

PRESENT: Calouro, Sweeney, Tyska, Parella, and Stuart

ALSO PRESENT: Steven Contente, Town Administrator

The Council met in special session on Wednesday evening, June 6, 2018 in the Town Hall, Council Chambers, beginning at 7:01 o'clock PM, Council Chairman Calouro presiding:

1. Workshop re Marina Expansion

Stuart/Parella - Voted refer this matter to the Town Administrator, Director of Community Development, Harbormaster, Harbor Commission and all Department Managers. Voting in favor of this motion were Council Chairman Calouro, Councilman Sweeney, Councilwoman Parella and Councilman Stuart. Councilman Tyska recused himself from the vote.

Prior to the vote taken, Council Chairman Calouro noted that Ryan McCoy of Pare engineering will present information to the Council concerning the proposed marina expansion. He noted that there have been several versions of the expansion considered over time and that the purpose of this evening's discussion is to determine the next best steps,

Harbormaster Marsili introduced Mr. McCoy who outlined his presentation using a PowerPoint illustration.

Mr. McCoy explained that the design should consider the maintenance of the docks, the wave direction, proximity to the fairway and the entering and exiting of the Prudence ferry to its docking area.

Mr. McCoy also explained that several iterations were considered. He added that the proposal takes into account a conceptual design that was proposed by a citizen committee that looked at the number of slips, the extent of the Robin Rug water rights, the number of slips that would be rented back to Robin Rug tenants, concrete floats, timber docks, water and electrical service and a fuel station.

Mr. McCoy noted that there were 122 slips initially considered and that this was reduced to 108. He noted that there was also consideration given to possibly expanding Rockwell dock.

Mr. McCoy noted that the proposal considers concrete floats and wave baffles with a design similar to one in use in Provincetown, Massachusetts.

It was explained that parking is of concern.

A discussion ensued regarding parking which included State Street Dock, the Prudence Ferry pier, and the nearby municipal lot.

Council Chairman Calouro asked to know how parking requirements are determined with Harbormaster Marsili explaining that the general rule considers  $\frac{3}{4}$  of a parking space for every slip. He added that there are 46 spaces on the ferry pier which might be converted for use of the marina slip-renters and that the long term ferry parking might be moved elsewhere. He added that he would recommend that several spots on the ferry pier would

remain open for ferry drop-off and loading/unloading. He added that the Town remains committed to accommodate the ferry customers and that the final plan would reflect this commitment.

Harbormaster Marsili noted also that the parking need for the marina is seasonal and that there may be a different parking plan in use for in-season and off-season parking.

Council Chairman Calouro asked to know what the transient docks would look like with Mr. McCoy explaining that these would utilize concrete floats which are 16' wide and very stable in rough waters. He added that these would last much longer than timber floats.

Council Chairman Calouro asked to know about the maintenance of the concrete piers with Mr. McCoy reporting that the concrete piers are low maintenance versus their timber counterparts.

Council Chairman Calouro asked to know if the concrete piers must be removed for cleaning with Mr. McCoy explaining that since the concrete piers are more durable they require less cleaning.

Council Chairman Calouro asked to know if the marina would utilize steel piles with Mr. McCoy responding that it would utilize steel piles which are epoxy coated for durability. He noted that steel is necessary to hold the weight of the concrete piers.

Council Chairman Calouro asked to know the next steps with Mr. McCoy explaining that the next step would include taking the design to the 75% stage and that this design would then be examined by the CRMC and the Army Corps of Engineers. He speculated that this permitting process would take 4-6 month and that the Town could bid the project after the permits are obtained. He added that there is a long lead time for floating concrete piers.

Council Chairman Calouro asked to know if there are environmental concerns with Mr. McCoy responding that there would be no change to the flow of water and that the ocean bottom is not impacted. He added that the only concerns are more boats and more exhaust.

Councilwoman Parella asked to know about damage to fish habitat with Mr. McCoy responding that the water would not be stagnant and that tidal flow would remain unchanged. He added that he was unaware of any concern about this type of pier system impacting fish life at this time.

Councilman Sweeney asked to know if the design considers the Americans with Disabilities Act (ADA).

Mr. McCoy suggested that the design would be ADA compliant.

Councilman Sweeney asked to know if the construction would require dredging with Mr. McCoy explaining that it would not.

Responding to questions, Mr. McCoy explained that the precast concrete piers contain raceways to accommodate electrical and water service.

Councilman Stuart asked to know if adding a fuel dock would slow the process with Mr. McCoy explaining that the DEM has more

rules for fuel so that it may be advisable not to plan a fuel dock if there is a desire to fast-track the project.

Councilman Stuart suggested that the design should accommodate a fuel dock for the future even if there is no intention to build it initially.

Councilman Sweeney asked to know the proposed location for the fuel dock with Mr. McCoy stating that it would likely be contained on the inner area of the marina.

A discussion ensued regarding the Robin Rug master plan.

A discussion ensued regarding the size of the planned slips with Mr. McCoy explaining that the inside and southern slips would be 30' and the west face would have 40' slips.

Council Chairman Calouro asked to know why these sizes were selected with Harbormaster Marsili noting that these were derived from the waiting list.

Councilwoman Parella asked to know the total number of slips with Harbormaster Marsili explaining that the plan would accommodate 50 boaters and 20 transients.

A discussion ensued regarding the number of slips which would be allocated to Robin Rug with Harbormaster Marsili explaining that Robin Rug would have access to a percentage of the total with a maximum of 15. He added that based upon the current design, this would allow 7 slips for Robin Rug and that they must pay the going rate for these.

Councilwoman Parella asked to know if there were similar docks nearby with Mr. McCoy explaining that there are some sites in Newport and that he would provide the Council with a list of these.

Harbormaster Marsili noted that the pier at Stone Harbour is similar to the one proposed for the marina expansion.

Councilwoman Parella asked to know how the concrete would be maintained with Harbormaster Marsili stating that it would likely be maintained by a diver.

Town Treasurer Goucher provided financial estimates for discussion entitled "Bristol Harbor Enterprise Fund Operating Analysis"

A discussion ensued regarding the financial analysis.

Councilwoman Parella expressed concern that there may be additional cost for police, etc., since there are often noisy parties in marinas.

Harbormaster Marsili noted that there is a plan to have camera surveillance and that the current marina has been quiet in the past. He suggested that the present and proposed environment is not conducive to parties since they will have locked gates. He added that police already patrol the area.

Councilman Stuart note that the Town must be conscious of cost and must not overextend itself.

A discussion ensued regarding the economic factors of a marina expansion.

Harbormaster Marsili noted that a Roger Williams University survey reports that each transient boating adult spends \$100 per person per day. He noted that merchants may have to adjust their hours to take advantage of this opportunity.

Patrick McCarthy of 4 Maple Shade Court addressed the Council. He stated that he has a two-fold concern in that the marina design seems to be based on available parking and that it does not consider the waiting list.

Councilman Stuart noted that the Town would not practically be able to take away existing buildings in favor of parking.

Mr. McCarthy asked where Mr. McCoy gets his direction with Mr. McCoy explaining that he has worked directly with Harbormaster Marsili.

Harbormaster Marsili stated that he has tried to accommodate the parking, the ferry, the fairway and the transient moorings and best use the available space for the marina. He noted that there was a great deal of back and forth due to the many constraints.

Town Administrator Contente noted that there is a serious parking issue if there is a need to have  $\frac{3}{4}$  of a space per slip. He added that the Prudence dock is undermined and currently unusable for parking heavy vehicles. He noted that the Town is "all ears" to learn about solutions to the parking deficit.

Mr. McCarthy stated that he wishes to go on record that he believes that more slips than that which is proposed will be needed to accommodate those who are on the waiting list.

Councilwoman Parella noted that there is also a need for street parking and merchant parking in addition to the parking needed for a marina.

Councilman Sweeney suggested that the Town may have to consider charging for parking and that it should "look at every area."

Mr. McCarthy asked to know if the Prudence Ferry is a contract obligation with Council Chairman Calouro noting that those who use the parking area have yearly leases.

Town Administrator Contente noted that parking spaces lease for \$850 per year per space.

Dave Gunther of 923 Hope Street asked to know the proposed location for the fuel dock with Mr. McCoy explaining where it might be located.

Harbormaster Marsili noted that the State Street dock might also be a good location for a fuel pier.

Councilman Sweeney asked to know if this poses an environmental risk with Harbormaster Marsili explaining that the fuel pier is generally more environmentally sound than many boaters carrying cans of fuel on docks.

Scott Medeiros of 8 Herzig Street asked to know about a storm surge rating for the proposed structure with Mr. McCoy explaining that the steel piles will be very tall at high tide and would withstand a considerable storm surge.

A discussion ensued regarding the ferry dock with Harbormaster Marsili explaining that the upcoming dock improvements will also improve the capacity of the dock.

It was noted that the proposed plan for the marina would be expandable if the Town chose to enlarge it to the west.

2. Resolution Enabling the Reactivation of the Redevelopment Agency pursuant to RIGL § 45-31-10

Stuart/Sweeney - Voted unanimously to continue this matter until the meeting of June 13, 2018.

3. Redevelopment Agency Appointments pursuant to Town Charter Section 905

Stuart/Sweeney - Voted unanimously to continue this matter until the meeting of June 13, 2018.

4. Town Solicitor re Request for Executive Session pursuant to RIGL § 42-46-5(a)(5) Property Acquisition.

Stuart/Sweeney - Voted unanimously to convene in Executive Session pursuant to RIGL 42-46-5(a)(5) concerning the acquisition of real property at 8:33 o'clock PM.

Stuart/Parella - Voted unanimously to resume open session and seal the minutes of the Executive Session at 8:45 o'clock PM.

Council Chairman Calouro announced that action was taken in Executive Session.

5. Adjournment

There being no further business, upon a motion by Councilman Stuart, seconded by Councilman Sweeney and voted unanimously, the Chairman declared this special meeting to be adjourned at 8:46 o'clock PM.

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Louis P. Cirillo, CMC, Council Clerk

**TOWN COUNCIL EXECUTIVE SESSION - WEDNESDAY EVENING  
JUNE 6, 2018**

PRESENT: Calouro, Sweeney, Tyska, Parella, and Stuart

ALSO PRESENT: Steven Contente, Town Administrator

The Council met in Executive Session pursuant to RIGL Section 42-46-5 (a)(5) on Wednesday evening, June 6, 2018 at 8:33 o'clock PM at the conclusion of the public agenda:

**Item Discussed:**

Purchase of Travers Parking Lot - State Street

**Documents Received:**

None

Stuart/Parella - Voted unanimously to approve an expenditure of no greater than \$375,000 for the purchase of this property subject to an appraisal after an accepted offer.

There being no further business, the Council returned to open session at 8:45 o'clock PM, and the record of same is contained within the minutes of the public meeting.

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Louis P. Cirillo, CMC  
Council Clerk