his meetings with the various agencies.

Mr. Burke noted that the Romano Building and the garage at Quinta-Gamelin may become available for the DEM at least for a short time to be used as a "staging area" as they complete their renovations and/or consolidation.

Director of Community Development Williamson asked what happens after 30 years with the property were it to be used as a school per the Roger Williams University plan with Mr. Buckland stating that it might continue as a school or revert to the Town if the school does not continue.

Councilwoman Parella stated that any agreement with Roger Williams University should include a reversion clause. Mr. Buckland reminded the Council that the overall plan as submitted to the Federal Government should be very specific.

There being no further business upon a motion by Councilwoman Parella, seconded by Councilman Cordeiro and unanimously approved, the Chairman declared this meeting adjourned at 8:31 o'clock PM.

Louis P. Cirillo
Council Clerk

**TOWN COUNCIL SPECIAL MEETING - THURSDAY EVENING
JULY 5, 2007**

A4

PRESENT: Marshall, Cordeiro, Parella and Barboza

ALSO PRESENT: Diane C. Mederos, Town Administrator
Kenneth Buckland, the Cecil Group, Consultant

ABSENT: Herreshoff

DRAFT

The Council met in special session on Wednesday evening, July 5, 2007 beginning at 7:08 o'clock PM in the Town Hall, Council Chambers, in its capacity as Local Redevelopment Authority for the Quinta-Gamelin Army Reserve Center (BRAC) project and to transact other business as per their published agenda, Council Chairman Marshall presiding:

Documents Received:

Draft Reuse Plan and Homeless Application for the Quinta-Gamelin Army Reserve Center (prepared and presented by The Cecil Group)

1. In the matter of the scheduled interview for Denise Arruda

The Clerk informed the Council that Ms. Arruda was scheduled for a brief interview this evening and was apparently detained. He suggested that the Council might consider setting aside some time at its next regular meeting (July 11, 2007) for this purpose.

The Council agreed, by consensus to meet early on Wednesday, July 11, 2007 for the purposes of an interview with Ms. Arruda; seeking a position as alternate to the Redevelopment Agency.

2. In the matter of the Guiteras Community Group.

Lane Sparkman, speaking for the group, appeared before the Council. She explained that her committee was in receipt of a positive recommendation from the Superintendent of Schools for the project and event.

The Clerk informed the Council that the group received a positive recommendation from the Police Department for the proposed entertainment.

Barboza/Parella - Voted unanimously to grant this request as per the recommendation of the Chief of Police.

**TOWN COUNCIL SPECIAL MEETING - THURSDAY EVENING
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3. In the matter of the public hearing regarding the proposals for the Quinta-Gamelin Army Reserve Center reuse.

Mr. Buckland reported that there was need for more due diligence due to the requirement to assure that the requirements of the U.S. Department of Housing and Development were satisfied; and since these requirements were yet unclear, additional time would be required.

He noted that the Council would be asked to consider requesting a time extension before the conclusion of this evening's agenda.

Mr. Buckland also reported that the Planning Board, earlier this evening, informed him of their findings that the building should be retained for municipal purposes and that it found merit in both bona-fide applications.

Council Chairman Marshall opened the public hearing.

Speaking regarding the proposals was John D. Sylvester of 80 Mount Hope Avenue. Mr. Sylvester expressed concern that at new recreation center, as proposed by the Recreation Department might be too costly to maintain overall. He further stated that he supported the Recreation program "110%" but further noted that the Town's Recreation budget grew from \$50,000 to \$250,000 within a relatively short time frame.

Mr. Sylvester also noted that he was concerned to learn that the Recreation Department might remove its program from its traditional in-town location at the Church Street Armory and this move might pose a safety hazard for those children who must walk to the after-school activities.

Mr. Sylvester speculated that the new facility and its associated programs might cost as much as \$1 million annually to maintain.

He stated that if Roger Williams University is willing to invest \$1.7 million into the Quinta-Gamelin facility to suit their purposes as planned for a school this would be a more desirable alternative than the recreation center proposal and would provide a public relations advantage with the University.

Mr. Sylvester asked to know the cost of repairs anticipated at the current Community Center with Town Administrator Mederos responding that the building is still under

**TOWN COUNCIL SPECIAL MEETING - THURSDAY EVENING
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evaluation and the cost of repairs are yet unknown. She further noted that the Town may decide not to repair the building if the costs render the project impractical.

Council Chairman Marshall asked Mr. Sylvester if he has reviewed the business plan as submitted by Mr. Burke with Mr. Sylvester noting that he was not aware of this plan.

Councilman Cordeiro stated that the Town will have five years to finalize its plan for the Recreation Center should it choose to follow that direction.

Councilman Barboza stated that he was not concerned about the safety aspect as noted by Mr. Sylvester and cited past experience regarding safety in the area.

Councilwoman Parella stated that any and all adaptive reuses for the property should take into account the safety aspects including lighting and supervision.

Barbara Healy of 10 Dolly Drive informed the Council that she was of the opinion that the proposed recreational use was suitable for the property and that the present Community Center might be better used otherwise.

Councilwoman Parella stated that she was concerned regarding the five year time frame for final plans as noted by Councilman Cordeiro and expressed a desire for the Council to make a solid commitment so that the Council will not "mess around" with the plan.

Mr. Buckland stated that the Council must essentially follow the plan that it submits as the LRA.

Mike Berard of 2 Sullivan Lane informed the Council that he, too, supports the idea of a recreation center although he admitted that he was not completely informed about the various details. He noted that the present Community Center is "not the facility it should be." He also noted that he and his family utilize the Barrington YMCA and would like to have a similar facility in Bristol.

Councilman Barboza asked Mr. Burke to determine if the residual funds from the old Bristol YMCA might be available and that these might support the idea of a new facility for recreation such as the one proposed for Quinta-Gamelin.

Mr. Sylvester recommended that the Council should be aware of all potential costs before it goes forward with a plan for a recreation center.

**TOWN COUNCIL SPECIAL MEETING - THURSDAY EVENING
JULY 5, 2007**

There was no further remonstrance presented in favor or in opposition to the two proposals as submitted.

Barboza/Cordeiro - Voted
unanimously to close the public
hearing.

Cordeiro/Barboza - Voted
unanimously to approve the request
for time extension as recommended
by the various parties and to
empower Town Administrator Mederos
to send a letter to this effect to
the appropriate parties on its
behalf.

Barboza/Parella - Voted unanimously
that the Bristol Town Council,
acting in its authority as the
designated Local Redevelopment
Authority, adopt the Reuse Plan and
Homeless Application, and recommend
to the Department of the Army
transfer of the Quinta-Gamelin Army
Reserve Center to the Town of
Bristol for municipal re-use for
recreational purposes.

There being no further business upon a motion by Councilman Barboza, seconded by Councilwoman Parella and unanimously approved, the Chairman declared this meeting adjourned at 7:45 o'clock PM.

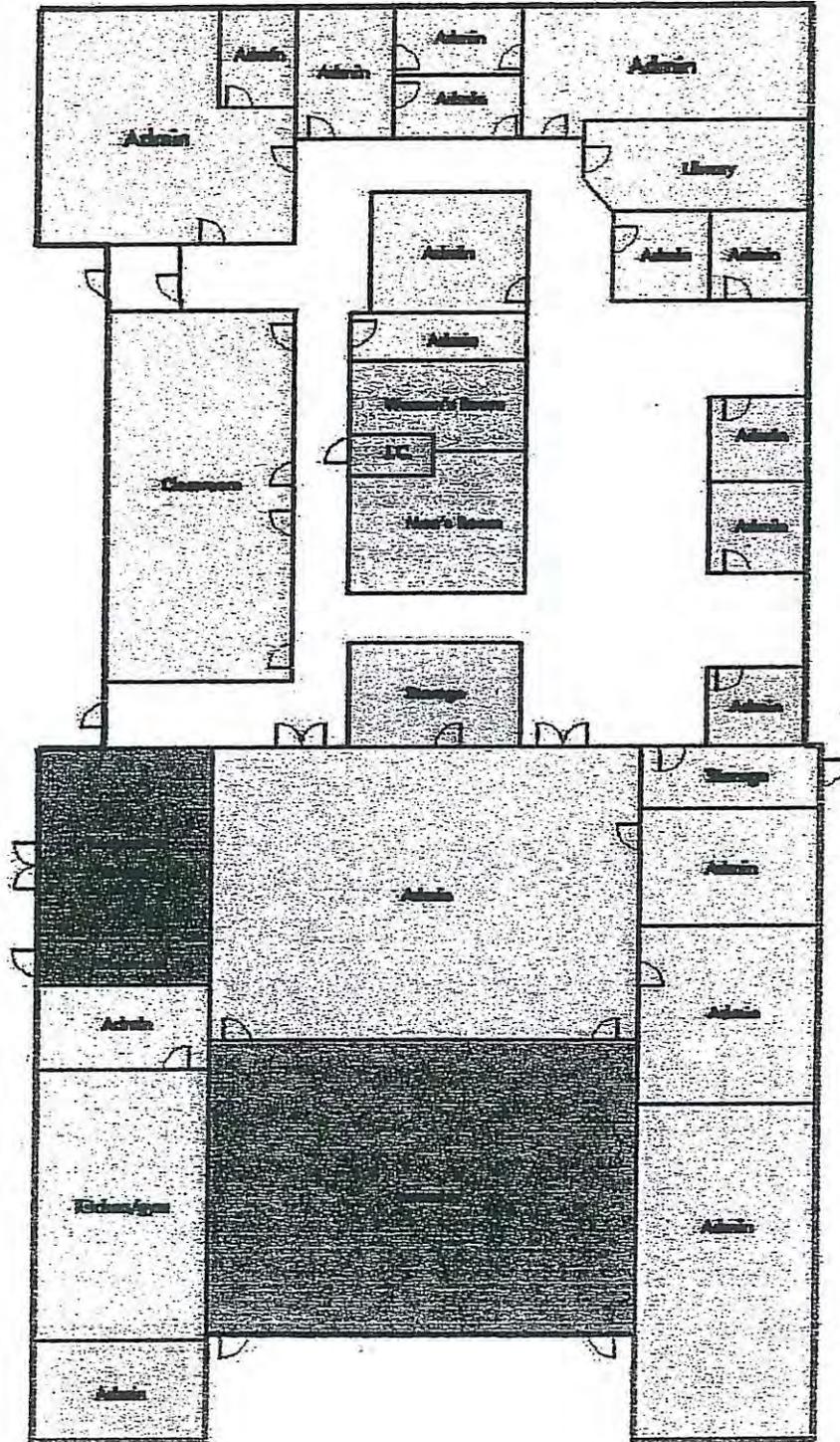
Louis P. Cirillo
Council Clerk

**Quinta-Gamelin Army Reserve Center
Asylum Road
Bristol, Rhode Island**

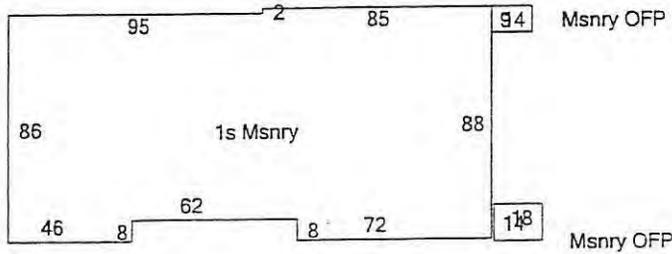
- Property contains approximately 5.3 acres of land.
- Tax Assessor's Plat 80, Lot 286.
- One 15,154 square foot main building and one 2,750 square foot garage building,
- Asphalt paved parking area that accommodates approximately 93 vehicles.
- Property is zoned Residential R-10.

50 feet

25 feet



Commercial Property Card



Map 80 Lot 286
 Usage: Armories
 Class: C
 Quality: Good
 Base Area: 15154
 Basement Area: 0
 Usage:
 Perimeter: 552
 Story Height: 1
 Concourse: 0
 Mezzanine: 0
 Usage:
 Heated Area: 15154
 Year Built: 1990

Town of Bristol, RI Printed: 6/20/2006 10:58:59 AM

Recent Sales Information

Location FEDERAL State Code 74 Zoning R-10 10000
 Recorded Plat: Card 1 of 2

Record of Ownership:

HEADQUARTERS-FORT DEVENS
 DIRECTORATE OF ENGR HSG. ATT: A.F. ZD-DER-OPL
 FORT DEVENS MA 014335100 38000305

Total Adjusted Unit Price: 115.96
 Total Building Area: x 15154
 Total Replacement Cost: 1757280
 Add: Garage: 0
 Less Physical Depreciation: 10% 175730
 Functional Depreciation: 0% 0
 Economic Depreciation: 0% 0
 Total Depreciation: 175730
Net Value: 1581550
 Additions: 40400
 Values from other cards: 210160
 Land Value: 478800

Base Cost Estimate: 77.14
 Adjustments: Sprinklers: 1.87
 Elevators: 0.00
 Heat: 6.60
 Basement: 0.00
 Concourse: 0.00
 Mezzanine: 0.00
 OFF: 0.17
 EFP: 0.00
Total: 85.78
 Multipliers: Perimeter: 0.97
 Story Height: 1.00
 Wall Height: 1.19
 Current Cost: 1.03
 Local Cost: 1.14
Total Adjusted Unit Price: 115.96

Total Value: 2310910

Map 80 Lot 286

Card 1 of 2

EADQUARTERS-FORT DEVENS

Lot Computations

Building Lot	Str Pr	Adj %	Adj SF	Total	Cond %	Cause	Value
10000	15.00	1.00	15.00	150000	0		150000
0	0.00						0

Acreage Computations

Classification	Acres	Rate	Total	Cond %	Cause	Value
Excess 0-5 Acres	5.000	65300	326500	0		326500
Excess 5-20 Acres	0.070	32700	2300	0		2300
Excess Over 20 Acres	0.000	13100	0	0		0
Tillable - Pasture	0.000	6000	0	0		0
Woodland						
Wasteland	0.000	300	0	0		0
TOTAL AREA	5.300				TOTAL LAND VALUE	478800

Exterior Wall

Face Brick

Party Wall Plate Glass Framed

Heat

Hot and Chilled Water

Oil Electric Gas

Roof: Asphalt
 Ceilings: Suspended
 Interior Finish: Lath & Plaster

Partitions

	B	1	2	3
Lath. & Pl.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drywall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conc. Bl.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FLOORING

	B	1	2	3
Conc	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hardwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Fl.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Terrazo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood Joist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steel Joist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reinf. Conc	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WWC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Plumbing

Bathrooms: 0
 Toilet Rooms: 4
 Water Clos.Extra: 0
 Lavatories: 3
 Sink Extra: 0
 Slop Sinks: 0
 Urinals: 3
 No Plumbing
 Bath Tile T.R. Tile

Wiring

Fluxlume/Equiv. Pipe Conduit

Notes:

ARMY RESERVE CENTER

Commercial Property Card

55
50's Msrny

Map 80 Lot 286
Usage: Comm Garages
Class: C
Quality: Good
Base Area: 2750
Basement Area: 0
Usage:
Perimeter: 210
Story Height: 1
Concourse: 0
Mezzanine: 0
Usage:
Heated Area: 2750
Year Built: 0

Town of Bristol, RI Printed: 6/20/2006 10:59:00 AM

Recent Sales Information

Location FEDERAL State Code 74 Zoning R-10 10000
Recorded Plat: Card 2 of 2

Record of Ownership:

HEADQUARTERS-FORT DEVENS
DIRECTORATE OF ENGR HSG. ATT: A.F. ZD-DER-OPL
FORT DEVENS MA 014335100 38000305

Total Adjusted Unit Price: 84.91
Total Building Area: \times 2750
Total Replacement Cost: 233510
Add: Garage: 0
Less Physical Depreciation: 10% 23350
Functional Depreciation: 0% 0
Economic Depreciation: 0% 0
Total Depreciation: 23350
Net Value: 210160
Additions: 0

Total Value This Card: 210160

Base Cost Estimate: 48.65
Adjustments: Sprinklers: 0.00
Elevators: 0.00
Heat: 2.90
Basement: 0.00
Concourse: 0.00
Mezzanine: 0.00
OFP: 0.00
EFP: 0.00
Total: 51.55
Multipliers: Perimeter: 1.13
Story Height: 1.00
Wall Height: 1.19
Current Cost: 1.08
Local Cost: 1.14
Total Adjusted Unit Price: 84.91

Map 80 Lot 286

Card 2 of 2

HEADQUARTERS-FORT DEVENS

Lot Computations							
Building Lot	Str Pr	Adj %	Adj SF	Total	Cond %	Cause	Value
10000	15.00	1.00	15.00	150000	0		150000
0	0.00						0
Acreage Computations							
Classification	Acres	Rate	Total	Cond %	Cause		Value
Excess 0-5 Acres	5.000	65300	326500	0			326500
Excess 5-20 Acres	0.070	32700	2300	0			2300
Excess Over 20 Acres	0.000	13100	0	0			0
Tillable - Pasture	0.000	6000	0	0			0
Woodland							
Wasteland	0.000	300	0	0			0
TOTAL AREA	5.300					TOTAL LAND VALUE	478800

Exterior Wall

Face Brick

Party Wall Plate Glass Framed

Heat

Forced Air

Oil Electric Gas

Roof: Asphalt

Ceilings: Other

Interior Finish: Other

Partitions

	B	1	2	3
Lath. & Pl.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drywall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conc. Bl.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FLOORING

	B	1	2	3
Conc	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hardwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Fl.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tile	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Terrazo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood Joist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steel Joist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reinf. Conc	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WWC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Plumbing

Bathrooms: 0

Toilet Rooms: 0

Water Clos.Extra: 0

Lavatories: 0

Sink Extra: 0

Slop Sinks: 0

Urinals: 0

No Plumbing

Bath Tile T.R. Tile

Wiring

Fluxlume/Equiv. Pipe Conduit

Notes:

ARMY RESERVE CENTER

PHOTO IMAGES OF THE SUBJECT PROPERTY



ENTRANCE SIGN



VIEW FROM ADJACENT ROAD, ASYLUM STREET



ENTRANCE DRIVE AND PARKING AREA



REAR PARKING AND STORAGE AREA



FRONT ENTRANCE



ACCESS RAMP TO FRONT ENTRANCE



SECOND BUILDING, REAR VIEW



SECOND BUILDING, FRONT VIEW



United States Department of the Interior

NATIONAL PARK SERVICE
NORTHEAST REGION
15 State Street
Boston, Massachusetts 02109-3572

617-223-5190

2006 OCT 18 PM 12:00
TOWN ADMIN. OFFICE
BRISTOL, RI

IN REPLY REFER TO:

October 16, 2006

Ms. Diane C. Mederos, Town Administrator
Town of Bristol Local Reuse Authority
Town of Bristol
10 Court Street
Bristol, Rhode Island 02809-2208

Dear Ms. Mederos:

Reference: Quinta-Gamelin Army Reserve Center

In response to the "Availability of Surplus Federal Property to State and Local Eligible parties Including Homeless Service Providers," the National Park Service requests that the Local Reuse Authority make the referenced property available to the Town of Bristol, Department of Parks and Recreation through a public benefit conveyance for park and recreational use pursuant to 40 U.S.C. § 550 (e).

We have enclosed an expression of interest from the Recreation Department which states its desire to acquire the property to create a new community recreation center.

Based on the Recreation Department's expression of interest and conversations with Walter Burke, the Director of Parks and Recreation, the National Park Service has determined that the property is suitable for public park and recreational use and that the Town of Bristol is a qualified public agency for receiving surplus Federal property.

As the Federal agency sponsor for park and recreation public benefit conveyances, the National Park Service supports the conveyance of property to the Town of Bristol provided it submits a satisfactory application. We, therefore, request a minimum of 90 days from the date of this letter to allow the Department of Parks and Recreation to submit an application to the National Park Service.

We appreciate your cooperation and look forward to working with you to protect this property for public park and recreational use. If you have any questions, please call me at (617) 223-5190.

Sincerely,


Elyse R. LaForest
Program Manager
Federal Lands to Parks Program

Enclosure

cc:

Walter V. Burke, Director
Department of Parks and Recreation
Town of Bristol
10 Court Street
Bristol, RI 02809

The Honorable Patrick Kennedy
House of Representatives
Washington, DC 20515

The Honorable Jack Reed
United States Senate
Washington, DC 20510

The Honorable Lincoln D. Chaffee
United States Senate
Washington, DC 20510

**Bristol Army Reserve Center BRAC Project
Analyses of Notices of Intent for Property Reuse
July, 2007**

APPLICANT'S STANDING

Proposal	Applicant	Applicant's Legal Status	Applicant's Competency for Project	Applicant's Financial Standing	Project Financing Source	Applicant's Terms of Commitment	Schedule to Act	Schedule to Complete	Supporting Agency
Emergency Response Training Center	RI Army National Guard	Acceptable	Acceptable	Unknown, dependent on Defense Department funding	Defense Department and State funds	Permanent	As soon as available	As soon as available	RI State Properties Commission
Recreation Facility, Emergency Response Center	Bristol Parks and Recreation Department	Acceptable	Acceptable	Dependent on town budget	Bristol town budget	Permanent	As soon as available	As soon as available (would require fit out prior to occupancy)	National Parks Service
Demonstration School	Roger Williams University	Acceptable	Acceptable	Unknown	Roger Williams University	30 years	As soon as available	12 months	U.S. Department of Education
Demonstration School	Healthy Minds, Healthy Body Charter School	Acceptable	Acceptable	Unknown	Healthy Minds, Healthy Body Charter School	30 years	As soon as available	12 months	None

PUBLIC AND OTHER ECONOMIC BENEFITS

Proposal	Short-term Public Benefits	Long-term Public Benefits	Taxes	Jobs	Municipal Costs	Municipal Benefits	Secondary Benefits	Contingencies	Future Use Value
RI Army National Guard	Military Preparedness		None	2FT 34PT	Minimal	Minimal	Local military preparedness	None foreseen	Same
Bristol Parks and Recreation	Replacement and expansion space	Expansion of town recreation programs	None	4FT plus Seasonal	\$250-750,000	Significant	Potential lease opportunities	Operating budget will increase	Same
Roger Williams University	Private reinvestment into the buildings	New elementary education option, and education of new teachers	None [PILOT]	15.5FT 7PT	Minimal, covered by PILOT	Minimal	Education of area children and future teachers	None foreseen	Improved based on reinvestment
Healthy Minds, Healthy Body Charter School	Private reinvestment into the buildings	New education option	None	17FT 2PT	Minimal, covered by PILOT	Minimal	Education of area children	None foreseen	Improved based on reinvestment

SITE AND DEVELOPMENT IMPACTS AND BENEFITS

Proposal	Site Impacts	Natural Environment Impacts	Infrastructure Impacts	Impact on Adjacent Uses	Impact on Area/Vicinity	Town-wide Impacts	Secondary Impacts
RI Army National Guard	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen	None foreseen	Better regional emergency preparedness
Bristol Parke and Recreation	Potential site facilities expansion for pool	None foreseen	Wastewater disposal may require upgrade	None foreseen	Increase in traffic. Benefit to State park, town beach and regional bike path	Increased recreational program activities	Better local emergency preparedness
Roger Williams University	Signage and access improvements for child safety	None foreseen	Wastewater disposal may require upgrade	None foreseen	Increase in traffic	None foreseen	Increase in traffic
Healthy Minds, Healthy Body Charter School	Signage and access improvements for child	None foreseen	Wastewater disposal may require upgrade	None foreseen	Increase in traffic	None foreseen	Increase in traffic

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Base Closure Community Redevelopment and Homeless Assistance Act

**Redevelopment Plan and Homeless Assistance
Submission Completeness Review**

Quinta Gamelin Army Reserve Center

Name of the Installation

Town Council, Town of Bristol, Rhode Island

Name of the Local Redevelopment Authority

	Yes	No	N/A
Redevelopment Plan			
1. Does the LRA Application include a redevelopment plan for the installation?	X ; see sections D.-H.		
Outreach to Homeless Assistance Providers			
2. Does the LRA Application include a list of the political jurisdictions that comprise the LRA?	X; see section B.		
3. Does the LRA Application include a copy of the LRA newspaper advertisement from a newspaper of general circulation in the vicinity of the installation?	X; see appendix D.		
3.a. Did the newspaper advertisement announce the receipt of notices of interest for a minimum of 90 days, maximum 180 days?	X; see appendix D.		
4. Does the LRA Application provide a list of homeless assistance providers consulted during the outreach process?	X; see appendix D.		
5. Does the LRA Application discuss the LRA's overall efforts of outreach to homeless providers in the community in the vicinity of the installation?	X; see section B. and appendix D.		
6. Does the LRA Application discuss the workshop that was conducted during the outreach period?	X; see section B.		
Information about Homeless in the Vicinity of the Installation			
7. Is there a list of all the political jurisdictions that comprise the LRA?	X; see section B.		
7.a. Does the LRA Application include copies of the appropriate Consolidated Plan(s) Tables 1 and 2 along with appropriate narrative? LRAs that represent cities within urban counties should comment on how the Consolidated Plan applies to their particular jurisdiction.	X; see section B. and appendix C.		
7.b. If the community in the vicinity of the installation is not an entitlement city or a city in an urban county, did the LRA provide information on the homeless population?			X
Notices of Interest (NOIs)			
8. Does the LRA include a copy of each NOI received from homeless providers (this includes both approved and disapproved NOIs)?			X
8.a. Does the LRA explain why each NOI from a homeless assistance provider was either approved/disapproved?			X
Legally Binding Agreements (LBAs)			
9. Does the LRA Application include an LBA for each of the selected			X

NOIs with homeless assistance providers?			
9.a. Does each LBA for property have an ‘environmental renegotiation’ clause (586.30(b)(3)(i)), i.e., does each LBA provide for a process for negotiating alternative arrangements that would enable the same balance of interests made originally in the event that an environmental review conducted subsequent to HUD approval indicates that any property identified for transfer in the agreement is not suitable for the intended purpose?			X
9.b. Does each LBA have a ‘Reverter’ clause (586.30(b)(3)(i) and 586.45(e)), i.e., when an LBA discusses on-base property awards, does it provide for the reversion or transfer, either to the LRA or to another entity or entities, of building and property in the event they cease to be used for the homeless?			X
10. Does the LRA application discuss how the LBA(s) with homeless providers meet gap(s) in the continuum of care?			X
11. Does the LRA application discuss how the LBAs may/may not impact the community in terms of:			X
11.a. the impact the homeless housing and services provided through the LBA(s) might have on the community?			X
11.b. the concentration of homeless/low income individuals and families in the community?			X
11.c. availability of general services in support of the homeless persons or families served by LBA(s)?			X
12. Are the LBAs executed?			X
If unexecuted:			X
12.a. Are LBA acceptance letters provided from each non-profit with an LBA?			X
If unexecuted:			X
12.b. If the non-profit is an umbrella or consortium organization, did the provider organizations consent to the arrangement with the umbrella/consortium and LRA as reflected within the LBA?			X
13. Has the LRA’s or political jurisdiction’s chief legal counsel provided an opinion for LBA(s) as to their enforceability under State law (586.30(b)(3)(i)?			X
Balance between Economic Redevelopment, Other Development, and Homeless Assistance			
14. Does the LRA Application discuss how the LBAs are the consistent with Consolidated Plan?			X
14.a. Does the LRA Application relate the LBAs to the priorities discussed in the Consolidated Plan?			X
14.b. Does the LRA Application describe how it balances the needs for economic redevelopment, other development, and homeless assistance?			X
Public Comment Requirements			
15. Does the LRA Application provide an overview of the citizen participation process?	X; see section B. and appendix E.		
15.a. Does the LRA Application provide information on the public hearing?	X; see section B. and appendix E.		
15.b. Does the LRA Application include a summary of the comments from the public hearing on the draft application?	X; see appendix E.		
Public Benefit Transfer Outreach			

16. Does the LRA Application contain evidence that public benefit transfer outreach was conducted?	X; see appendix D.		
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Field Office Review completed by: _____ on _____
Name Date

Headquarters Review completed by: _____ on _____
Name Date

Additional Information for the Reuse Plan and Homeless Application for the Qunita-Gamelin Army Reserve Training Center, Asylum Road, Bristol, RI

The following information and attachments are provided as a supplement to the Reuse Plan and Homeless Application for the Qunita-Gamelin Army Reserve Training Center, Asylum Road, Bristol, RI. The application was dated October 5, 2007. A response from Linda R. Charest Base Realignment and Closure Coordinator at HUD, was emailed to the Town Administrator, Diane Mederos, on December 11, 2007 (Attachment #1 Request for Additional Information). The email asked for additional information to which this submittal responds.

The response covers the previous actions in contacting homeless service providers, data on the homeless population, and a discussion for the Balance Determination question.

I. Previous Homeless Service Providers Outreach

The following actions were taken by the Bristol LRA and staff, to complete the outreach to homeless service providers as required by the BRAC regulations and HUD guidance.

- a. Newspaper Advertisements – There were two advertisements regarding notice of action on the facility;
 - i. On May 25, 2006 an ad was placed in the Bristol Phoenix, which noted the designation of the LRA and contact information for all parties of interest including “state and local governments, homeless providers and other parties interested in the redevelopment of the installation.” A copy of this ad is included in the original Reuse Plan and Homeless Application, and
 - ii. On June 1, 2006 an ad was published in the Bristol Phoenix, which noted the availability of the property for parties of interest and specifically homeless service providers. A copy of this ad is included in the original Reuse Plan and Homeless Application and a clearer photocopy of the legal notice cut out of the local newspaper is attached to this response (Attachment # 2 June 1, 2006 Newspaper Ad).
- b. Letters and mailings – There were two mailings to homeless service providers of the June 1, 2006 legal notice on the availability of the site and notice of the workshop.
 - i. On June 19, 2006 notices were mailed to the list of homeless service providers included in the Application and attached to this response as Attachment # 3 Mailing List.
 - ii. On June 24, 2006 another series of mailings were made to the list of service providers identified as “Additional Homeless Outreach for BRAC Process”, attached to this response as Attachment # 4 Second Mailing List.

- c. Radio interview – A radio show interview was attended by Gerry Turbeville, local BRAC coordinator, on Saturday morning July 1, 2006, on station WQRI, the Roger Williams University station. During the interview she explained the BRAC process.
- d. BRAC workshop – A BRAC workshop held on July 13, 2006 at the Burnside Building in Bristol. The list of attendees is included in the Application, and is attached.
 - i. A handout was provided to attendees. The handout included:
 - 1. Copy of the legal notice from June 1, 2006 (Attachment # 2)
 - 2. Known information about the facility (Attachment # 5 BRAC Workshop Handout)
 - 3. Forms and information for submittal of a Notice of Interest and a Public Benefit Conveyance (Attachment # 5 BRAC Workshop Handout).
 - ii. At the workshop, the presentation included:
 - 1. An overview of the process by Paul Oskvarek from the Federal Office of Economic Adjustment
 - 2. A discussion of the materials handed out to the attendees
 - 3. Questions and answers.
 - iii. No written minutes were completed as a record of the meeting. The information indicated here was accumulated from the files and attendees.
 - iv. After the presentation, attendees were provided with a tour of the facility.

II. Follow-up to the Homeless Service Providers' Non-response

Because the current consultant (The Cecil Group) had not been part of the previous process, the consultant felt it was appropriate to perform its due diligence to determine the reasons for the lack of any previous response from homeless service providers to the outreach in 2006. Calls were made to the service providers listed on the June 19, 2006 mailing list. The calls were made on December 19, 20 and 21, 2007. The reasons provided to the consultant in the calls were:

- a. The location of the facility was too far removed from public transit.
- b. The costs of improvement of the building for use under state building codes were prohibitive.

III. Information about the Homeless.

- a. HUD’s 2005 Continuum of Care Homeless Assistance Programs website included a table identifying homeless populations in Rhode Island as Attachment # 6 HUD Homeless Information.
- b. State data on homelessness is also available from the Rhode Island Emergency Food and Shelter Board, in the Annual Report of July 1 2005 – June 30, 2006. The data is based on the definition of a homeless person as a person who received emergency shelter on any basis. The following information is presented in that report:
 - i. 6,889 people (882 families) entered a Rhode Island emergency shelter in 2005-2006, for a total of 234,226 bed-nights.
 - ii. The top two reasons for seeking shelter were a) having no income and b) housing costs.
 - iii. Two-fifths of clients in the shelter system have experienced mental health, family separation, and/or medical problems in the six months prior to entering the shelter.
 - iv. 9% of the clients have been homeless for two years or more.

**Table. Homeless Shelter Use
2005-2006**

	Rates per 1,000
Rhode Island Resident	6.7
Child under age 5	8.8
Adult Men	9.1
Adult Women	5.1
Whites	4.4
Blacks	23.0
Hispanics	12.2
Native-Americans	16.0
Asian-Americans	2.1
Total	2,808

**Table. Why Shelter Is Needed
1998-2006**

	(Percentages)
No Income	32.7
Other Reason	23.1
Housing Costs	14.5
Domestic Violence	4.0
Relocation from Outside RI	8.6
Family Separation	8.4
Legal Eviction	4.8
Landlord/Tenant Dispute	2.7
Lack Utilities	0.1

- v. The city or town of last residence for these shelter clients was indicated in the records as including 53 clients from the town of Bristol; which is 0.8% of 6,889 people in shelters across the state. Bristol had a total population of 23,482 in 2007.
- vi. Additional information from the homeless service providers at East Bay Community Action Program indicates that their services, including services for at-risk populations, have been provided more than 7,000 times to Bristol residents in 2007 (see Attachment # 8), which provides supporting collaboration of continuing local need.

IV. Balance Determination

In considering the balance between potentially competing policy demands within the Town of Bristol that impact the choices for the Quinta-Gamelin USARC property, the LRA considered that the town has prepared and adopted a local Affordable Housing Plan that includes policies for homeless persons and families, and a Comprehensive Plan with several components, including; housing, economic development, open space and recreation, land use, circulation, and services and facilities. The Comprehensive Plan also incorporates the Affordable Housing Plan. These plans have been approved by the State of Rhode Island under the appropriate legislation and administrative regulations. Together these plans provide comprehensive guidance on all actions taken by the town.

The plan's goals and objectives present the following key strategies and policy guidance, which were considered in the balance determination regarding the Quinta-Gamelin USARC:

a. Housing

- i. The Comprehensive Plan and its Affordable Housing Plan component, call for providing permanent affordable housing to address homeless individuals and families and calling for resources to provide, among other actions, the following:
 1. Controlling 50 existing units and building 150 new units under the state's Permanent Supportive Housing Pilot Program for homeless; and,
 2. Noting that over half of the poorest households (<30% AMI) and 22% of the 31%-50% AMI households are at risk – therefore preventing increases in homelessness through financing and energy assistance, tax assistance to low-income owner occupants, code assistance, and other programs.
- ii. The Comprehensive Plan notes that even though Bristol has the highest percentage of affordable housing in Bristol County, local taxpayers ranked affordable housing as the third highest public investment need after roads and schools. Tied at fourth were downtown revitalization and open space acquisition.

Conclusions: The Comprehensive Plan and these policies direct the Town to act on housing programs that will support objectives to prevent homelessness (see also f., below). Application of these policies and programs means the town will be controlling and constructing units to address homeless needs. However, the Quinta-Gamelin USARC is not considered appropriate for implementation of these policies and programs.

b. Land Use

- i. The town has adequate commercial land available for the future and wants to concentrate economic development in the downtown area and along Metacom Avenue.
- ii. The Comprehensive Plan calls for protection of the built nature of the Northwest Highlands neighborhoods (the closest neighborhood to the Quinta-Gamelin USARC) and an increase of open space and recreational options for the neighborhood.

Conclusions: These two policies promote the concentration of commercial development in areas away from the USARC, and encourage the development of recreational facilities where there is an opportunity for the neighborhood surrounding the USARC.

c. Economic Development

- i. There are a variety of assets in the town that could be maximized with a clear economic development strategy: museums, and, historic character, seaside location, manufacturing expertise, active downtown and good municipal services. The Comprehensive Plan calls for a strategy to act on all of these pieces in a coordinated fashion.
- ii. As noted, the Town also has considered available commercial land as adequate and wants to concentrate economic development in the downtown area and along Metacom Avenue.
- iii. The projected employment distributions within Bristol (Attachment # 7) indicate the greatest growth in the home health aides and human service provider sectors. These jobs will typically require office space with accessibility for clients or access to off-site client locations.

Conclusions: While the office space at the USARC is a potential option for reuse as commercial office space, the lack of easy access to the USARC is a detriment for client-based services as it is for the region's homeless service providers (see Item II). In addition, commercialization of the USARC would conflict with the economic development strategies of the town as to geographic location and market area.

d. Open Space and Recreation

- i. The Comprehensive Plan has many policies that direct the LRA to act in accordance with the proposed Reuse Plan, including:
 1. Provide recreation programs and facilities to serve all residents.

2. Increase and improve the land area reserved for recreation, conservation, and open space.
3. Plan for recreation, conservation, and open space by using a coordinated approach -- to include multiple uses of single sites, and diverse forms of ownership, management, and financing.
4. In particular, regarding Colt State Park and the adjoining town land, the Comprehensive Plan calls for protection of the park use. The plan also calls for investments in improving the Sports Complex and Town Beach.

Conclusions: These facilities are all near or adjacent to the Quinta-Gamelin USARC. Consequently, in the strongest terms the town policies direct the LRA to consider the existing open space and recreation investment and to support its expansion.

e. Services and Facilities

Two policies in the Comprehensive Plan regarding Services and Facilities work together in supporting the proposed Reuse Plan:

- i. The Comprehensive Plan requires the town to continually review and seek to improve teaching and program quality through appropriate coordination of all levels of government. The plan also called for coordinating public actions on buildings and facilities with indoor recreational program goals to obtain more efficient use of space.
- ii. The existing recreation department building located in the downtown has been determined unsafe for use and has been closed pending reconstruction. The building provided space for indoor recreation and educational programs and office space for the harbormaster.

Conclusions: The option of using the Quinta-Gamelin USARC for program space allows an alternative and a potential expansion of local programs (see d. Open Space and Recreation), thereby meeting these policies.

f. Application of State Programs

The Town has incorporated Rhode Island state homeless programs into its community plans and programs. As examples, the state programs to address homelessness incorporated into the plan include:

- i. Creation of subsidized family apartments and permanent supportive housing for single adults through programs such as Rhode Island's Neighborhood Opportunities Program.
- ii. Creative use of rental subsidies and apartment based shelter programs.

- iii. Use of existing mainstream government programs such as income support and health insurance programs.
- iv. Coordination of all helping agency efforts.
- v. An apartment-based shelter program called the First Step program to divert homeless adults from congregate shelters and to provide a better, more consistent path to permanent housing.
- vi. Providing state-based rental subsidies to prevent use of more costly services such as mental health facilities, emergency rooms, or prisons, such as through its innovative Road Home program.
- vii. Mediation with the landlord or use of emergency funds to prevent eviction and a move to an emergency shelter. This approach is being pioneered in the state by the Community Mediation Center of Rhode Island as well as Rhode Island Legal Services.

Conclusions: The supporting State programs provide assistance that the town will incorporate into the local programs. However, the State assistance programs are not tied to a specific location, and will be applicable to other properties.

Overall Conclusions for a Balance Determination

After considering these policies and programs in the Town's adopted Comprehensive Plan, Affordable Housing Plan, state program support, and the current program of actions proposed in the Reuse Plan, the LRA determined that in balance, the optimal reuse of the Quinta-Gamelin USARC would be the proposed municipal ownership and reuse for educational and recreational programs. While this precludes homeless housing program options at the USARC, it does not preclude action on the local plans and policies that support local homeless needs at other locations and in other programs.

ATTACHMENTS

- ATTACHMENT # 1 Request for Additional Information
- ATTACHMENT # 2 June 1, 2006 Newspaper Ad
- ATTACHMENT # 3 Mailing List
- ATTACHMENT # 4 Second Mailing List
- ATTACHMENT # 5 BRAC Workshop Handout
- ATTACHMENT # 6 HUD Homeless Information
- ATTACHMENT # 7 Projected Employment in Bristol RI
- ATTACHMENT # 8 2007 Statistics of assistance from the East Bay Community
Action Program

ATTACHMENT # 1 Request for Additional Information

Dear Ms. Mederos: As promised in my voicemail, here are the items needed to complete the BRAC application, which consists of the Redevelopment Plan, Homeless Assistance Submission, and Summary of Public Comments. I've included a copy of the BRAC regulations and HUD's Guidebook for Military Base Reuse and Homeless Assistance. HUD received the reuse plan for the Reserve Center on October 10, 2007. As you may know, HUD has 60 days to review a complete application.

1. Homeless Outreach. The key defect in the application is the lack of homeless outreach documentation. (1) Please provide documentation that the outreach ad was published in the Bristol Phoenix on June 1, 2006. I see a copy of the ad in Section B of the plan, very thoughtfully enlarged, but it is illegible and I cannot attribute it to a specific newspaper or date. Normally, LRAs will include a copy of the ad "as it appears in the paper" meaning you can see the date published and name of newspaper at the top of the page and/or a receipt from the newspaper indicating the date the ad was published. (2) Please provide documentation of outreach to local homeless service providers. The list of homeless service providers with organizations is a great start to documenting outreach, but it's incomplete. There is no narrative to describe what was mailed nor is there a copy of the correspondence that was sent. I see the list of providers in App D, and p3 indicates outreach was conducted via a direct mailing, but please send a copy of any letters/emails/phone call logs to document that the homeless service providers in Bristol were contacted and invited to the workshop. (3) Please discuss the BRAC Workshop that was held on July 13, 2006. I see in Attachment C the contents of the "folder contents" but do not see the actual contents, nor could I find the minutes of that meeting. Please send the contents and a brief summary of what was discussed during the BRAC Workshop.

2. Information about the Homeless. Please provide information about the size and nature of the homeless in Bristol. The Consolidated Plan information provided is not the required information (Bristol is not an entitlement community.) There's no need to reinvent the wheel here. Please contact the Rhode Island Continuum of Care, if you have not already contacted them. Every year they apply to HUD for homeless assistance funding and they can provide you with information on homelessness, from the size and type of homeless persons to the existing housing and services available to them. The LRA is required to submit a reuse plan that balances the needs of the homeless with other needs of the community. The LRA needs to know the size and nature of the homeless before they can determine the needs. Perhaps you have already done this, but just didn't include it in the plan.

3. Balance Determination. Please describe how the LRA balanced the need for economic redevelopment (read job creation, to offset the jobs lost as a result of the military leaving town, economic development (other job creation = retail, etc) and other development (schools, parks, etc. with the needs of the homeless. When a community doesn't receive any Notices of Interest in the surplus property from homeless service providers, that makes the balance determination very easy to make....but it must still be made.

Please feel free to call me at your earliest convenience if you have any questions. Thanks, Linda

Linda R. Charest
Base Realignment and Closure Coordinator
Office of Special Needs Assistance Programs, Room #7266
U.S. Department of Housing and Urban Development
451 7th Street, SW., Washington, DC 20410
(w) 202.402.2595 (f) 202.401.0053

ATTACHMENT # 2 June 1, 2006 Newspaper Ad

#2

Legal Ad June 1 2006

LEGAL NOTICE

**AVAILABILITY OF SURPLUS
FEDERAL PROPERTY TO STATE AND
LOCAL ELIGIBLE PARTIES INCLUD-
ING HOMELESS SERVICE
PROVIDERS**

TOWN COUNCIL LRA

As required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended (the Redevelopment Act) and its implementing regulations, the Town Council LRA for Quinta-Gamelin Army Reserve Center is seeking notices of interest (NOIs) for surplus property at the installation.

State and local governments, homeless service providers and other interested parties may submit NOIs no later than 3:30 p.m. on October 10th, 2006. A listing of surplus property at the Quinta-Gamelin Army Reserve Center was published by the Department of Army in the Federal Register on May 9, 2006. The complete listing can be obtained by calling the LRA contact person identified below.

NOIs for homeless assistance may be submitted by any State or local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families residing in Bristol, Rhode Island.

A workshop will be held at the Burnside Building, corner of Court and Hope Streets, on July 13, 2006 at 10:00 a.m., which will include an overview of the base redevelopment planning process, a tour of the installation, information on any land use constraints known at the time, and information on the NOI process. To register for this workshop, please call the LRA contact person identified below by June 30, 2006. Attendance at this workshop is not required to submit an NOI, but is highly recommended.

NOIs from homeless service providers must include: (i) a description of the homeless Assistance program that the homeless service provider proposes to carry out at Bristol, RI; (ii) a description of the need for the program; (iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the Town of Bristol (iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at the Quinta-Gamelin Army Reserve Center that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the

program; and (vi) an assessment of the time required to commence carrying out the program.

Entities interested in obtaining property through a public benefit conveyance (PBC), other than a homeless assistance conveyance, are invited to contact the following Federal/State agency offices to find out more about each agency's PBC program and to discuss with the agency the entity's potential for qualifying for a conveyance of property:

For Park and Recreation Uses: Elyse R. LaForest, Program Manager, Federal Land to Parks Program, National Park Service, (617)223-5164.

For Educational Uses: U.S. Department of Education, Federal Real Property Assistance Program, (202)260-4553.

For Health Care: RI Department of Health, Three Capital Hill, Providence, RI (401)222-2231.

For Prisons, Janet Quist, Bureau of Justice Assistance, (202) 353-2392.

For Self-Help Housing: U.S. Department of Housing and Urban Development, Providence Field Office, 121 South Main Street, Providence, RI (401)277-8300.

For Airports: Dean McMath, ASW-613, Federal Aviation Administration, 2601 Meacham Blvd., Fort Worth, TX (817)222-5985.

For Seaports: Richard Corley, Project Manager, Maritime Administration, (202) 366-2760

For Law Enforcement: Janet Quist, Bureau of Justice Assistance, (202)353-2392.

NOIs for PBC's must include: (i) a description of the eligibility for the proposed transfer, (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use, (iii) time frame for occupation, (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate, and (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program.

For additional information or to register for the workshop, contact Diane C. Mederos, Town Administrator, at (401) 253-7000.

Diane C. Mederos
Town Administrator
June 1, 2006

ATTACHMENT # 3 Mailing List

#3

OCT-03-2007-WED 04:20 PM TOWN OF BRISTOL

FAX No. 4012532647

P. 002

HOMELESS OUTREACH FOR BRAC PROCESS

Diane Smith, Executive Director
East Bay Coalition for the Homeless
100 Bullocks Point Avenue
Riverside, RI 02915

mailed
6-19-06
(94)

Lori DiPersio, Executive Director
Women's Resource Center of Bristol County
114 Touro Street
Newport, RI 02840

Karen Majewski, Bristol County Coordinator
Women's Resource Center of Bristol County
624 Main Street
Warren, RI 02885

Kathy Bazinet, Executive Director
East Bay Community Action Program
150 Franklin Street
Bristol, RI 02809

Michelle Bellmore Cabana
Development Director
East Bay Community Action Program
150 Franklin Street
Bristol, RI 02809

Daniel Evangelista, Commandant
Rhode Island Veterans Home
480 Metacom Avenue
Bristol, RI 02809

Daniel Kubas-Meyer, Executive Director
Riverwood Mental Health Services
25 Railroad Avenue
Warren, RI 02885

Robert A Crossley, Executive Director
East Bay Mental Health
2 Old County Road
Barrington, RI 02806

ATTACHMENT # 4 Second Mailing List

Handwritten mark

Additional Homeless Outreach for BRAC Process

Rhode Island Coalition for the Homeless
160 Broad Street
Providence, RI 02907

Debra Krohn, President
United Brothers Synagogue
205 High Street
Bristol, RI 02809

Rev. Henry Zinno, Jr.
Our Lady of Mt. Carmel Church
141 State Street
Bristol, RI 02809

Rev. David Dobbins
St. Michael's Episcopal Church
399 Hope Street
Bristol, RI 02809

Rev. Barry Gamache
St. Mary's Church
330 Wood Street
Bristol, RI 02809

Rev. Thomas Ferland
St. Elizabeth's Church
577 Wood Street
Bristol, RI 02809

Rev. Daniel Barron Randall
First Congregational Church
281 High Street
Bristol, RI 02809

Rev. Shirley E. Fortin
First Baptist Church
250 High Street
Bristol, RI 02809

*Mailed copy of
Legal Notice
6/24/06
(94)*

ATTACHMENT # 5 BRAC Workshop Handout and Sign-In Sheet

BRAC Workshop
July 13, 2006

Sign In

name	address	phone #	e mail
ENZO RAMSAY O'Mara, David	North East Regional Ground, TOWN OF BRISTOL 705 New London Ave Cranston, RI	401 253 6420 401 275 4031	David.O'Mara@ us.gmvy.mil
Paul Osikwale	OFFICE OF ECONOMIC Adjustments (DOE)	703-604-5152	paul.osikwale@ wso.wms*
HOWARD P. BRELSFORD	NORTHEAST BURIAL GROVE, TOWN OF BRISTOL	401-253-6116	@jwusa
Ralph E. Peters	North + East Bristol East Bay Mental Health Center	401-253-6524	GRATI
Vickie Walters	2 Old County Rd.	401 246-1195	vwalters@eastbr. ri
Michelle Blabina	East Bay Community Dev Corp 150 Franklin St	401-253-8080	mblabina@eastbr. org
Russell S. SERPA	Bristol Police Raymond Construction Co	401.253.6900	RSERPA@LEO.gov
Berta Raposo	325 High Street	401-253-8040	berta@Raymond con
EDWARD TANNER	Town of Bristol OFF. OF COMMUNITY DEV.	401 253-7000	ETANNER@BRISTOL. RI
Diane Williamson	"	401-253-7000	dianew@bristolri. us
Deani Medeiros	Town of Bristol	"	"
STAN DIMOCK	25 POPPASHASH ROAD	401-837-5838	cleanppguy@verizon.net
Walter Burke	Town of Bristol	253-1611	wburke@bristolri. ri
Danise Gasca	"	253-7000	dascio@ci.us
Mary Paulk	Town Council	253-1099	parella@psdri. ri
John Donovans	Town Council	254-1377	Kent@Donovans.org
Gerry Turbeville	Bristol	253-7000 X 143	

BRAC WORKSHOP
July 13, 2006 @ 10:00 a.m.
Burnside Building
Bristol, RI 02809

Folder Contents:

1. **Copy of Legal Notice**
2. **Known information about the facility to date compiled by Planning Department Staff**
3. **Notice of Intent Form for Homeless Providers**
4. **Notice of Intent Form for Public Benefit Conveyance**

LEGAL NOTICE

**Availability of Surplus Federal Property to State and Local Eligible Parties
Including Homeless Service Providers**

Town Council LRA

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For additional information or to register for the workshop, contact Diane C. Mederos, Town Administrator, at (401) 253-7000.

Diane C. Mederos
Town Administrator

**Quinta-Gamelin Army Reserve Center
Asylum Road
Bristol, Rhode Island**

- Property contains approximately 5.3 acres of land.
- Tax Assessor's Plat 80, Lot 286.
- One 15,154 square foot main building and one 2,750 square foot garage building,
- Asphalt paved parking area that accommodates approximately 93 vehicles.
- Property is zoned Residential R-10.

Commercial Property Card

	<p>Map 80 Lot 286</p> <p>Usage: Armories</p> <p>Class: C</p> <p>Quality: Good</p> <p>Base Area: 15154</p> <p>Basement Area: 0</p> <p style="padding-left: 20px;">Usage:</p> <p>Perimeter: 552</p> <p>Story Height: 1</p> <p>Concourse: 0</p> <p>Mezzanine: 0</p> <p style="padding-left: 20px;">Usage:</p> <p>Heated Area: 15154</p> <p>Year Built: 1990</p>
<p>Town of Bristol, RI Printed: 6/20/2006 10:58:59 AM</p>	
<p>Recent Sales Information</p>	

Location **FEDERAL** State Code **74** Zoning **R-10 10000**
 Recorded Plat: Card 1 of 2

Record of Ownership:			
HEADQUARTERS-FORT DEVENS			
DIRECTORATE OF ENGR HSG.	ATT: A.F. ZD-DER-OPL		
FORT DEVENS MA	014335100		38000305

<table style="width: 100%; border-collapse: collapse;"> <tr><td>Total Adjusted Unit Price:</td><td style="text-align: right;">115.96</td></tr> <tr><td>Total Building Area:</td><td style="text-align: right;">x 15154</td></tr> <tr><td>Total Replacement Cost:</td><td style="text-align: right;">1757280</td></tr> <tr><td>Add: Garage:</td><td style="text-align: right;">0</td></tr> <tr><td>Less Physical Depreciation: 10%:</td><td style="text-align: right;">175730</td></tr> <tr><td> Functional Depreciation: 0%:</td><td style="text-align: right;">0</td></tr> <tr><td> Economic Depreciation: 0%:</td><td style="text-align: right;">0</td></tr> <tr><td>Total Depreciation:</td><td style="text-align: right;">175730</td></tr> <tr><td>Net Value:</td><td style="text-align: right;">1581550</td></tr> <tr><td>Additions:</td><td style="text-align: right;">40400</td></tr> <tr><td>Values from other cards:</td><td style="text-align: right;">210160</td></tr> <tr><td>Land Value:</td><td style="text-align: right;">478800</td></tr> <tr style="border: 1px solid black;"><td>Total Value:</td><td style="text-align: right;">2310910</td></tr> </table>	Total Adjusted Unit Price:	115.96	Total Building Area:	x 15154	Total Replacement Cost:	1757280	Add: Garage:	0	Less Physical Depreciation: 10%:	175730	Functional Depreciation: 0%:	0	Economic Depreciation: 0%:	0	Total Depreciation:	175730	Net Value:	1581550	Additions:	40400	Values from other cards:	210160	Land Value:	478800	Total Value:	2310910	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Base Cost Estimate:</td><td style="text-align: right;">77.14</td></tr> <tr><td>Adjustments: Sprinklers:</td><td style="text-align: right;">1.87</td></tr> <tr><td> Elevators:</td><td style="text-align: right;">0.00</td></tr> <tr><td> Heat:</td><td style="text-align: right;">6.60</td></tr> <tr><td> Basement:</td><td style="text-align: right;">0.00</td></tr> <tr><td> Concourse:</td><td style="text-align: right;">0.00</td></tr> <tr><td> Mezzanine:</td><td style="text-align: right;">0.00</td></tr> <tr><td> OFF:</td><td style="text-align: right;">0.17</td></tr> <tr><td> EFP:</td><td style="text-align: right;">0.00</td></tr> <tr><td>Total:</td><td style="text-align: right;">85.78</td></tr> <tr><td>Multipliers: Perimeter:</td><td style="text-align: right;">0.97</td></tr> <tr><td> Story Height:</td><td style="text-align: right;">1.00</td></tr> <tr><td> Wall Height:</td><td style="text-align: right;">1.19</td></tr> <tr><td> Current Cost:</td><td style="text-align: right;">1.03</td></tr> <tr><td> Local Cost:</td><td style="text-align: right;">1.14</td></tr> <tr><td>Total Adjusted Unit Price:</td><td style="text-align: right;">115.96</td></tr> </table>	Base Cost Estimate:	77.14	Adjustments: Sprinklers:	1.87	Elevators:	0.00	Heat:	6.60	Basement:	0.00	Concourse:	0.00	Mezzanine:	0.00	OFF:	0.17	EFP:	0.00	Total:	85.78	Multipliers: Perimeter:	0.97	Story Height:	1.00	Wall Height:	1.19	Current Cost:	1.03	Local Cost:	1.14	Total Adjusted Unit Price:	115.96
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Commercial Property Card

Map 80 Lot 286

Card 1 of 2

EADQUARTERS-FORT DEVENS

Lot Computations						
Building Lot	Str Pr	Adj %	Adj SF	Total	Cond %	Value
10000	15.00	1.00	15.00	150000	0	150000
0	0.00					0

Acreage Computations						
Classification	Acres	Rate	Total	Cond %	Cause	Value
Excess 0-5 Acres	5.000	65300	326500	0		326500
Excess 5-20 Acres	0.070	32700	2300	0		2300
Excess Over 20 Acres	0.000	13100	0	0		0
Tillable - Pasture	0.000	6000	0	0		0
Woodland						
Wasteland	0.000	300	0	0		0
TOTAL AREA	5.300				TOTAL LAND VALUE	478800

Exterior Wall <input checked="" type="checkbox"/> Face Brick <input type="checkbox"/> Party Wall <input type="checkbox"/> Plate Glass Framed	Heat Hot and Chilled Water <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas
--	---

Roof: Asphalt	FLOORING				
Ceilings: Suspended		B	1	2	3
rior Finish: Lath & Plaster	Conc	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hardwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Single Fl.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Terrazo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wood Joist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Steel Joist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reinf. Conc	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	WWC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Partitions	B	1	2	3
Lath. & Pl.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drywall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conc. Bl.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Plumbing	
Bathrooms:	0
Toilet Rooms:	4
Water Clos.Extra:	0
Lavatories	3
Sink Extra:	0
Slop Sinks:	0
Urinals:	3
No Plumbing	<input type="checkbox"/>
Bath Tile <input type="checkbox"/>	T.R. Tile <input type="checkbox"/>

Wiring	
<input checked="" type="checkbox"/> Fluxlume/Equiv.	<input type="checkbox"/> Pipe Conduit

Notes:
ARMY RESERVE CENTER

Commercial Property Card

<div style="border: 1px solid black; width: 60px; height: 40px; margin-bottom: 10px; display: flex; align-items: center; justify-content: center;"> 55 50's Msrny </div> <div style="text-align: center; font-size: 8px;"> Town of Bristol, RI Printed: 6/20/2006 10:59:00 AM </div>	<p>Map 80 Lot 286</p> <p>Usage: Comm Garages</p> <p>Class: C</p> <p>Quality: Good</p> <p>Base Area: 2750</p> <p>Basement Area: 0</p> <p style="padding-left: 20px;">Usage:</p> <p>Perimeter: 210</p> <p>Story Height: 1</p> <p>Concourse: 0</p> <p>Mezzanine: 0</p> <p style="padding-left: 20px;">Usage:</p> <p>Heated Area: 2750</p> <p>Year Built: 0</p>
<p>Recent Sales Information</p>	

Location FEDERAL State Code 74 Zoning R-10 10000
 Recorded Plat: Card 2 of 2

Record of Ownership:	
HEADQUARTERS-FORT DEVENS DIRECTORATE OF ENGR HSG. FORT DEVENS MA 014335100	ATT: A.F. ZD-DER-OPL 38000305

<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Total Adjusted Unit Price:</td> <td style="width: 10%; text-align: right;">84.91</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 20%;"></td> </tr> <tr> <td>Total Building Area:</td> <td style="text-align: right;">x 2750</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Replacement Cost:</td> <td style="text-align: right;">233510</td> <td></td> <td></td> <td></td> </tr> <tr> <td> Add: Garage:</td> <td style="text-align: right;">0</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Less Physical Depreciation: 10%</td> <td style="text-align: right;">23350</td> <td></td> <td></td> <td></td> </tr> <tr> <td> Functional Depreciation: 0%</td> <td style="text-align: right;">0</td> <td></td> <td></td> <td></td> </tr> <tr> <td> Economic Depreciation: 0%</td> <td style="text-align: right;">0</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Depreciation:</td> <td style="text-align: right;">23350</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Net Value:</td> <td style="text-align: right;">210160</td> <td></td> <td></td> <td></td> </tr> <tr> <td> Additions:</td> <td style="text-align: right;">0</td> <td></td> <td></td> <td></td> </tr> </table>	Total Adjusted Unit Price:	84.91				Total Building Area:	x 2750				Total Replacement Cost:	233510				Add: Garage:	0				Less Physical Depreciation: 10%	23350				Functional Depreciation: 0%	0				Economic Depreciation: 0%	0				Total Depreciation:	23350				Net Value:	210160				Additions:	0				<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Base Cost Estimate:</td> <td style="width: 50%; text-align: right;">48.65</td> </tr> <tr> <td>Adjustments: Sprinklers:</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td> Elevators:</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td> Heat:</td> <td style="text-align: right;">2.90</td> </tr> <tr> <td> Basement:</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td> Concourse:</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td> Mezzanine:</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td> OFP:</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td> EFP:</td> <td style="text-align: right;"><u>0.00</u></td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">51.55</td> </tr> <tr> <td>Multipliers: Perimeter:</td> <td style="text-align: right;">1.13</td> </tr> <tr> <td> Story Height:</td> <td style="text-align: right;">1.00</td> </tr> <tr> <td> Wall Height:</td> <td style="text-align: right;">1.19</td> </tr> <tr> <td> Current Cost:</td> <td style="text-align: right;">1.08</td> </tr> <tr> <td> Local Cost:</td> <td style="text-align: right;">1.14</td> </tr> <tr> <td>Total Adjusted Unit Price:</td> <td style="text-align: right;">84.91</td> </tr> </table>	Base Cost Estimate:	48.65	Adjustments: Sprinklers:	0.00	Elevators:	0.00	Heat:	2.90	Basement:	0.00	Concourse:	0.00	Mezzanine:	0.00	OFP:	0.00	EFP:	<u>0.00</u>	Total:	51.55	Multipliers: Perimeter:	1.13	Story Height:	1.00	Wall Height:	1.19	Current Cost:	1.08	Local Cost:	1.14	Total Adjusted Unit Price:	84.91
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Total Value This Card:	210160
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Commercial Property Card

Map 80 Lot 286

Card 2 of 2

HEADQUARTERS-FORT DEVENS

Lot Computations							
Building Lot	Str Pr	Adj %	Adj SF	Total	Cond %	Cause	Value
10000	15.00	1.00	15.00	150000	0		150000
0	0.00						0
Acreage Computations							
Classification	Acres	Rate	Total	Cond %	Cause		Value
Excess 0-5 Acres	5.000	65300	326500	0			326500
Excess 5-20 Acres	0.070	32700	2300	0			2300
Excess Over 20 Acres	0.000	13100	0	0			0
Tillable - Pasture	0.000	6000	0	0			0
Woodland							
Wasteland	0.000	300	0	0			0
TOTAL AREA	5.300					TOTAL LAND VALUE	478800

Exterior Wall Face Brick <input type="checkbox"/> Party Wall <input type="checkbox"/> Plate Glass Framed	Heat Forced Air <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Gas
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Roof: Asphalt Ceilings: Other Interior Finish: Other	FLOORING <table border="1"> <thead> <tr> <th></th> <th>B</th> <th>1</th> <th>2</th> <th>3</th> </tr> </thead> <tbody> <tr> <td>Conc</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Hardwood</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Single Fl.</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Tile</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Terrazo</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Wood Joist</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Steel Joist</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Reinf. Conc</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>WWC</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>		B	1	2	3	Conc	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hardwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Single Fl.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tile	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Terrazo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood Joist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Steel Joist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reinf. Conc	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WWC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Conc. Bl.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																															

Plumbing Bathrooms: 0 Toilet Rooms: 0 Water Clos.Extra: 0 Lavatories: 0 Sink Extra: 0 Slop Sinks: 0 Urinals: 0 No Plumbing: <input checked="" type="checkbox"/> Bath Tile <input type="checkbox"/> T.R. Tile <input type="checkbox"/>

Wiring <input checked="" type="checkbox"/> Fluxlume/Equiv. <input type="checkbox"/> Pipe Conduit
--

Notes:
ARMY RESERVE CENTER

February 21, 2008

**Town of Bristol
Quinta-Gamelin Army Reserve Center
Notice of Intent Form for Homeless Service Provider**

Name of Organization:

Name of Representative:

Address of Organization:

Phone Number:

Email address:

1. A description of the proposed homeless assistance program:
2. A description of the proposed use of the property, including a description of the buildings and facilities necessary to carry out such a proposed use:
3. Timeframe of occupation:
4. A description of the need for the program and the extent to which the program is or will be coordinated with other homeless assistance programs in Bristol:
5. A description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program:

Please note that the above five questions must be answered. Applicants may provide a reasonable amount of additional information in appendices if they wish.

All notices of intent are due on October 10, 2006 by 3:30 p.m. at the Bristol Town Hall, 10 Court Street, Bristol, RI 02809. All Notices of Intent should be addressed to the attention of the BRAC Point of Contact: Diane C. Mederos, Town Administrator.

If you have further questions about this Notice of Intent or required information, contact: Gerry Turbeville at (401) 253-7000 x143 or email her at gerrvt@fctvplus.net

February 21, 2008

**Town of Bristol
Quinta-Gamelin Army Reserve Center
Notice of Interest Form for Public Benefit Conveyance**

Name of Organization:

Name of Contact Person:

Address of Organization:

Phone Number:

Email address:

1. A description of the eligibility for the proposed transfer:
2. The proposed use of the property, including a description of the buildings and facilities necessary to carry out such a proposed use:
3. Timeframe of occupation:
4. The benefit to the community from such a use, including the number of jobs the use would generate:
5. A description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program:

Please note that the above five questions must be answered. Applicants may provide a reasonable amount of additional information in appendices if they wish.

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ATTACHMENT # 6 HUD Homeless Information

State Name: Rhode Island

Summary by household type reported, aggregated to the state level:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing		
Individual Households*	3,362	575	108	4,045
Family Households with Children	692	256	0	948
Total Households	4,054	831	108	4,993

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing		
Persons in Individual Households*	3,362	575	108	4,045
Persons in Family Households with Children	2,231	590	0	2,821
Total Homeless Persons in Households	5,593	1,165	108	6,866

Summary of homeless persons by subpopulations reported, aggregated to the state level:

	Sheltered	Unsheltered**	Total
Chronically Homeless	735	108	843
Severely Mentally Ill	1,860	0	1,860
Chronic Substance Abuse	1,360	0	1,360
Veterans	557	0	557
Persons with HIV or AIDS	0	0	0
Victims of Domestic Violence	1,041	0	1,041
Unaccompanied Youth less than 18 yrs.	1,564	0	1,564

*HUD assumes one person per individual household.

**Provision of information on unsheltered homeless subpopulations was optional in the 2005 CoC application.

ATTACHMENT # 7 Projected Employment for Bristol, RI

Occupation	Numeric Change	Percentage change	Projected Employment	Projected Employment	Total Job Openings
Network systems and data communications analysts	250	57	680		30
Personal financial advisors	460	53	1,330		60
Home health aides	1,500	43	4,980		200
Database administrators	120	42	400		20
Computer software engineers, systems software	420	41	1,470		50
Computer software engineers, applications	600	40	2,070		70
Hazardous materials removal workers	50	38	180		10
Brokerage clerks	200	38	720		30
Securities, commodities, and financial services sales agents	390	38	1,430		50
Desktop publishers	20	35	90		-98
Network and computer systems administrators	260	35	1,000		30
Veterinary technologists and technicians	160	34	630		20
Hotel, motel, and resort desk clerks	140	33	580		30
Medical assistants	550	33	2,240		90
Social and human service assistants	990	33	4,010		150
Lodging managers	40	33	150		10
Personal and home care aides	690	32	2,880		100
Microbiologists	20	32	90		-98
Medical scientists, except epidemiologists	190	31	780		30
Roofers	120	29	510		20

Data Sponsored By: [Employment and Training Administration](#)

Data Source: [Employment Trends//Occupational Employment Projections/2004](#)

East Bay Community Action Program 2007	
Town of Bristol	
<u>Program</u>	<u>Service</u>
Senior Citizen/Case Management	34
Cost	\$6,120.00
Senior Nutrition Program (meals served)	5,554
Cost	\$247,153.00
RSVP Volunteers	51
Volunteer Hours	5,603
Volunteer Stations	14
Foster Grandparent Program # of volunteers	4
Heating Assistance/Families Payments	475 \$155,975.00
Weatherization Expenditures/Households	23 \$52,031.01
AMPS (appliance efficiency program) Cost/households	8 \$5,520.00
EHAP (housing rental/mortgage assistance) Cost	13 \$9,815.00
Transitional Housing/Homeless Families	5 \$3,785.00
Information/Referral Basic Needs Assessment	267
Food Room/Families	336
WIC (Women/Infants/Children Nutrition) Cost	205 \$153,750.00
Health Center Patients Cost of Service	326 \$119,316.00
Head Start Children Cost	24 \$24,000.00
TOTAL ENCOUNTERS	7,072
TOTAL COST	\$777,465.01

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APPENDIX B
RECORD OF NON-APPLICABILITY

GENERAL CONFORMITY – RECORD OF NON-APPLICABILITY

Project/Action

Name: Implementation of BRAC 05 Realignment at Bristol, RI

Project/Action

Point of Contact: Mr. Jeffrey M. Hrzic
99th Regional Support Command
5231 South Scott Plaza
Fort Dix, NJ 08640-5000

Begin Date: September 23, 2005

End Date: September 15, 2011

General Conformity under the Clean Air Act, Section 176 has been evaluated for the project described above according to the requirements of 40 CFR 93, Subpart B. The General Conformity Rule applies to federal actions occurring in regions designated as being in non-attainment for the National Ambient Air Quality Standards (NAAQS) or attainment areas subject to maintenance plans (maintenance areas). Threshold (*de minimis*) rates of emissions have been established for federal actions with the potential to have significant air quality impacts. If a project/action located in an area designated as non-attainment exceeds these *de minimis* levels, a general conformity analysis is required. Bristol County is designated as a moderate ozone (8-hour) non-attainment area in an ozone transport region; thus, the NO_x and VOC thresholds apply.

A General Conformity Analysis of this project/action is not required because:

Total direct emissions from this project would include minor short-term effects from interior demolition and renovation. Long-term emissions from reuse would include the continuation of existing boiler emissions and commuter vehicle trips similar to those currently generated by the USARC. Emissions from visitor vehicle trips may increase emissions, but not significantly. These emissions would be less than the *de minimis* values.

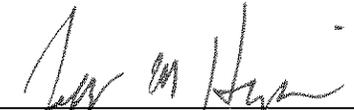
The *de minimis* values established in 40 CFR 93.153 (b) are:

NO_x: 100 tons and VOC: 50 tons

Furthermore, the project/action is not considered regionally significant under 40 CFR 93.153 (i). Bristol County is in attainment for criteria pollutants NO₂, SO₂, PM₁₀, PM_{2.5}, CO, and Pb and therefore these pollutants are not subject to conformity review.

Supporting documentation and emissions estimates:

- Are Attached
- Appear in the NEPA Documentation
- Other (Not Necessary)



Jeffrey M. Hrzic
Chief, Environmental Division

APPENDIX C

ECONOMIC IMPACT FORECAST SYSTEM (EIFS) MODEL

SOCIOECONOMIC IMPACT ASSESSMENT

Socioeconomic impacts are linked through cause-and-effect relationships. Military payrolls and local procurement contribute to the economic base for the region of influence (ROI). In this regard, the BRAC realignment closure action proposed in Bristol, Rhode Island would have a multiplier effect on the local and regional economy. With the Proposed Action, direct jobs would be created, generating new income and increasing personal spending. This spending generally creates secondary jobs, increases business volume, and increases revenues for schools and other social services.

THE ECONOMIC IMPACT FORECAST SYSTEM

The U.S. Army, with the assistance of many academic and professional economists and regional scientists, developed the Economic Impact Forecast System (EIFS) to address the economic impacts of NEPA-requiring actions and to measure their significance. As a result of its designed applicability, and in the interest of uniformity, EIFS should be used in NEPA assessments for BRAC. The entire system is designed for the scrutiny of a populace affected by the actions being studied. The algorithms in the EIFS model are simple and easy to understand, but still have firm, defensible bases in regional economic theory.

EIFS is developed under a joint project of the U.S Army Corps of Engineers (USACE), the Army Environmental Policy Institute (AEPI), and the Computer and Information Science Department of Clark Atlanta University, Georgia. EIFS is an on-line system, and the EIFS Web application is hosted by the USACE, Mobile District. The system is available to anyone with an approved user-id and password. University staff and the staff of USACE, Mobile District are available to assist with the use of EIFS.

The databases in EIFS are national in scope and cover the approximately 3,700 counties, parishes, and independent cities that are recognized as reporting units by federal agencies. EIFS allows the user to define an economic ROI by identifying the counties, parishes, or cities to be analyzed. Once the ROI is defined, the system aggregates the data, calculates multipliers and other variables used in the various models in EIFS, and prompts the user for forecast input data.

THE EIFS MODEL

The basis of the EIFS analytical capabilities is the calculation of multipliers that are used to estimate the impacts resulting from Army-related changes in local expenditures or employment. In calculating the multipliers, EIFS uses the economic base model approach, which relies on the ratio of total economic activity to basic economic activity. Basic, in this context, is defined as the production or employment engaged to supply goods and services outside the ROI or by federal activities (such as military installations and their employees). According to economic base theory, the ratio of total income to basic income is measurable (as the multiplier) and sufficiently stable so that future changes in economic activity can be forecast. This technique is especially appropriate for estimating aggregate impacts and makes the economic base model ideal for the EA and EIS process.

The multiplier is interpreted as the total impact on the economy of the region resulting from a unit change in its base sector; for example, a dollar increase in local expenditures due to an expansion of its military installation. EIFS estimates its multipliers using a location quotient approach based on the concentration of industries within the region relative to the industrial concentrations for the nation.

The user inputs into the model the data elements which describe the Army action: the change in expenditures, or dollar volume of the construction project(s); change in civilian or military employment; average annual income of affected civilian or military employees; the percent of civilians expected to relocate due to the Army’s action; and the percent of military living on-post. Once these are entered into the EIFS model, a projection of changes in the local economy is provided. These are projected changes in sales volume, income, employment, and population. These four indicator variables are used to measure and evaluate socioeconomic impacts. Sales volume is the direct and indirect change in local business activity and sales (total retail and wholesale trade sales, total selected service receipts, and value-added by manufacturing). Employment is the total change in local employment due to the Proposed Action, including not only the direct and secondary changes in local employment, but also those personnel who are initially affected by the military action. Income is the total change in local wages and salaries due to the Proposed Action, which includes the sum of the direct and indirect wages and salaries, plus the income of the civilian and military personnel affected by the Proposed Action. Population is the increase or decrease in the local population as a result of the Proposed Action.

THE SIGNIFICANCE OF SOCIOECONOMIC IMPACTS

Once model projections are obtained, the Rational Threshold Value (RTV) profile allows the user to evaluate the significance of the impacts. This analytical tool reviews the historical trends for the defined region and develops measures of local historical fluctuations in sales volume, income, employment, and population. These evaluations identify the positive and negative changes within which a project can affect the local economy without creating a significant impact. The greatest historical changes define the boundaries that provide a basis for comparing an action’s impact on the historical fluctuation in a particular area. Specifically, EIFS sets the boundaries by multiplying the maximum historical deviation of the following variables

Table C-1: Historical Deviation Variables

		Increase	Decrease
Sales Volume	X	100%	75%
Income	X	100%	67%
Employment	X	100%	67%
Population	X	100%	50%

These boundaries determine the amount of change that will affect an area. The percentage allowances are arbitrary, but sensible. The maximum positive historical fluctuation is allowed with expansion because economic growth is beneficial. While cases of damaging economic growth have been cited, and although the zero-growth concept is being accepted by many local

planning groups, military base reductions and closures generally are more injurious to local economics than are expansion.

The major strengths of the RTV are its specificity to the region under analysis and its basis on actual historical data for the region. The EIFS impact model, in combination with the RTV, has proven successful in addressing perceived socioeconomic impacts. The EIFS model and the RTV technique for measuring the intensity of impacts have been reviewed by economic experts and have been deemed theoretically sound.

The following are the EIFS inputs and output data and the RTVs for the ROI. These data form the basis for the socioeconomic impact analysis presented in Section 4.10.

SUMMARY OF ASSUMPTIONS

For purposes of running the EIFS model, the peak year for incoming personnel and the peak year for construction spending were selected to determine the maximum impact that Proposed Actions could have on the regional economy. For this action, no civilian personnel would re-locate within the ROI. Therefore, only construction costs were used to determine the impact of the Proposed Action. The project costs are assumed to be \$750,000. These costs were obtained through communication with the USACE personnel, regarding the construction costs of any renovation and upgrades for the reuse of the facility. The impacts from project spending are shown in Tables C-2 through C-4. Table C-2 shows input to the model, C-3 shows resultant sales, income, and employment generated for the economy and the percent annual fluctuation it represents, and Table C-4 shows the annual fluctuations for the ROI above or below which the action would be considered significant.

Table C-2: Forecast Input for the EIFS Model

EIFS Report Bristol County, RI – Forecast Input	
Change In Local Expenditures	\$750,000
Change In Civilian Employment	4
Average Income of Affected Civilian	\$38,360
Percent Expected to Relocate	0
Change In Military Employment	0
Average Income of Affected Military	0
Percent of Military Living On-base	0
Employment Multiplier	2.03
Income Multiplier	2.03

Table C-3: EIFS Report for Bristol, RI – Forecast Output

Forecast Output		
Employment Multiplier	2.03	
Income Multiplier	2.03	
Sales Volume – Direct	\$503,908	
Sales Volume – Induced	\$519,025	
Sales Volume – Total	\$1,022,933	0.14%
Income – Direct	\$233,338	
Income - Induced	\$108,974	
Income – Total (place of work)	\$342,313	0.02%
Employment – Direct	7	
Employment – Induced	3	
Employment – Total	11	0.06%
Local Population	0	
Local Off-base Population	0	0.00%

Table C-4: EIFS Report for Bristol County, RI – RTV Summary

RTV Summary				
	Sales Volume	Income	Employment	Population
Positive RTV	11.92%	11.27%	5.32%	1.8%
Negative RTV	-8.89%	-4.78%	-5.59%	-1.14%

APPENDIX D
CONSULTATION LETTERS

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United States Department of the Interior



FISH AND WILDLIFE SERVICE

New England Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5087
<http://www.fws.gov/newengland>

January 3, 2011

To Whom It May Concern:

This project was reviewed for the presence of federally-listed or proposed, threatened or endangered species or critical habitat per instructions provided on the U.S. Fish and Wildlife Service's New England Field Office website:

(<http://www.fws.gov/newengland/EndangeredSpec-Consultation.htm>)

Based on the information currently available, no federally-listed or proposed, threatened or endangered species or critical habitat under the jurisdiction of the U.S. Fish and Wildlife Service (Service) are known to occur in the project area(s). Preparation of a Biological Assessment or further consultation with us under section 7 of the Endangered Species Act is not required.

This concludes the review of listed species and critical habitat in the project location(s) and environs referenced above. No further Endangered Species Act coordination of this type is necessary for a period of one year from the date of this letter, unless additional information on listed or proposed species becomes available.

Thank you for your cooperation. Please contact Mr. Anthony Tur of this office at 603-223-2541 if we can be of further assistance.

Sincerely yours,

Thomas R. Chapman
Supervisor
New England Field Office

**FEDERALLY LISTED ENDANGERED AND THREATENED SPECIES
IN RHODE ISLAND**

COUNTY	SPECIES	FEDERAL STATUS	GENERAL LOCATION/HABITAT	TOWNS
Bristol	None			
Kent	None			
Newport	Piping Plover	Threatened	Coastal Beaches	Little Compton, Middletown
	Roseate Tern	Endangered	Coastal beaches, islands and the Atlantic Ocean	Newport
Providence	Small whorled Pogonia	Threatened	Forests with somewhat poorly drained soils and/or a seasonally high water table	Glocester
Washington	Roseate Tern	Endangered	Coastal beaches, islands and the Atlantic Ocean	Westerly
	Piping Plover	Threatened	Coastal Beaches	Narragansett, Charlestown, Westerly, New Shoreham and South Kingstown.
	American burying beetle	Endangered	Upland grassy meadows	New Shoreham

-Eastern cougar, gray wolf and Northeastern beach tiger beetle are considered extirpated in Rhode Island.

-There is no federally-designated Critical Habitat in Rhode Island.

7/31/2008



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

January 5, 2011

Mr. Jeffrey Emidy
Rhode Island Historical Preservation & Heritage Commission
Old State House
150 Benefit Street
Providence, RI 02903

Subject: Pvt. Lloyd S. Cooper III U.S. Army Reserve Center, 885 Sandy Lane, Warwick, RI
Pfc. John Quinta-Pvt. Arthur J. Gamelin U.S. Army Reserve Center, Asylum Road,
Bristol, RI

Mr. Emidy,

In support of the planned Base Realignment and Closure (BRAC) actions, the U.S. Army Reserve 99th Regional Support Command (RSC) and the U.S. Army Corps of Engineers are conducting cultural resource studies for Pvt. Lloyd S. Cooper III and Pfc. John Quinta—Pvt. Arthur J. Gamelin Army Reserve Centers. In compliance with Section 106 of the National Historic Preservation Act, as amended, we have completed Determination of Eligibility documentation for the both Reserve Centers. The 99th RSC is providing the documentation in digital format for your review.

The Pvt. Lloyd S. Cooper III USARC was constructed in 1960 and is set on a 5.2 acre lot and includes an administrative/classroom block with attached drill hall and a maintenance shop. Paved parking surrounds the building on the north, west, and east. A large wooded area north of paved parking constitutes the remainder of the property to the north. The area of potential effect (APE), as defined in 36 CFR 800.16(d), consists of the current boundaries of the Pvt. Lloyd S. Cooper III USARC property, including the two buildings and parking, and wooded areas on the parcel.

Built in 1957 with significant alterations to the original building in 1988, the Pfc. John Quinta—Pvt. Arthur Gamelin USARC covers 5.3 acres and contains two buildings: the main administration building, consisting of a U-shaped administrative and classroom block built around the drill hall; and a maintenance shop. The remainder of the site immediately surrounding the buildings is covered in pavement, with landscaped areas fronting the buildings and a wooded area to the west. The APE consists of the current boundaries of the Pfc. John Quinta—Pvt. Arthur Gamelin USARC property, including the two buildings and parking and landscaped areas on the parcel.

The enclosed Determinations of Eligibility forms detail the architectural survey, as well as our rationale for concluding that the Pfc. John Quinta—Pvt. Arthur Gamelin USARC and Pvt. Lloyd S. Cooper III USARC are not eligible for listing in the National Register of Historic Places.

The 99th requests your written concurrence on our determination of non-eligibility within 30 days from the date on this letter. Please send your comments to: Amanda Murphy, 99th RSC DPW, 5231 South Scott Plaza, Fort Dix, NJ 08640, or by email to amanda.w.murphy@usar.army.mil. Thank you in advance for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff M Hrzic", with a stylized flourish at the end.

JEFFREY M HRZIC
Chief, Environmental Division

Enclosure



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House • 150 Benefit Street • Providence, R.I. 02903-1209

TEL (401) 222-2678
TTY (401) 222-3700

FAX (401) 222-2968
Website www.preservation.ri.gov

8 March 2011

Amanda Murphy
Department of the Army
99th Regional Support Command
5231 South Scott Plaza
Fort Dix, New Jersey 08640-5000

Re: Historical Determinations
Pvt. Lloyd S. Cooper III U.S. Army Reserve Center
885 Sandy Lane, Warwick, Rhode Island
Pfc. John Quinta-Pvt. Arthur J. Gamelin U.S. Army Reserve Center
Asylum Road, Bristol, Rhode Island

Dear Ms. Murphy:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the Determinations of Eligibility (DOEs) that were provided by Jeffrey Hrzic for the above referenced properties. The 99th Regional Support Command (RSC) and the U.S. Army Corps of Engineers (ACOE) are conducting cultural resource studies for these properties in support of planned Base Realignment and Closure actions.

Based on the two DOEs, the RSC and the ACOE have determined that neither of the properties is eligible for listing in the National Register of Historic Places. The RIHPHC concurs with these determinations, that the Pvt. Lloyd S. Cooper III U.S. Army Reserve Center at 885 Sandy Lane in Warwick, Rhode Island and the Pfc. John Quinta-Pvt. Arthur J. Gamelin U.S. Army Reserve Center on Asylum Road in Bristol, Rhode Island are not eligible for listing in the National Register of Historic Places due to the loss of integrity of both buildings.

These comments are provided in accordance with Section 106 of the National Historic Preservation Act. If you have any questions, please contact Jeffrey Emidy, Project Review Coordinator of this office.

Very truly yours,

~~For~~ Edward F. Sanderson
Executive Director
State Historic Preservation Officer

C: Jeffrey M. Hrzic, Chief, Environmental Division, 99th Regional Support Command



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

JUN 23 2011

Mr. Chuckie Green
Tribal Historic Preservation Officer
Mashpee Wampanoag Tribe
483 Great Neck Road, South
Mashpee, MA 02649

Mr. Green,

The Defense Base Realignment and Closure (BRAC) Commission has recommended the closure of the Quinta-Gamelin United States Army Reserve Center (USARC) in Bristol, Rhode Island. To implement this recommendation, the Army is proposing to transfer this property from federal government ownership to the Town of Bristol Rhode Island for reuse after closure. If this action is of interest to you, we would like to begin consultation pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended at this time.

The Quinta-Gamelin USARC sits on a 5.3-acre lot on the north side of Asylum Road, above the road grade. The site is surrounded by woods on the north and west and a cemetery to the east. The one-story administration building was constructed in 1988 and took the place of the original administration building completed in 1957. The one-story two-bay brick Maintenance Shop, built in 1959, is located north of the administration building. On March 8, 2011 the Rhode Island State Historic Preservation Office concurred with the Army's determination that none of the buildings on site were eligible for inclusion in the National Register of Historic Places.

A 1995 archaeological survey of the Quinta-Gamelin USARC indicated that a large portion of the naturally sloping topography had been disturbed as the result of grading and filling, but potentially undisturbed sections of the site were determined to possess a moderate to high archaeological sensitivity for intact cultural resources. As a result, the Army will prepare a Phase 1B Archeology Survey on site. If requested, the 99th RSC will provide a copy of the report once investigations are complete.

This letter is meant to determine your interest in participating in the Section 106 consultation for this project. At this time, we respectfully request any information you can share concerning Traditional Cultural Properties or sacred sites located within the project area to assist us in our decision-making process. We welcome your input on this project.

The Army would greatly appreciate a response within thirty (30) days from the date on this letter. Correspondence and other communication regarding this matter should be directed to Amanda Murphy, 99th RSC DPW ENV, 5231 South Scott Plaza, Fort Dix, New Jersey 08640, amanda.w.murphy@usar.army.mil, 609-521-8047.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey M. Hrzic".

Jeffrey M. Hrzic
Chief, Environmental Division

Enclosure: (1) Location Maps



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

JUN 23 2011

Mr. John Brown
Tribal Historic Preservation Officer
Narragansett Indian Tribe
215 Fenner Hill Road
Hopkinton, RI 02832

Mr. Brown,

The Defense Base Realignment and Closure (BRAC) Commission has recommended the closure of the Quinta-Gamelin United States Army Reserve Center (USARC) in Bristol, Rhode Island. To implement this recommendation, the Army is proposing to transfer this property from federal government ownership to the Town of Bristol Rhode Island for reuse after closure. If this action is of interest to you, we would like to initiate consultation pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended at this time.

The Quinta-Gamelin USARC sits on a 5.3-acre lot on the north side of Asylum Road, above the road grade. The site is surrounded by woods on the north and west and a cemetery to the east. The one-story administration building was constructed in 1988 and took the place of the original administration building completed in 1957. The one-story two-bay brick Maintenance Shop, built in 1959, is located north of the administration building. On March 8, 2011 the Rhode Island State Historic Preservation Office concurred with the Army's determination that none of the buildings on site were eligible for inclusion in the National Register of Historic Places.

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The Army would greatly appreciate a response within thirty (30) days from the date on this letter. Correspondence and other communication regarding this matter should be directed to Amanda Murphy, 99th RSC DPW ENV, 5231 South Scott Plaza, Fort Dix, New Jersey 08640, amanda.w.murphy@usar.army.mil, 609-521-8047.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey M. Hrzic", is written over a horizontal line.

Jeffrey M. Hrzic
Chief, Environmental Division

Enclosure: (1) Location Maps



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

JUN 23 2011

Acting Tribal Historic Preservation Officer
Wampanoag Tribe of Gayhead Aquinnah
20 Black Brook Road
Aquinnah, MA 02535

Dear Interested Party,

The Defense Base Realignment and Closure (BRAC) Commission has recommended the closure of the Quinta-Gamelin United States Army Reserve Center (USARC) in Bristol, Rhode Island. To implement this recommendation, the Army is proposing to transfer this property from federal government ownership to the Town of Bristol Rhode Island for reuse after closure. If this action is of interest to you, we would like to initiate consultation pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended at this time.

The Quinta-Gamelin USARC sits on a 5.3-acre lot on the north side of Asylum Road, above the road grade. The site is surrounded by woods on the north and west and a cemetery to the east. The one-story administration building was constructed in 1988 and took the place of the original administration building completed in 1957. The one-story two-bay brick Maintenance Shop, built in 1959, is located north of the administration building. On March 8, 2011 the Rhode Island State Historic Preservation Office concurred with the Army's determination that none of the buildings on site were eligible for inclusion in the National Register of Historic Places.

A 1995 archaeological survey of the Quinta-Gamelin USARC indicated that a large portion of the naturally sloping topography had been disturbed as the result of grading and filling, but potentially undisturbed sections of the site were determined to possess a moderate to high archaeological sensitivity for intact cultural resources. As a result, the Army will prepare a Phase 1B Archeology Survey on site. If requested, the 99th RSC will provide a copy of the report once investigations are complete.

This letter is meant to determine your interest in participating in the Section 106 consultation for this project. At this time, we respectfully request any information you can share concerning Traditional Cultural Properties or sacred sites located within the project area to assist us in our decision-making process. We welcome your input on this project.

The Army would greatly appreciate a response within thirty (30) days from the date on this letter. Correspondence and other communication regarding this matter should be directed to Amanda Murphy, 99th RSC DPW ENV, 5231 South Scott Plaza, Fort Dix, New Jersey 08640, amanda.w.murphy@usar.army.mil, 609-521-8047.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey M. Hrzic", is written over a horizontal line.

Jeffrey M. Hrzic
Chief, Environmental Division

Enclosure: (1) Location Maps

-----Original Message-----

From: Murphy, Amanda W Ms CTR 99TH RSC ARIM
Sent: Monday, September 19, 2011 3:00 PM
To: brwnjbb123@aol.com
Subject: RE: Bristol RI BRAC Project (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

Dear Mr. Brown,

I am following up on your previous request for the Phase IA archeological investigation that was previously done at the Quinta-Gamelin US Army Reserve Center in Bristol, RI. I am apologize that it took a while for me to find this study.

This study was prepared for the 94th Regional Readiness Command (RRC) by PAL. The survey work was conducted in 1995, and the report was finalized in 1997. As we previously discussed, based on the findings of this attached study the 99th RSC has determined we should conduct a Phase IB investigation on a portion of the Quinta-Gamelin Army Reserve Center property.

To give you some background of the Army Reserve, the 94th RRC consisted of the New England states. In 2008, the 94th RRC along with two other "RRCs" that operated in NY, NJ, PA, MD, DE, WV, and VA were consolidated into the present day 13-state 99th Regional Support Command.

Amanda Murphy
Program Coordinator
NEPA and Cultural Resources
99th Regional Support Command, DPW Contractor Fort Dix, NJ
Phone: 609-521-8047

Classification: UNCLASSIFIED
Caveats: NONE

RIHPHC Archaeological Permit: 11-23

Effective date: 10/25/11 – 12/31/12

Project: US Army Reserve Center, Bristol

Native American Special Condition

The Narragansett Indian Tribal Historic Preservation Officer has stated an interest in this project and in accordance with the RIHPHC's *Survey Standards* the following items apply:

1. The RIHPHC will send a copy of the permit application to the NITHPO.
2. The project archaeologist shall seek the input of the NITHPO in carrying out the work. The RIHPHC encourages archaeologists and the NITHPO to maintain cooperative and collegial relationships and to share information about work in progress.
3. The project archaeologist shall inform the NITHPO when fieldwork will begin.
4. The project archaeologist shall send copies of the draft and final report or management memo to the NITHPO.
5. The RIHPHC will notify the NITHPO when the archaeological report or management memo is accepted and what further work (if any) the RIHPHC has required.

I, Charles Lee Decker, RPA, [archaeologist,] certify that the information contained in this application is correct, and that I will comply with applicable federal and state legislation, regulations and standards, and any special conditions appended to this application (see below). I understand that any change to the specifications of this permit, the research design, or project scope of work, without the approval of the RIHPHC, may result in the revocation of this permit and the cessation of archaeological investigations. I also understand that should I fail to satisfy the conditions of this permit (items 7,8,9,10,11,) the RIHPHC may decide not to issue me, or my employer, permits for future projects until the deficiencies under this permit are resolved.

I, Jeff Hrzic, [landowner or project proponent] agree to comply with applicable federal and state legislation and special conditions attached to this permit. I also agree to maintain adequate security at the project area, and, if determined necessary by the RIHPHC, will take steps, as required by the RIHPHC, to prevent trespassers or other unauthorized individuals from causing harm to the archaeological site or sites under investigation.

11 - 23

10/25/11 - 12/31/12

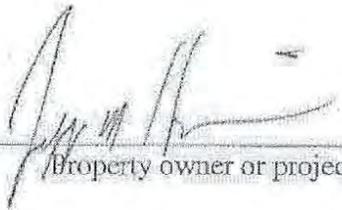
Permit effective date



Applicant



Approved
Rhode Island Historical Preservation
and Heritage Commission



Property owner or project proponent

Reviewed by:



Charlotte Taylor
RIHP&HC staff archaeologist

See below for any attached Special Conditions that may apply to this permit:

1. Native American special condition yes no

2. Other special condition yes no

The RIHP&HC reserves the right to amend the terms and conditions of this permit based on new information received in the course of the project.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

NOV 28 2011

Mr. John Brown
Tribal Historic Preservation Officer
Narragansett Indian Tribe
215 Fenner Hill Road
Hopkinton, RI 02832

Mr. Brown,

In June 2011, the U.S. Army Reserve 99th Regional Support Command (RSC) informed you of our intent to conduct an archeological survey at the Quinta-Gamelin U.S. Army Reserve Center (USARC) located at 91110 Asylum Road, Bristol, Rhode Island (Enclosure 1). We requested any information you would be willing to share concerning Traditional Cultural Properties (TCPs) within the boundary of the Quinta-Gamelin USARC to help inform our survey efforts, and invited you to participate in consultation in accordance with Section 106 of the National Historic Preservation Act. The purpose of this letter is to inform you that the 99th RSC has recently filed a permit with the Rhode Island State Historic Preservation Office to conduct the survey, and once again extends to you an invitation to participate in Section 106 consultation.

A Phase IA Archeological Survey was conducted at the Quinta-Gamelin USARC in 1997. The survey recommended that a Phase IB Survey be conducted if any undertaking was proposed that could have effect on cultural resources. At your request, a copy of this study was e-mailed to you on September 19, 2011 and it is again provided as an enclosure for your review (Enclosure 2).

The purpose of the proposed Phase IB Archeological Survey will be to identify any potential historic or cultural properties that could be affected by the proposed transfer of the USARC to a non-federal entity. At this time, the 99th RSC respectfully requests:

- 1) any information you can share concerning TCPs or sacred sites located within the project area, and
- 2) please inform of us of your interest in participating in Section 106 consultation.

The 99th RSC understands the sensitive nature of this information and is open to arranging a conference call or a meeting at your earliest convenience. However, the 99th RSC does request you respond within 30 days from the date on this letter regarding your intent to participate in Section 106 consultation.

Correspondence and other communication regarding this matter should be directed to: Ms. Amanda Murphy, 99th RSC DPW ENV, 5231 South Scott Plaza, Fort Dix, New Jersey 08640 or at 609-521-8047.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey M. Hrzic". The signature is written in a cursive style with some loops and flourishes.

Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:

- 1) Hrzic to Brown June 23, 2011 Correspondence
- 2) Archeological Inventory Survey of Army Reserve Facilities Throughout New England Under the 94th Regional Support Command, May 1997

CC:

- 1) Edward F. Sanderson, Rhode Island State Historic Preservation Officer
- 2) Chief Sachem, Matthew Thomas

From: Murphy, Amanda W Ms CTR 99TH RSC ARIM
Sent: Wednesday, January 18, 2012 11:01 AM
To: brwnjbb123@aol.com; Charlotte.Taylor@preservation.ri.gov
Subject: Quinta-Gamelin US Army Reserve Center - Sec 106 (UNCLASSIFIED)
Importance: High

Classification: UNCLASSIFIED
Caveats: NONE

Dear Mr. Brown and Ms. Taylor,
In accordance with Section 106, the US Army Reserve 99th Regional Support Command has previously informed you of our intent to perform a Phase I Survey at the Quinta-Gamelin Reserve Center in Bristol, RI. Attached is the Phase I scope of work. Please let me know if you have any comments by 1/27/12 as we are trying to finalize this document. Thank you.

Amanda Murphy, MAHP
Program Coordinator
NEPA and Cultural Resources
99th Regional Support Command DPW
Contractor, Innovar Environmental Inc.
5231 South Scott Plaza
Fort Dix, NJ 08640
Office: (609) 521-8047
Cell: (202)-236-8192
Email: amanda.w.murphy@usar.army.mil
<https://spbasops.ocar.army.pentagon.mil/sites/99DPW/default.aspx>

Please take a moment and tell us how we are doing.
http://ice.disa.mil/index.cfm?fa=card&service_provider_id=118861&site_id=961&service_category_id=32

Classification: UNCLASSIFIED
Caveats: NONE

From: LeeDecker, Charles
Sent: Thursday, March 08, 2012 10:53 AM
To: 'BRWNJBB123@aol.com'
Cc: 'Murphy, Amanda W Ms CTR 99TH RSC ARIM'; Gould, Dell
Subject: RE: Quinta-Gamelin US Army Reserve Center - Sec 106 (UNCLASSIFIED)

Mr. Brown

Followup to our your call a few minutes ago, here are copies of the notification letters

Charles LeeDecker

THE LOUIS BERGER GROUP, INC.
1250 - 23rd Street, NW
Washington, DC 20037-1164
202.303.2667 (direct line)
cleedecker@louisberger.com

This message, including any attachments hereto, may contain privileged and/or confidential information and is intended solely for the attention and use of the intended addressee(s). If you are not the intended addressee, you may neither use, copy, nor deliver to anyone this message or any of its attachments. In such case, you should immediately destroy this message and its attachments and kindly notify the sender by reply mail. Unless made by a person with actual authority conferred by The Louis Berger Group, Inc., (LBG) the information and statements herein do not constitute a binding commitment or warranty by LBG. LBG assumes no responsibility for any misperceptions, errors or misunderstandings. You are urged to verify any information that is confusing and report any errors/concerns to us in writing.

From: LeeDecker, Charles
Sent: Thursday, March 08, 2012 10:28 AM
To: 'BRWNJBB123@aol.com'
Cc: 'Murphy, Amanda W Ms CTR 99TH RSC ARIM'; Gould, Dell
Subject: FW: Quinta-Gamelin US Army Reserve Center - Sec 106 (UNCLASSIFIED)

Mr. Brown,

I think you have received some communications regarding planned archeological work at the US Army Reserve Center in Bristol, and I want to let you know that our schedule for the field investigation has been firmed up. We are planning to begin on-site work on Tuesday March 27 at 8 AM, and we invite you to attend if you wish.

The archaeologist who will be doing the on-site work is Dell Gould, and you can reach him by cell phone at 201.303.7371. There will also be representatives from the US Army on site as well that day.

If you have any questions or concerns please let me or Amanda Murphy know.

Thank you

Charles LeeDecker

THE LOUIS BERGER GROUP, INC.
1250 - 23rd Street, NW
Washington, DC 20037-1164
202.303.2667 (direct line)
cleedecker@louisberger.com

This message, including any attachments hereto, may contain privileged and/or confidential information and is intended solely for the attention and use of the intended addressee(s). If you are not the intended addressee, you may neither use, copy, nor deliver to anyone this message or any of its attachments. In such case, you should immediately destroy this message and its attachments and kindly notify the sender by reply mail. Unless made by a person with actual authority conferred by The Louis Berger Group, Inc., (LBG) the information and statements herein do not constitute a binding commitment or warranty by LBG. LBG assumes no responsibility for any misperceptions, errors or misunderstandings. You are urged to verify any information that is confusing and report any errors/concerns to us in writing.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

May 29, 2012

Mr. John Brown
Tribal Historic Preservation Officer
Narragansett Indian Tribe
215 Fenner Hill Road
Hopkinton, RI 02832

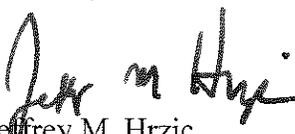
Mr. Brown,

Under Rhode Island Historic Preservation and Heritage Commission Archaeological Permit No. 2011-23, The Louis Berger Group, Inc. (LBG), has completed a Phase I archaeological reconnaissance survey of the Pfc. John Quinta-Pvt. Arthur Gamelin United States Army Reserve Center (USARC). The USARC and its related maintenance shop are located on a 5.3-acre (2.1-hectare) graded lot on the north side of Asylum Road, in a residential area.

LBG conducted Phase I subsurface testing in the portion of the Quinta-Gamelin USARC that was considered archaeologically sensitive. The study concludes that the facility property does not contain any historic properties eligible for the National Register of Historic Places. The enclosed report details the goals, methods, and results of the investigation.

The Army requests your review of this study within thirty (30) days from the date on this letter. Correspondence and other communication regarding this study should be directed to Amanda Murphy, NEPA and Cultural Resources Specialist, 99th RSC DPW, 5231 South Scott Plaza, Fort Dix, New Jersey 08640, amanda.w.murphy.ctr@us.army.mil, 609-562-7666.

Sincerely,


Jeffrey M. Hrzic
Chief, Environmental Division

Enclosure: 2012 Phase I Archaeological Survey

cc. Matthew Thomas



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

May 29, 2012

Mr. Chuckie Green
Tribal Historic Preservation Officer
Mashpee Wampanoag Tribe
483 Great Neck Road, South
Mashpee, MA 02649

Mr. Green,

Under Rhode Island Historic Preservation and Heritage Commission Archaeological Permit No. 2011-23, The Louis Berger Group, Inc. (LBG), has completed a Phase I archaeological reconnaissance survey of the Pfc. John Quinta-Pvt. Arthur Gamelin United States Army Reserve Center (USARC). The USARC and its related maintenance shop are located on a 5.3-acre (2.1-hectare) graded lot on the north side of Asylum Road, in a residential area.

LBG conducted Phase I subsurface testing in the portion of the Quinta-Gamelin USARC that was considered archaeologically sensitive. The study concludes that the facility property does not contain any historic properties eligible for the National Register of Historic Places. The enclosed report details the goals, methods, and results of the investigation.

The Army requests your review of this study within thirty (30) days from the date on this letter. Correspondence and other communication regarding this study should be directed to Amanda Murphy, NEPA and Cultural Resources Specialist, 99th RSC DPW, 5231 South Scott Plaza, Fort Dix, New Jersey 08640, amanda.w.murphy.ctr@us.army.mil, 609-562-7666.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey M. Hrzic", is written over the typed name.

Jeffrey M. Hrzic
Chief, Environmental Division

Enclosure: 2012 Phase I Archaeological Survey



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

May 29, 2012

Acting Tribal Historic Preservation Officer
Wampanoag Tribe of Gayhead Aquinnah
20 Black Brook Road
Aquinnah, MA 02535

Dear Interested Party,

Under Rhode Island Historic Preservation and Heritage Commission Archaeological Permit No. 2011-23, The Louis Berger Group, Inc. (LBG), has completed a Phase I archaeological reconnaissance survey of the Pfc. John Quinta–Pvt. Arthur Gamelin United States Army Reserve Center (USARC). The USARC and its related maintenance shop are located on a 5.3-acre (2.1-hectare) graded lot on the north side of Asylum Road, in a residential area.

LBG conducted Phase I subsurface testing in the portion of the Quinta–Gamelin USARC that was considered archaeologically sensitive. The study concludes that the facility property does not contain any historic properties eligible for the National Register of Historic Places. The enclosed report details the goals, methods, and results of the investigation.

The Army requests your review of this study within thirty (30) days from the date on this letter. Correspondence and other communication regarding this study should be directed to Amanda Murphy, NEPA and Cultural Resources Specialist, 99th RSC DPW, 5231 South Scott Plaza, Fort Dix, New Jersey 08640, amanda.w.murphy.ctr@us.army.mil, 609-562-7666.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff M Hrzic".

Jeffrey M. Hrzic
Chief, Environmental Division

Enclosure: 2012 Phase I Archaeological Survey



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

May 29, 2012

Mr. Edward Sanderson
Deputy State Historic Preservation Officer
ATTN: Jeffrey Emidy
Rhode Island Historical Preservation & Heritage Commission
Old State House
150 Benefit Street
Providence, RI 02903

Mr. Sanderson,

The United States Army Reserve, 99th Regional Support Command, is proposing closure, disposal, and reuse of the Pfc. John Quinta-Pvt. Arthur Gamelin United States Army Reserve Center (USARC) to meet the requirements of the Base Closure and Realignment Act. The USARC is located on a 5.3-acre (2.1-hectare) lot on the north side of Asylum Road. The Army intends to transfer the property out of federal control, which is an undertaking that could have an adverse effect upon historic properties and requires consultation under Section 106 of the National Historic Preservation Act, as amended.

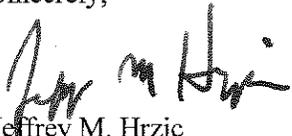
In March 2011, the Rhode Island Historic Preservation and Heritage Commission (RIHPHC) concurred with the 99th RSC's determination that there were no architectural historic properties eligible for the National Register of Historic Places (NRHP) located at the Quinta-Gamelin USARC. However, a Phase IA survey conducted in 1997 recommended further archeological investigation. Under Archaeological Permit No. 2011-23, the Louis Berger Group has recently completed a Phase I archeological reconnaissance survey. Subsurface testing was conducted in the area considered archaeologically sensitive. The study concludes that the Quinta-Gamelin USARC does not contain any archeological resources eligible for the NRHP. The enclosed report details the goals, methods, and results of the investigation.

The Army respectfully requests RIHPHC's written concurrence within 30 days from the date on this letter with the following determinations:

- 1) No further archeological investigations are needed at the Quinta-Gamelin USARC, and
- 2) The proposed undertaking will have no effect to historic properties.

Please direct your comments to: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640, or email: amanda.w.murphy.ctr@us.army.mil. If you have any questions please contact Ms. Murphy at (609) 562-7666.

Sincerely,


Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House • 150 Benefit Street • Providence, R.I. 02903-1209

TEL (401) 222-2678

FAX (401) 222-2968

TTY (401) 222-3700

Website www.preservation.ri.gov

13 June, 2012

Amanda Murphy
99th RSC DPW
Environmental Division
5231 South Scott Plaza
Fort Dix, New Jersey 08640

Re: Phase I Archaeological Survey
Pfc. John Quinta-Pvt. Arthur Gamelin USARC
Bristol, RI

Dear Ms. Murphy:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the report of the above-referenced archaeological survey conducted by LBG. We concur with LBG's conclusion that the Quinta-Gamelin USARC property does not contain any significant archaeological resources, eligible for listing on the National Register of Historic Places, and that no further archaeological investigations are needed. We also concur that the proposed undertaking will have no effect on any significant historic properties.

These comments are provided in accordance with Section 106 of the National Historic Preservation Act. If you have any questions, please contact Jeffrey Emidy, Project Review Coordinator, or Timothy Ives, Archaeologist at this office.

Very truly yours,

Edward F. Sanderson
Executive Director
State Historic Preservation Officer

Cc: John Brown, NTHPO
Delland Gould, LBA



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

JUN 21 2011

Mr. Ken Anderson
State of Rhode Island
Coastal Resources Management Council
Oliver H. Stedman Government Center
Tower hill Road
Wakefield, RI 02879

Mr. Anderson,

The Defense Base Realignment and Closure (BRAC) Commission has recommended the closure of the Quinta-Gamelin United States Army Reserve Center (USARC) in Bristol, Rhode Island. To implement this recommendation, the Army is proposing to close this facility and transfer the property from federal government ownership to the Town of Bristol, Rhode Island via public conveyance for reuse.

Pursuant to Section 307 (c) (1), 16 United States Code (USC) 1456 of the Coastal Zone Management Act (CZMA) 1972, as amended, we have determined that the Proposed Action will (1) be conducted in a manner consistent to the maximum extent practicable with the enforceable policies of Rhode Island's approved Coastal Resources Management Plan, and (2) not impact natural or cultural resources of the State's coastal zone. The basis for this consistency determination is detailed in Enclosure (1) and is based on the enforceable policies in the Rhode Island Coastal Resources Management Plan and the Town of Bristol's reuse plan (Enclosure (2)).

Concurrence with the Army's consistency determination will be presumed if a written response is not received within 45 days from the date on this letter. Please direct communications to: Ms. Amanda Murphy, U.S. Army Reserve 99th RSC, DPW Environmental at 99th RSC DPW Environmental, 5231 South Scott Plaza, Fort Dix NJ 08640 or by email at amanda.w.murphy@usar.army.mil. If you have any questions please feel free to contact Ms. Murphy at (609) 521-8047

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff M. Hrzic", written over a horizontal line.

Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures: (1) Consistency Determination
(2) Town of Bristol Local Redevelopment Authority Reuse Plan

ENCLOSURE 1

Coastal Management Consistency Review for Closure of Quinta-Gamelin United States Army Reserve Center Bristol, Rhode Island

PROJECT DESCRIPTION

The Defense Base Realignment and Closure (BRAC) Commission has recommended the closure of the Quinta-Gamelin United States Army Reserve Center (USARC) in Bristol, Rhode Island. To implement this recommendation, the Army is proposing to close the facility by September 15, 2011 and make a public benefit conveyance of the entire parcel to the Town of Bristol, Rhode Island for the purposes recommended in the Local Redevelopment Authority's (Town of Bristol) Reuse Plan. The Army reserve unit that currently occupies the facility will be moving to a new USARC being constructed on Naval Station Newport, Rhode Island.

The Quinta-Gamelin USARC consists of 5.3 acres of property along Asylum Road in Bristol, RI with two buildings on it (Figures 1 & 2). Both buildings are constructed on concrete foundations and consist of concrete block walls covered with a brick exterior. The main administration building is approximately 15,154 square feet in area and is a U-shaped, one-level structure around a two-story drill hall. The building consists of office space, classrooms, a kitchen area, storage, a former indoor firing range, and a drill hall. The north wall of the drill hall contains a roll-type garage door for vehicle access and a personnel door. The second building, an organizational maintenance shop (OMS) is approximately 2,750 square feet in area and is comprised of two service bays with roll-type garage doors. The building was previously used for light vehicle maintenance including oil changes, lubrication, battery filling, light running repairs, tire changing, min painting, tuning and washing; however, vehicle maintenance has not been performed at the site since 1995. The western portion of the building is currently used to store non-vehicle supplies and the eastern section of the building has been converted into a classroom.

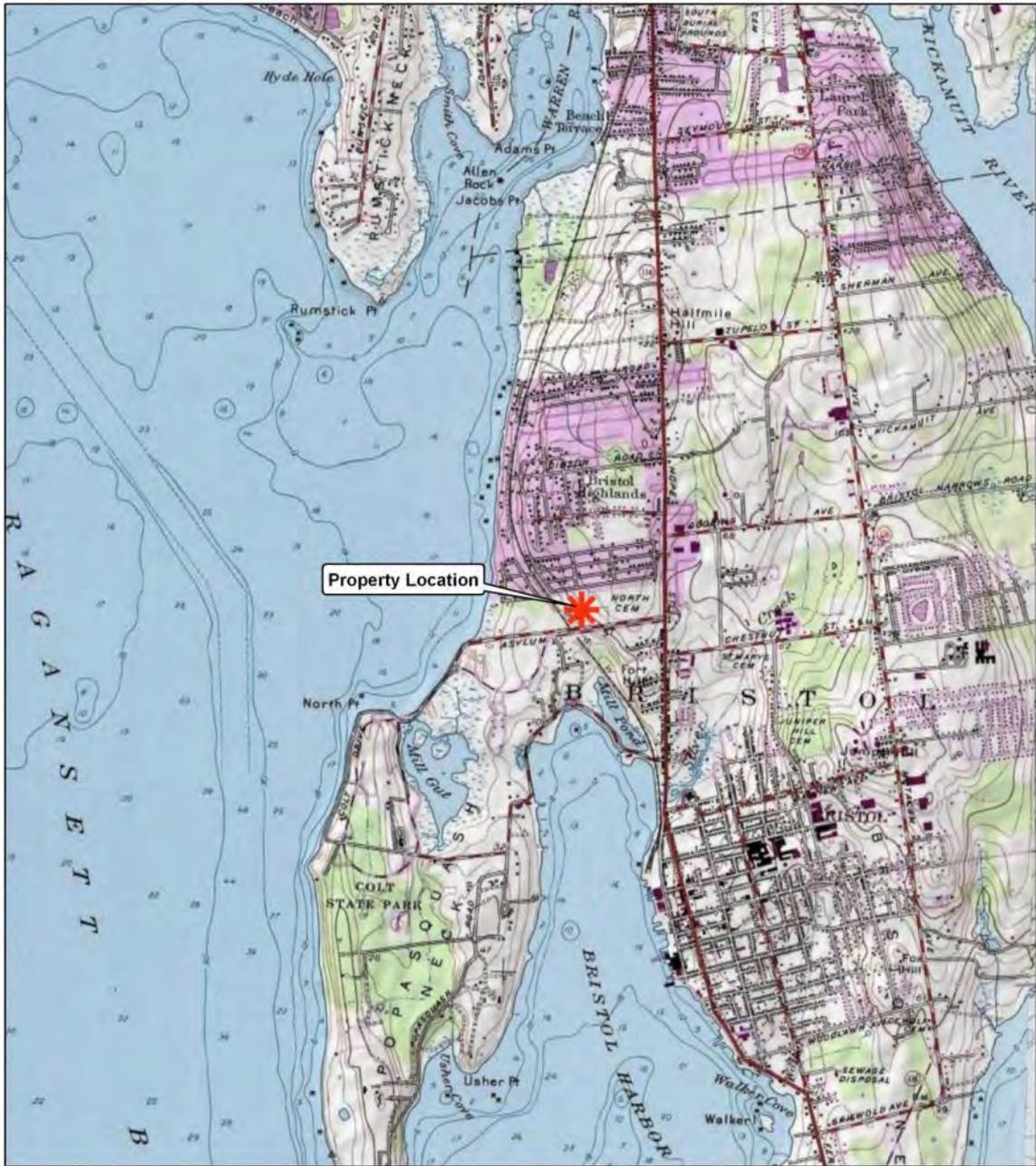
Upon taking ownership of the property the Town of Bristol would reuse the property as described in its reuse plan (Enclosure 2):

- The property and facilities would fall under the Town of Bristol's Department of Parks and Recreation and would be added to the existing Town Beach and Sports Complex located to the west of the site.
- The facilities would be used for a recreation center, recreation programs, educational uses, and a municipal emergency control center when needed.
- The Department of Parks and Recreation would centralize its operations out of the new facilities and use some of the parking areas to store their maintenance and transportation vehicles.

The existing administration building and OMS would be used and the parking areas would accommodate the parking needs for the new uses of the buildings. Because military building standards do not necessarily coincide with local or state building codes, reuse of the buildings would require some renovations prior to receiving approval for use by the local Building Official and the Fire Marshall. Renovations to accommodate the future reuses and to meet appropriate building codes may include the following:

- demolition of the interior dividers in the OMS and possible demolition of the mezzanine in the drill hall;
- new interior wall finishes;
- heating, ventilating, and air conditioning (HVAC) according to Code;
- plumbing according to Code;
- Electrical according to Code;
- sprinkler and life safety according to Code;
- furniture as necessary to supplement the furniture remaining after the transfer of property.

Figure 1. Quinta-Gamelin USARC Location



Quinta-Gamelin
USARC, Bristol, RI
Location Map

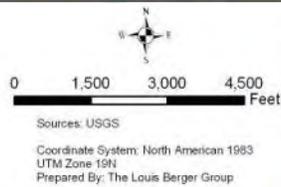


Figure 2. Quinta-Gamelin USARC Property Boundary



APPLICABLE SECTIONS

The project is located along Asylum Road adjacent to Colt State Park in Bristol, RI, and is approximately 0.4 miles from Narragansett Bay to the west (Type 2 waters) and 0.3 miles from Mill Pond (Type 1 waters) and Bristol Harbor (Type 4 waters) to the south. Only under extremely wet conditions does runoff from the site potentially enter Mill Pond; otherwise it typically enters the seasonal pond/wetland on the site or if it is wet enough to enter the drainage swale along the East Bay Bike Path from the pond/wetland it either infiltrates the ground or evaporates prior to reaching Mill Pond. The project area is within the Bristol Quadrangle.

The applicable sections for the water use and project type are addressed in detail as follows.

Section 200.1: Type 1 Conservation Areas

Policies:

1. The proposed project will not degrade scenic, wildlife, or plant habitat values. The project will not adversely impact water quality or the natural shoreline type.
2. Not applicable to this project.
3. Not applicable to this project.
4. No adverse impacts to water quality of Type 1 waters are expected from this project. No ground disturbance or new impervious areas will result from the project, and no regulated activities will occur on the site. Except under extremely wet conditions, stormwater runoff from the site enters and remains in the seasonal pond/wetland on the site or if it is wet enough to enter the drainage swale along the East Bay Bike path it either infiltrates the ground or evaporates prior to reaching Mill Pond (Type 1 water).
5. Not applicable to this project.
6. The proposed project will not interfere with public use and enjoyment of Colt State Park or conservation areas surrounding Mill Pond.

Section 200.2: Type 2 Low-Intensity Use

Policies:

1. The proposed project will not detract from the scenic value, water quality or natural habitat values Colt State Park which is adjacent to Type 2 waters.
2. Not applicable to this project.
3. Not applicable to this project.
4. Not applicable to this project.
5. Not applicable to this project.
6. The proposed project will not interfere with public use and enjoyment of Colt State Park.

Section 200.4: Type 4 Multipurpose Waters

Policies:

1. The proposed project will not deter from the many diverse activities that traditionally occur in Type 4 waters. Also, the project will not degrade the ecological system of the Type 4 waters.
2. The proposed project will not have any detrimental impact on fishing grounds or fishing habitats.
3. Not applicable to this project.
4. No ground disturbance or increase in impervious areas will result from this project and no regulated activities would occur on the site that would impact the water quality of adjacent waters.

Section 210.1: Coastal Beaches

Policies:

1. The proposed project will not affect public access. It will also not disrupt onshore or offshore beach processes. The scenic and ecologic values will not be affected.
2. Not applicable to this project.
3. Not applicable to this project.
4. Not applicable to this project.
5. Not applicable to this project.

Section 220: Areas of Historic and Archaeological Significance

Policies:

1. The proposed project area is not a known historic or archaeological property. The property is located within the Poppasquash Farms Historic District; however, in 1980 when the district was formed, the property was determined not to be a contributing element. No known archaeological areas are known on the property. A Phase 1 archaeological survey will be performed on the property. Any artifacts found would be curated appropriately.
2. The proposed project would not damage or destroy any historic or archaeological properties. The existing USARC buildings have already been significantly altered and are not eligible for the National Register of Historic Places (NRHP). No ground disturbing activities would occur with the proposed project and any artifacts discovered during the Phase 1 study would be properly preserved.
3. The buildings are not listed, or eligible to be listed on the NRHP.
4. By letter dated March 8, 2011 the Historical Preservation and Heritage Commission concurred that the buildings on the proposed project area are not eligible for inclusion on the NRHP.
5. Not applicable to this project.

Section 300.3: Residential, Commercial, Industrial, and Recreational Structures

Review of FEMA maps indicate that the project is located outside of the 100 year flood elevation. Once the property is transferred from the federal government to the Town of Bristol, only interior renovations are planned in order to bring the use of the building into compliance with local building and fire regulations. Approvals from the local Building Official and Fire Marshal would be obtained prior to occupancy/reuse of the buildings.

Section 300.6: Treatment of Sewage and Stormwater

The proposed project would not change the treatment of sewage from the facilities and there would be no change in the amount or constituents of stormwater on the site. The site is serviced by a 5,000 gallon septic system and leach field which would not be altered as it would be sufficient to accommodate the planned reuse of the property. There would be no ground disturbance activities or change in the amount of impervious area on the site. There would also be no regulated activities conducted on the site.

Section 330: Guidelines for the Protection and Enhancement of the Scenic Value of the Coastal Region

The proposed project would not degrade scenic, wildlife or plant habitat values, adversely impact water quality, natural shoreline types, or the Poppasquash Farms Historic District.

Section 400: Federal Consistency

1. This activity follows the requirements of CZMA section 307(c) (1) and (2), 16 USC 1456 (c)(1) and (2), and 15 CFR part 930, subpart C.
2. Not applicable to this project.
3. Not applicable to this project.
4. Not applicable to this project.
5. This activity will be conducted in accordance with the procedures provided in the most recent version of the Council's *Federal Consistency Manual*.

DETERMINATION

In accordance with 15 CFR 930 Subpart C, Consistency for Federal activities, we have determined this action is consistent to the maximum extent practicable with the Rhode Island Coastal Resources Management Plan.

ENCLOSURE 2

**Town of Bristol Local Redevelopment Authority
Reuse Plan and Homeless Application
for the Quinta-Gamelin Army Reserve Center
Asylum Road, Bristol, Rhode Island**



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

COASTAL RESOURCES MANAGEMENT COUNCIL

Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, R.I. 02879-1900

(401) 783-3370
FAX: (401) 783-3767

June 28, 2011

Jeffrey M. Hrzic, Chief
Environmental Division
Department of the Army
Headquarters, 99th Regional Support Command
5231 South Scott Plaza
Fort Dix, NJ 08640-5000

RE: ~~CRMC File No. A2011-06-088 – Federal Consistency Determination, Federal~~
Property Transfer, Quinta-Gamelin USARC closure, transfer to Town of Bristol, RI.

Dear Sir:

In accordance with Title 15 of the code of Federal Regulations, Part 930, subpart C (Consistency for Federal Activities) and review of plans entitled: "Reuse Plan and Homeless Application for the Quinta Gamelin Army Reserve Center..." by the Cecil Group, dated October 2007, the Coastal Resources Management Council hereby concurs with the determination that the referenced project is consistent with the Federally approved Rhode Island Coastal Resources Management Council Program and applicable regulations therein.

Please contact this office upon initiation of construction, or if you should have any questions regarding this project.

Sincerely,

Jeffrey M. Willis, Deputy Director
Coastal Resources Management Council

/kc



REPLY TO
ATTENTION OF
ARRC-SNJ-PW-E

DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

March 8, 2011

Kelly Owens
Supervisor of Division of Site Remediation
235 Promenade Street
Providence, RI 02908-5767

RE: Request for Variance to RIDEM Rule 12.0, Quinta-Gamelin USARC
Bristol, Rhode Island

Ms. Owens,

Based on the recommendations of the 2011 Phase II Environmental Site Assessment at the Quinta-Gamelin United State Army Reserve Center (USARC), the 99th Regional Support Command (RSC) is requesting for a variance to the Remedial Regulations Rule 12.0 (Managing Arsenic in Soils). As permitted by Remediation Regulation Rule 13.03 (Variances), the RIDEM director may upon application, issue a variance when compliance with these rules and regulations would cause unreasonable or undue hardship to the applicant, provided the applicant also can present substantial evidence that the issuance of a variance will, at a minimum:

- A. provide protection to human health and the environment equivalent to that which is provided by these regulations;
- B. not result in exceedances of applicable remedial objectives as described in Section 8 (Risk Management) beyond the control of the performing party;
- C. not endanger the public health and safety;
- D. not significantly interfere with the public use and enjoyment of any recreational resource;
- E. not significantly adversely impact any surface water or any groundwater, or cause contamination of any drinking water supply or tributary thereto; and
- F. not violate any provisions of any pertinent federal or state statutes, rules or regulations regarding air, land or water resources.

Analytical data from the site-wide investigations have detected arsenic levels in three soil samples of 20, equivalent to 15% of soil samples, with concentrations exceeding the residential direct exposure concentration (R-DEC) and industrial/commercial direct exposure concentration (I/C-DEC) criteria. Arsenic results at SB-23 (8.5 mg/kg), SB-04 (7.2 mg/kg), and SB-19 (7.3 mg/kg) marginally exceeded the R-DEC and I/C-DEC of 7.0 mg/kg (Figure 1). These sample results also exceeded the Rhode Island background soil level for arsenic (Table 1).

The Remediation Regulation Rule 12.03 allows 10% of site samples to exceed R-DEC and I/C-DEC criteria and still be considered to meet state background criteria. This condition would result in the site being considered non-jurisdictional for arsenic. The Quinta-Gamelin USARC did not meet this regulation, as 15% of soils samples were above the allotted concentration of 7.0 mg/kg; therefore, the site is considered jurisdictional for arsenic.

Remediation Regulation Rule 12.04 includes remedial options for jurisdictional areas having arsenic concentrations between 7 and 15 mg/kg. The site-wide investigation at the USARC for arsenic in soil identified the average arsenic concentration as 5.3 mg/kg (based on 20 data points). There is no remedial option in Remediation Regulation Rule 12.04 for soils whose average concentration is below 7.0 mg/kg.

Based on sample data, the presence of arsenic on the site cannot be attributed to a particular source area. This is based on the varying sample depth of the three exceedances (SB-04 collected at 3–5 bgs, SB-19 collected at 14–15 ft bgs, and SB-23 collected at 2–2.5 ft bgs) and the spatial distribution of the sample locations (each location is more than 200 feet apart and one location is in a non-impacted site area) (Figure 1). Arsenic concentrations on site most likely are related to naturally occurring elements common to parent bedrock.

The 99th RSC has determined that additional investigations are not warranted for the reasons stated herein which essentially indicate that exceedances, if any, are the result of background levels and are based on all of the data reflected in the Environmental Site Assessment. The 99th RSC requests concurrence from RIDEM that no additional sampling is needed. Communication regarding this matter should be directed to; Laura Dell'Olio, 99TH RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ, 08640; 609-562-7661 (office); Email: laura.dellolio@usar.army.mil.

Sincerely,



JEFFREY M. HRZIC

Chief, Environmental Division

Enclosures:

Phase II Environmental Site Assessment at the Quinta-Gamelin United State Army Reserve Center, 2001.



RHODE ISLAND

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

235 Promenade Street, Providence, RI 02908-5767

TDD 401-222-4462

26 April 2011

Mr. Jeffrey Hrzic, Environmental Division Chief
99th Regional Support Command
United States Army Reserve
5231 South Scott Plaza
Fort Dix, New Jersey 08640-5000

RE: Quinta-Gamelin USARC
Bristol, Rhode Island
Final Site Characterization Report
Submitted 14 March 2011, Dated 8 March 2011

Dear Mr. Hrzic;

The Rhode Island Department of Environmental Management Office of Waste Management (RIDEM) has reviewed the above referenced report. The purpose of the report is to document the environmental condition of the property to determine the suitability for property transfer under the Base Realignment and Closure (BRAC) program. RIDEM has two main concerns with the report: arsenic in soil and potential for chlorinated volatile organic compounds in groundwater;

Arsenic in Soil:

In your 8 March 2011 letter to Kelly Owens, of our Office, the Army is requesting a variance to the requirement that no more than 10% of soil samples exceed the direct exposure criteria of 7.0 mg/kg for arsenic (Section 12 of the RIDEM Remediation Regulations). In the study conducted for the above referenced site 3 of 20 samples or 15% exceed the 7.0 mg/kg arsenic direct exposure criteria. There are three possible paths the Army can take:

1. In order to issue a variance, Section 13.03 of the RIDEM Remediation Regulations must be addressed. At this time RIDEM cannot issue a variance because the above referenced report does not provide information that addresses this Section of the Regulations.
2. The Army can take additional soil samples (biased towards areas of contamination) until no more than 10% of samples exceed 7.0 mg/kg of arsenic in soil.
3. The Army can remediate the arsenic contaminated soil.

Groundwater:

The Quinta-Gamelin USARC is located in a GA Groundwater designated area. GA groundwater is presumed to be potable without treatment. The facility has been under the control of the Army since 1957 and the organizational maintenance shop (OMS) has been in use from 1959 thru 1995.

Of concern to RIDEM is groundwater quality. RIDEM's experience is that chlorinated solvents, principally TCE, is typically found in groundwater where military maintenance shops have been located. These solvents, heavier than water, tend to follow the bedrock surface. The one well that was sampled (SB-08-MW) was bored to a depth of 20' below ground surface, but was not at bedrock based on the boring logs. The results of the sample from this well as well as soil samples did not find chlorinated solvents. This does not necessarily mean that chlorinated solvents are not in the groundwater. As an example, the PR-58 Davisville NIKE site in North Kingstown, RI underwent a much more rigorous investigation by the Army Corps of Engineers during the early 1990's. The soil came up clean and groundwater samples only picked up one minor hit of chlorinated solvents. Coincidentally, the wells were drilled to a depth of 20' below ground surface. At the same time the Navy was conducting groundwater investigations at the adjoining property (former Naval Construction Battalion Center). As wells in the deep overburden and wells to bedrock were sampled concentrations of chlorinated solvents increased as the wells got closer to the Davisville NIKE site. As a result of the Navy investigation the source area of the chlorinated solvents was determined to be on the Davisville NIKE site with concentrations exceeding 500,000 ug/l. RIDEM would request that a minimum of three wells be installed and sampled for chlorinated solvents..

RIDEM would like to thank you for the opportunity to comment on this document and looks forward to working with the Army. If you have any questions or require additional information please call me at 401-222-2797 ext. 7138 or email me at richard.gottlieb@dem.ri.gov.

Sincerely,



Richard Gottlieb, P.E.
Office of Waste Management
Department of Environmental Management

Cc: M. DeStefano, DEM OWM
L. Dell'Olio, US Army



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

REPLY TO
ATTENTION OF
ARRC-SNJ-PW-E

May 9, 2011

Mr. Richard Gottlieb, P.E.
Rhode Island Department of Environmental Management
Office of Waste Management
235 Promenade Street
Providence, Rhode Island 02908-5767

Re: Quinta-Gamelin USARC
Bristol, Rhode Island
Final Site Characterization Report Comments

Mr. Gottlieb:

Please accept the 99th Regional Support Command's (RSC) following response to comment based on the Rhode Island Department of Environmental Management (RIDEM) Office of Waste Management's comments dated April 26, 2011.

Comments related to arsenic in soil:

1. **Comment:** In order to issue a variance, Section 13.03 of the RIDEM Remediation Regulations must be addressed. At this time RIDEM cannot issue a variance because the above referenced report does not provide information to address this Section of the Regulations.

Response: In accordance with Section 13.03, the following information is provide to support the issuance of a variance from Section 12.0. Under Remediation Regulation Section 13.03 (Variances), the director may upon application, issue a variance when compliance with these rules and regulations would cause unreasonable or undue hardship to the applicant, provided the applicant also can present substantial evidence that the issuance of a variance will, at a minimum:

- *Provide protection to human health and the environment equivalent to that which is provided by these regulations;*

As part of the US Army's due diligence process prior to property transfer, an Environmental Condition of Property Report (ECP) was developed which indentified all areas of concern which required additional investigation (CH2M Hill, March 2007). All areas of concern have since been appropriately investigated and in the opinoin of the 99th RSC, the results do not indicate that any of the areas of concern constitute a release to the environment.

Arsenic was not identified as a contaminant of potential concern for the site according the findings from the ECP report. However, the arsenic investigation was conducted to fulfill the requirements of the Remedial Regulations Section 12.0. The site-wide investigation for arsenic detected three soil samples from a

total of 20 samples, equivalent to 15% of soil samples, with concentrations exceeding the R-DEC and I/C-DEC criteria.

Arsenic results at SB-04 (7.2 mg/kg), SB-19 (7.3 mg/kg), and SB-23 (8.5 mg/kg) exceeded the R-DEC and I/C-DEC of 7.0 mg/kg. However, duplicate sampling at SB-19 (SB-19-D) revealed the arsenic concentration to be 5.8 mg/kg. The presence of arsenic on the site cannot be attributed to a particular source area. This is based on the varying sample depth of the three exceedances (SB-04 collected at 3-5 below ground surface [bgs], SB-19 collected at 14-15 ft bgs, and SB-23 collected at 2-2.5 ft bgs) and the spatial distribution of the sample locations (each location is more than 200 feet apart and one location is in a non-impacted site area). Therefore, arsenic concentrations on-site most likely are related to naturally occurring elements common to parent bedrock and not contamination. The protection to human health is sufficient because the depth of arsenic detections above R-DEC and I/C-DEC were greater than 2 feet bgs (14-15 ft bgs, 3-5 ft bgs, 2-2.5 ft bgs).

Human contact with soils greater than 2 feet bgs, through the ingestion, dermal contact, inhalation pathways, are not likely because of the depth of the arsenic detections (greater than 2 feet bgs). Groundwater collected at location SB-08-MW did not identify arsenic in excess of the GA leachability criteria. Therefore, the presence of arsenic on-site cannot be attributed to a particular source area, which could pose a human health or environmental risk through soil or groundwater matrices. Additionally, Section 12.04 does not provide remedial options pertinent to this site since the average arsenic concentration on-site is 5.3 mg/kg. Section 12.04 provides remedial options for sites with average source area arsenic levels between 7 and 15 mg/kg and greater than 15 mg/kg. Furthermore, no source area of arsenic has been identified at Quinta-Gamelin USARC where remediation would be appropriate.

- *Not result in exceedances of applicable remedial objectives as described in Section 8 (Risk Management) beyond the control of the performing party;*

Because site data is similar in magnitude and value to RIDEM screening criteria (e.g., R-DEC, I/C-DEC, GA leachability criteria), no adverse actual or potential risks to human health and the environment are indicated. A formal risk assessment is not planned to calculate site-specific hazard index and cancer risk values. The proposed reuse of the site is similar to the current use: administrative use of the existing buildings for the Town of Bristol's Park and Recreation Department. Occasional onsite recreation is proposed ONLY inside the buildings; no outside recreational use is proposed. No environmentally sensitive areas are located in the vicinity of Quinta-Gamelin USARC. Additionally, no groundwater impacts have been identified on-site. Therefore, the remedial objectives specified in Section 8.01 are not exceeded, as within control of the 99th RSC.

- *Not endanger the public health and safety;*

According to Section 12.04, no remedial options are identified for jurisdictional arsenical sites where the average source area arsenic level is below 7 mg/kg. Because a delineated source area for arsenic cannot be identified and because

no remedial options pertain to this site according to Section 12.04, no action is required according to RIDEM Remediation Requirements. The arsenic values on-site, which occur at greater than 2 feet bgs, are not likely to come into contact with industrial workers present at the site. The proposed reuse is for administrative use of the buildings. Occasional onsite recreation is proposed ONLY inside the buildings; no outside recreational use is proposed. Soil disturbances below 2 feet bgs are not probable by future owners.

- *Not significantly interfere with the public use and enjoyment of any recreational resource;*

The reuse of the site will remain similar to the current use, as administrative use of the existing buildings and will not interfere with any potential enjoyment of a recreational resource. Occasional onsite recreation is proposed ONLY inside the buildings; no outside recreational use is proposed. The Town of Bristol has many designated outdoor recreation areas close to the Property and therefore did not propose reuse of this property for outdoor recreational reuse. Quinta-Gamelin USARC has existed, adjacent to the cemetery, with similar site use with no detriment to the public use and enjoyment of the surrounding public use and recreational resources. Therefore, no significant interference with the public use and enjoyment of the site is anticipated.

- *Not significantly adversely impact any surface water or any groundwater, or cause contamination of any drinking water supply or tributary thereto; and*

Based on groundwater sampling at location SB-08-MW, no VOCs, SVOCs, PAHs, organochlorine pesticides, TPH, or metals were detected at concentrations exceeding the R-DEC or I/C-DEC. Barium (0.015 mg/L) and zinc (0.09 mg/L) were both detected in SB-08-MW. These metals did not exceed the RIDEM residential groundwater quality standards. Properties in the vicinity of the Quinta-Gamelin USARC, including the site itself, receive water from a public water supply. Location SB-08-MW was selected to sample potentially impacted groundwater from leach field drainage. The leach field received waters from the former washrack. Floor and sink drains from the organizational maintenance shop were connected to the sanitary sewer. Since groundwater flow is inferred to be southwest, SB-08-MW is representative of groundwater downgradient of the leach field.

Screening of soil data against "20-rule" for GA leachability criteria indicated that lead, nickel, and chromium levels exceeded the "20-rule" in several locations. However, exceedance of the "20-rule" does not indicate an exceedance of the GA leachability criteria which requires TCLP or SPLP analytical methods. Lead concentrations (present in all site soil samples) exceeded the "20-rule" but were consistent with statewide geometric mean values stated in "Background Levels of Priority Pollutant Metals in Rhode Island Soils" (RIDEM, 1995). Therefore, lead concentrations at Quinta-Gamelin USARC do not pose an adverse impact to groundwater based on state-wide background information. Nickel was present above the "20-rule" in four samples. Chromium was present above the "20-rule" in one sample. The presence of nickel and arsenic in soil are also not likely to significantly adversely impact groundwater on-site because detected concentrations were similar to the "20-rule" value.

- *Not violate any provisions of any pertinent federal or state statutes, rules or regulations regarding air, land or water resources.*

Because a contaminant pathway for arsenic does not exist and because arsenic was not identified as a contaminant of potential concern for the site in the Environmental Condition of Property (ECP) report (CH2M Hill, March 2007), no pertinent federal or state statutes, rules or regulations regarding air, land or water resources have been identified.

2. **Comment:** The Army can take additional soil samples (biased towards areas of contamination) until no more than 10% of samples exceed 7.0 mg/kg of arsenic in soil.

Response: The 99th RSC, in an ability to meet the RIDEM Section 12.0 requirements, already collected 8 additional soil samples to meet the 10% requirement for samples with arsenic in excess of 7.0 mg/kg. These samples were collected for the sole purpose of meeting the Section 12.0 requirements. Additional sampling at Quinta-Gamelin USARC is not indicated because no source area of contamination has been identified. As stated previously, the varying depth of the three exceedances (SB-04 collected at 3–5 bgs, SB-19 collected at 14–15 ft bgs, and SB-23 collected at 2–2.5 ft bgs) and the spatial distribution of the sample locations (each location is more than 200 feet apart and one location is in a non-impacted site area) indicate that arsenic concentrations on-site most likely are related to naturally occurring elements common to parent bedrock and not contamination. Additional sampling biased toward areas of contamination has already been conducted at location SB-19 whereby the duplicate sample collected, SB-19-D, did not contain arsenic concentrations in excess of R-DEC and I/C-DEC. Therefore, 99th RSC does not believe that additional sampling is technically justifiable. The site is proposed to be transferred to the Town of Bristol's Park and Recreation Department for administrative reuse of the existing buildings. Occasional onsite recreation is proposed ONLY inside the buildings; no outside recreational use is proposed.

3. **Comment:** The Army can remediate the arsenic contaminated soil.

Response: Based on existing sampling results, no source area has been identified for arsenic in soil. Additionally, according to Section 12.04, no remedial options are identified for jurisdictional arsenical sites where the average source area arsenic level is below 7 mg/kg. Because a delineated source area for arsenic cannot be identified and because no remedial options pertain to this site according to Section 12.04, no action is required according to RIDEM Remediation Requirements. Therefore, the 99th RSC does not contend that remediation of arsenic in soil is justified and remediation of the entire Quinta-Gamelin USARC to an unknown depth and spatial boundary is impracticable.

Comments related to groundwater:

1. **Comment:** Of concern to RIDEM is groundwater quality. RIDEM's experience is that chlorinated solvents, principally TCE, is typically found in groundwater where military maintenance shops have been located. These solvents, heavier than water, tend to follow the bedrock surface. The one well that was sampled (SB-08-MW) was bored to a depth of 20' below ground surface, but was not at bedrock based on the boring logs.

The results of the sample from this well as well as soil samples did not find chlorinated solvents. This does not necessarily mean that chlorinated solvents are not in the groundwater. As an example, the PR-58 Davisville NIKE site in North Kingstown, RI underwent a much more rigorous investigation by the Army Corps of Engineers during the early 1990's. The soil came up clean and groundwater samples only picked up one minor hit of chlorinated solvents. Coincidentally, the wells were drilled to a depth of 20' below ground surface. At the same time the Navy was conducting groundwater investigations at the adjoining property (former Naval Construction Battalion Center). As wells in the deep overburden and wells to bedrock were sampled, concentrations of chlorinated solvents increased as the wells got closer to the Davisville NIKE site. As a result of the Navy investigation, the source area of the chlorinated solvents was determined to be on the Davisville NIKE site with concentrations exceeding 500,000 µg/L. RIDEM would request that a minimum of three wells be installed and sampled for chlorinated solvents.

Response: As indicated in the RIDEM comment, soils and groundwater sampled at Quinta-Gamelin USARC have not contained VOC detections in any soil borings or groundwater grab sample locations. Additionally, the Environmental Condition of Property (ECP) report indicated that the drains in the Organizational Maintenance Shop likely did not connect to the leach field, but instead the drains connected to the sanitary sewer (CH2M Hill, 2007). The drains from the washrack connected to the leachfield. For this reason, the 99th RSC does not share RIDEM's position that all Army sites with a maintenance shops contain chlorinated solvent contamination.

Quinta-Gamelin USARC was a organizational maintenance facility that performed minor vehicle maintenance. As stated in the ECP, the types of maintenance included oil changes, lubrication, battery filling, light running repairs, tire changing, light bulb replacement, and minor painting, tuning, and washing. More complicated repairs were sent to a regional facility.

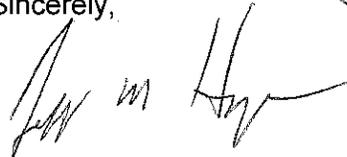
The comparison of Quinta-Gamelin USARC to the PR-58 Davisville NIKE site is not appropriate since the uses for each base were drastically different. At the PR-58 Davisville NIKE site, NIKE missiles were stored, maintained, and handled. As a part of these operations, chlorinated solvents were frequently utilized for degreasing activities associated with the mechanical apparatus for the NIKE missiles. At Quinta-Gamelin USARC, no such activities were performed, nor were similar solvents required for degreasing as these were not associated with minor vehicle maintenance. Therefore, the 99th RSC cannot support RIDEM's opinion that all Army sites must have contamination similar to the PR-58 Davisville NIKE site.

Soil and groundwater sampling was performed in all areas identified as areas of potential environmental concern. No soil or groundwater samples demonstrated that volatile compounds are not present. The groundwater sampled in SB-08-MW constituted the first water bearing interval which is consistent with the objectives of the site characterization work plan for petroleum constituents associated with a vehicle minor maintenance facility. Petroleum constituents are less dense than water and typically yield the highest concentrations at the soil water interface at the first water bearing interval. The ECP did not identify potential contamination associated with the organizational maintenance shop beyond the areas already sampled. Therefore, the installation of three monitoring wells at Quinta-Gamelin USARC does not appear to be warranted. As neither a source of chlorinated solvents nor a pathway for contaminant

migration has been identified at Quinta-Gamelin USARC, the 99th RSC does not contend that further sampling or monitoring well installation is necessary.

The 99th RSC does not attribute the slight arsenic exceedance to an environmental release and is therefore requesting either an arsenic variance or a No Further Action in relation to arsenic. Additionally, continued sampling or remediation would place an undue hardship on the Town of Bristol, as unnecessary additional efforts would push the timeline for property transfer past that specified under BRAC Law. Based on the results of this study, the 99th RSC considers the sampling of all areas of concern complete. Should you have any questions, please contact Ms. Laura Dell'Olio at 609-562-7661, by email at laura.dellolio@usar.army.mil, or by mail at 5231 South Scott Plaza, Fort Dix, NJ, 08640.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey M. Hrzic", written in a cursive style.

JEFFREY M. HRZIC
Chief, Environmental Division



REPLY TO
ATTENTION OF
ARRC-SNJ-PW-E

DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

June 30, 2011

Mr. Richard Gottlieb, P.E.
Rhode Island Department of Environmental Management
Office of Waste Management
235 Promenade Street
Providence, Rhode Island 02908-5767

Mr. Gottlieb:

Please accept the 99th Regional Support Command's (RSC) following response to the comments provided by yourself during a phone conversation with Ms. Laura Dell'Olio on May 16, 2011.

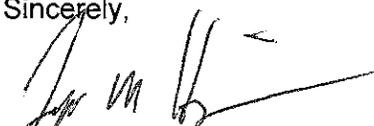
Of 20 arsenic samples analyzed, only two exceeded 7.0 mg/kg: SB-23 (8.5 mg/kg) and SB-04 (7.2 mg/kg). Although a third soil sample (SB-19) detected arsenic levels of 7.3 mg/kg, the duplicate soil sample (SB-19-D) detected arsenic levels of only 5.8 mg/kg. Therefore the Army contends that the arsenic identified can be attributed to naturally occurring background conditions conforming to the Remediation Regulation Rule 12.03 which allows 10% of site samples to exceed R-DEC and I/C-DEC criteria and still be considered to meet state background criteria.

The RIDEM indicated that the Davisville NIKE site maintenance shop was found to be the source of TCE contamination in North Kingstown, RI, and that RIDEM is concerned that TCE may have been released during maintenance operations at the Quinta-Gamelin USARC. Based on analytical analyses conducted on samples taken from the Quinta-Gamelin USARC, there is no evidence of a release TCE at the site. Therefore, no further action is required by the Army.

The 99th RSC appreciates the RIDEM's comments. We note that the Quinta-Gamelin USARC will be transferred to the City of Bristol through a no cost public benefit conveyance for use as a recreational facility. Our transfer will include CERCLA notices and covenants in the deed, and we will maintain liability for any future contaminants attributable to the Army.

Please contact Laura Dell'Olio at 609-562-7661, or email laura.dellolio@usar.army.mil, or by mail at 5231 South Scott Plaza, Fort Dix, NJ, 08640 if you have further questions.

Sincerely,


JEFFREY M. HRZIC
Chief, Environmental Division

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APPENDIX E
RESULTS OF RADIOLOGICAL SURVEY MEMORANDUM



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
OFFICE OF THE ASSISTANT CHIEF OF STAFF FOR INSTALLATION MANAGEMENT
600 ARMY PENTAGON
WASHINGTON, DC 20310-0600

DAIM-ODB

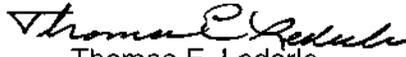
15 June 2012

MEMORANDUM FOR RECORD

SUBJECT: Results from the Radiological Survey at the Quinta-Gamelin U.S. Army Reserve Center (USARC) in Bristol, Rhode Island

1. On 15 June 2012, the final survey work for the radiological release at the Quinta-Gamelin USARC was completed in compliance with the accepted federal government protocol (MARSSIM Class 3). The enclosed Radiological Survey Report provides an evaluation of radiological materials used and the summary of findings and results. The report concludes that no further action is required with respect to the radioactive devices or materials identified. The site is free of radiological concerns.
2. The point of contact for questions or comments is Mr. Hans Honerlah, Health Physicist, U.S. Army Corps of Engineers, Baltimore District, 410-962-4400, electronic mail hans.b.honerlah@usace.army.mil.

Encl


Thomas E. Lederle
Deputy Chief, ACSIM
BRAC Division