

At the Regular Meeting of the Town Council of the Town of North Kingstown, County of Washington, and State of Rhode Island, held in and for said Town, County, and State this 9th day of January 9, 2023 at the Town Hall Council Chambers, 80 Boston Neck Road, at 6:45 p.m.

PRESENT WERE: Gregory A. Mancini, President  
Katherine K. Anderson  
Lawrence C. Mandel  
Matthew B. McCoy

ABSENT: Dr. Kimberly Ann Page

ALSO PRESENT: A. Ralph Mollis, Town Manager  
Jeannette Alyward, Town Clerk  
Susan A. Murray, Deputy Town Clerk  
Matthew F. Callaghan, Jr., Town Solicitor

An audio recording and video recording of this meeting was made to supplement the written record.

1. Call to Order

The Regular Meeting of the Town Council of the Town of North Kingstown held on January 9, 2023 was called to order by President Mancini.

2. Notice of Meeting being posted

Pursuant to R.I.G.L. 42-46-6(c), notice of this meeting has been posted on the Secretary of State's Website.

3. Executive Session

Motion by Councilor McCoy, seconded by Councilor Anderson and unanimously

VOTED: To adjourn into Executive Session pursuant to Rhode Island General Laws 42-46-4 and 42-46-5, Subsection (5) – Real Estate (Concession Agreement).

MEETING RECONVENED AT 7:03 P.M.

Motion by Councilor Mandel, seconded by Councilor Anderson and unanimously

VOTED: To seal the minutes of the Executive Session.

4. Salute to Flag

President Mancini led those in attendance in a salute to the flag.

President Mancini led those in attendance in a moment of silence for the passing of former Governor Lincoln Almond.

**I. PUBLIC HEARING**

5. Class B-Full Alcoholic Beverage License and Victualling License (renewal)

Motion by Councilor Mandel, seconded by Councilor McCoy and unanimously

VOTED: To open the Public Hearing.

There was no public comment.

Motion by Councilor Mandel, seconded by Councilor Anderson and unanimously

VOTED: To close the Public Hearing.

President Mancini stated that he received a question from a constituent inquiring what the hours of operation will be for this establishment. Ms. Alyward apologized for not having that information, and unfortunately the renewal application did not list the hours. President Mancini asked how the Council should proceed. Ms. Alyward suggested that the Council continue the public hearing and that the public hearing be reopened.

Motion by Councilor Anderson, seconded by Councilor Mandel and unanimously

VOTED: To withdraw the vote to close the Public Hearing.

Motion by Councilor Anderson, seconded by Councilor Mandel and unanimously

VOTED: To continue the Public Hearing on the renewal applications of a Class B-Full Alcoholic Beverage License and Victualling License by Wickford Diner LLC, dba Wickford Oyster Bar, 95 Brown Street, to the Town Council Meeting of January 23, 2023 to obtain their proposed hours of operation.

6. Second Reading – Amendment to Section 9-4

Motion by Councilor McCoy, seconded by Councilor Mandel and unanimously

VOTED: To open the Public Hearing.

There was no public comment.

Motion by Councilor Mandel, seconded by Councilor McCoy and unanimously

VOTED: To close the Public Hearing.

Councilor Mandel asked if the cost of a replacement beach sticker is the same as the cost of an original sticker. Ms. Gibbs, Recreation Director stated that the Council can certainly reduce the cost at their discretion. Mr. Mollis stated that the gate guards at the beach do not verify the plate listed on the sticker with the plate on the vehicle. To avoid fraudulent requests for replacement stickers, the full cost for a replacement would be a deterrent. Councilor Mandel stated that he is fine with the explanation provided.

Motion by Councilor Mandel, seconded by Councilor Anderson and unanimously

VOTED: To adopt an Ordinance in Amendment of Chapter 9-4 of the Code of Ordinances, Town of North Kingstown, entitled, "Fee Schedule Enumerated - Table VI - Recreation Department Fees - Beach Parking Permits", and that this shall constitute the Second Reading thereof.

7. Second Reading – Amendment to Section 11-37

Motion by Councilor Anderson, seconded by Councilor McCoy and unanimously

VOTED: To open the Public Hearing.

There was no public comment.

Motion by Councilor Anderson, seconded by Councilor Mandel and unanimously

VOTED: To close the Public Hearing.

Motion by Councilor Anderson, seconded by Councilor Mandel and unanimously

VOTED: To adopt an Ordinance in Amendment of Section 11-37 of the Code of Ordinances, Town of North Kingstown, entitled, "No Parking or Limited Parking", and that this shall constitute the Second Reading thereof.

8. Public Comment

Brett Mallory, 731 Annaquatucket Road, congratulated the Town Council for their appointments and stated that the Veterans Memorial Scholarship Committee still needs members. He would like to get it up and running again.

The Council took Item Number 24 next.

24. Authorization for the Town Manager to execute a Concession Agreement

Motion by Councilor Mandel, seconded by Councilor Anderson and unanimously

VOTED: To authorize the Town Manager to execute a Concession Agreement between the Town of North Kingstown and Quonset Tavern by the Green, Inc., for the North Kingstown Municipal Golf Course Restaurant services for the term of February 1, 2023 through December 31, 2024.

The Council took the Consent Agenda next.

**II. CONSENT AGENDA**

Motion by Councilor Mandel, seconded by Councilor McCoy and unanimously

VOTED: To approve Consent Agenda Item Numbers 9 through 20 as presented with the exception of Agenda Item Number 13.

9. Approval of Minutes

VOTED: To approve the minutes of the Regular Meeting of December 19, 2022 as submitted by the Office of the Town Clerk.

10. Tax Abatement List #866

VOTED: To approve Tax Abatement List #866 submitted by Deb Garneau, Tax Assessor, in the amount of \$488.65; and it was

FURTHER VOTED: That overpayments, if any, resulting from these abatements are hereby approved for refund by the Tax Collector.

11. Receipt of Donations

VOTED: To accept with gratitude the following donations in the amount of \$525.00:

For: Holiday Giving Program	
From: Raymond and Helen Gorman	\$200.00
Anonymous	125.00

For: Beechwood Senior Center	
To be used for the Mealsite	
From: Friends of Richard Welch	\$200.00

12. Receipt of Donation

VOTED: To accept with gratitude a donation in the amount of \$150.00 given by Lorraine and Patrick Pagano to be used by the North Kingstown Animal Shelter, 395 Hamilton Allenton Road, for assisting in the care and shelter of animals in need.

13. Receipt of Donation

Motion by Councilor Mandel, seconded by Councilor Anderson and unanimously

VOTED: To accept with gratitude a donation of a Loring Painting/Print to be displayed at the Town Hall given by the family of Former Councilor Robin Porter in his memory.

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14. Award of Bid

VOTED: To award the bid for the Water Department for Well 10 Pump Station Modifications, Phase 1 to Martone Service Company, Inc., 22 Sextant Lane, Narragansett, RI 02882, in the amount of \$345,677.00.

Funding is from FY2023 Budget - Capital Outlay Well Rehabilitation Account - 44040090 551001.

15. Approval of Purchase

VOTED: To approve the purchase of a Sweeper with Golf Course Kit and Verticutting Blades for the Golf Course from A-OK Turf Equipment, Inc. (State of RI MPA #3779057), 1357 Main Street, Coventry, RI 02816, in the amount of \$48,000.00.

Funding for this purchase is from the FY2023 Budget – Golf/Vehicular Equipment Acct. 43321010-550401.

16. Approval of Purchase

VOTED: To approve the purchase of a 2016 Kubota L5060 (Tractor) with LSW Tires, Remote Hydraulics, Roof and Weight Kit for the Golf Course from A-OK Turf Equipment, Inc. (State of RI MPA #3779057), 1357 Main Street, Coventry, RI 02816, in the amount of \$29,900.00.

Funding for this purchase is from the FY2023 Budget – Golf/Vehicular Equipment Acct. 43321010-550401.

17. Annual Exhibition License (no vendors) (renewal)

VOTED: To approve the renewal application for an Annual Exhibition License with no vendors by the North Kingstown Senior Association, Inc., dba Friends of Beechwood, 44 Beach Street, to hold a Spring Bazaar at the Cold Spring Community Center, 36 Beach Street, on Friday, April 21 and Saturday, April 22, 2023, from 8:00 a.m. – 4:00 p.m., subject to taxes and water paid to date and compliance with the recommendations of the Fire Department, the Police Department, the Building Official, and the Planning Department.

18. Detective License (renewal)

VOTED: To approve to December 1, 2023 the renewal application for a Detective License by Martin Hyman, 641 Congdon Hill Road, Saunderstown, subject to taxes and water paid to date, receipt of a bond, and receipt of a recommendation from the North Kingstown Police Department.

19. Holiday Sales License (change of location)

VOTED: To approve the application for change of location of a Holiday Sales License, expiring on July 1, 2023, by Seacoast Fitness LLC, dba Planet Fitness, from 40 Frenchtown Road to 56 Frenchtown Road, subject to taxes and water paid to date and compliance with the recommendations of the Fire Marshall, the Planning Department, and the Building Official.

20. Victualling License Renewals

VOTED: To approve to December 1, 2023 the following list of Victualling License Renewals, subject to taxes and water paid to date and compliance with the recommendations of the Fire Marshall, the Building Official, and the Water Department:

NK #	NAME	DBA	BUSINESS LOCATION	PHONE	SEATS	HOURS	LIC. HELD
80	THE STOP & SHOP SUPERMARKE	CO STOP & SHOP #716	90 FRENCHTOWN RD	884-9400	N/A	6:00 AM - 12:00 AM	V
165	THE STOP & SHOP SUPERMARKE	CO STOP & SHOP #737	1300 TEN ROD RD	268-3808	N/A	6:00 AM - 12:00 AM	V

All taxes/water assessments have been paid to date 1/4/2023 Collection Dept.

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### III. REPORTS

#### 21. Report by the Town Manager

Town Manager Mollis gave the following report:

- We have requested, and were granted, an extension until January 16th to file our Fiscal Year 2022 Audit. We have completed a draft of our Financial Statements, which is critical to my budget preparation. However, at the time of our extension request, we were waiting for RI Department of Education information to file the Municipal Transparency Portal reports which is required for our Audit. We discussed this with the Audit Committee.
- We had a very successful Winter Wonderland Decoration Grant Program for 2022. My thanks to our Planning Department in ensuring this success. We had 17 businesses participate and when everything is tallied, we project to give out over \$11,200 in decoration grants.
- I've received inquiries regarding the removal of the weight restriction signs on the Hussey and Brown Street Bridges. I've reached out to RI Department of Transportation and our North Kingstown Police Department to confirm that RIDOT reanalyzed the Bridge ratings after the repairs were made and it was determined that these bridges no longer require a weight restriction. As a result, with these being state bridges on state roads, they are not able to post weight restrictions on bridges which have been studied and determined that weight restrictions are not necessary.
- I will be participating in a R.I. League Executive Board Housing Workshop and Discussion with Housing Secretary Saal and the R.I. Department of Housing next week. We will be discussing how municipalities and the state can work together to address our housing challenges and hopefully protecting the zoning and planning rights of local cities and towns.

I will also be attending the Governor's State of the State Address next week with other Managers and Mayors.

I will update the Town Council with any action steps or information relative to both of these events.

- I reported last month that we've been working with the Land Conservancy of North Kingstown in purchasing a 355-acre open space easement on what is known as the Cruickshank Property. This easement will protect the natural land, prohibit development, and will allow a very low impact recreational use with limited trails and a small parking site.

The Open Space Easement was approved last week. We are now pursuing what will be the final step for the Town to purchase the property with DEM Funds so that it is a publicly preserved, versus a privately preserved, parcel. We will then work with the Land Conservancy to coordinate maintenance as we've done with other open space parcels within our community. I will continue to keep the Town Council up to date as I know preserving open space within our community is one of your priorities.

- We are coordinating a visit and Press Event with Senator Jack Reed and DOT Director Peter Alviti for this Thursday morning to announce a significant Federal Earmark to the

State towards the Post Road/West Main Street Sidewalk Project which we've been aggressively pursuing for years now. As we know, the cost of this project has increased significantly since it was first requested, and this Federal Earmark will be extremely helpful in ensuring the success of this important project.

The event is tentatively scheduled for this Thursday at 10am in the plaza at 7726 Post Road. We are excited about this announcement, and I look forward to welcoming the Senator, the Director, and others this week.

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- I want to thank our Finance Department and one of our local banks for their work in intercepting a check fraud scam in the amount of \$202,000. We were able to recover the full amount and the North Kingstown Police Department are involved as well. We are utilizing this situation as a means to implement further changes as to how we pay larger checks to vendors. Fortunately, through the efforts of many, this situation turned out as planned with no adverse effect on the Town or our vendor.

#### **IV. NEW BUSINESS**

##### 22. Asset Management Commission – Appointment

Motion by Councilor Mandel, seconded by Councilor Anderson and unanimously

VOTED: To appoint Lisa Bowe, 432 Wickford Point Road, School Committee Representative to the Asset Management Commission to July 1, 2023, to fill the unexpired term of James Grundy.

##### 23. Economic Development Advisory Committee - Appointments

Motion by Councilor Mandel, seconded by Councilor Anderson and unanimously

VOTED: To appoint Steven Alviti, 53 Miner Road, Saunderstown 02874, to a full member from First Alternate to the Economic Development Advisory Board to December 1, 2023, to fill the unexpired term of Lawrence Mandel; and it was

FURTHER VOTED: To appoint Betsy E. de Leiris, 64 Ocean Avenue, First Alternate to the Economic Development Advisory Board to December 1, 2024; and it was

FURTHER VOTED: To appoint Kenneth Spicer, 116 Steamboat Avenue, Second Alternate to the Economic Development Advisory Board to December 1, 2023.

The Council took Item Number 25 next.

##### 25. Discussion/Presentation – Short Term Rentals and Next Step Options

Nicole LaFontaine, Director of Planning and Development gave the following presentation:

# SHORT TERM RENTALS

January 9, 2023

JANUARY 9, 2023

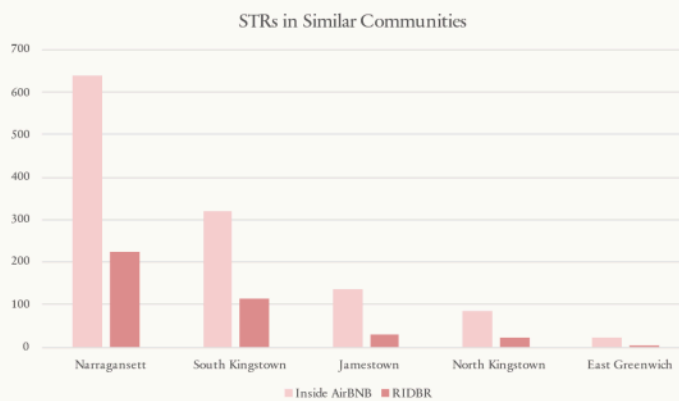
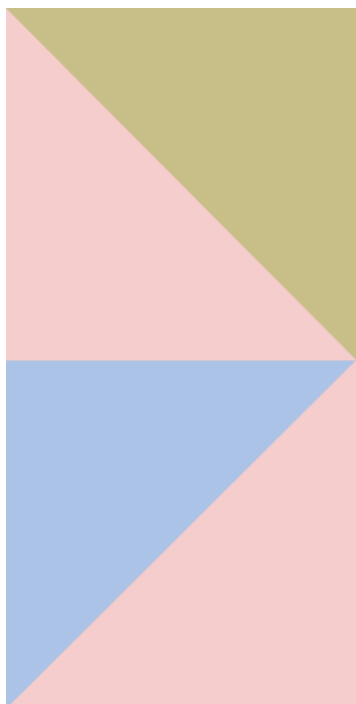
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## SHORT TERM RENTALS

- A residential dwelling unit or accessory building rental for less than 30 consecutive days
- Owner occupied or non-owner
- Individual rooms, apartments, or entire homes
- Alternative to hotel accommodations
- Examples are Airbnb, VRBO, Flipkey

# SHORT TERM RENTALS



Data from 11/18/22 STRs on Airbnb and registered with RIDBR

Narragansett has 499 registered and has the largest short term rental concentration of the local communities. They are working on an ordinance which is not finalized. They have additional student rental issues and a family definition of no more than 4 unrelated people residing together or 2 occupants per bedroom. Their proposed ordinance states no shorter than a period of 7 consecutive days and no longer than 30 consecutive days.

South Kingstown has 252 registered and currently has no restrictions in their ordinances on short term rentals.

East Greenwich has 7 registered and currently has no restrictions on short term rentals.

Jamestown has 87 registered and an ordinance which was approved in August 2022. The units must be registered by the property owner, a permit and license issued. The Building Official and Fire Marshall must inspect for a fee with the inspection determining the occupancy of the unit. Units must be in compliance with state building codes, fire codes, town ordinances, and requires that any deficiencies be addressed. The registration fee is \$250.00 for resident short term rentals and \$700.00 per unit for others. No rental can be less than 7 days and not allowed in accessory structures. The maximum occupancy is 2 people per bedroom and septic design load. Their ordinance also includes fines for violations.

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**INSIDE AIRBNB**

**Room Type**  Only entire homes/apartments

Airbnb hosts can list entire homes/apartments, private, shared rooms, and more recently hotel rooms. Depending on the room type and activity, a residential airbnb listing could be more like a hotel, disruptive for neighbours, taking away housing, and illegal.

Room Type	Count	Percentage
Entire home/apt	80	93.0%
Private room	6	7.0%
Shared room	0	0%
Hotel room	0	0%

**86 offerings in NK**

**Activity**  Only recent and frequently booked

The minimum stay, price and number of reviews have been used to estimate the the number of nights booked and the income for each listing, for the last 12 months. Is the home, apartment or room rented frequently and displacing units of housing and residents? Does the income from Airbnb incentivise short-term rentals vs long-term housing?

Metric	Value
Average nights booked	92
Price/night	\$362
Average income	\$21,246

occupancy (last 12 months)

<http://insideairbnb.com/rhode-island>



# INSIDE AIRBNB

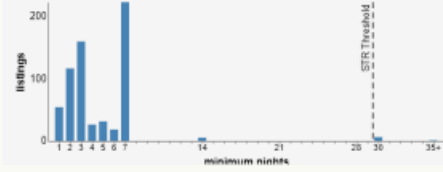
## Short-Term Rentals

Only short-term rentals

The housing policies of cities and towns can be restrictive of short-term rentals, to protect housing for residents.

By looking at the "minimum nights" setting for listings, we can see if the market has shifted to longer-term stays. Was it to avoid regulations, or in response to changes in travel demands?

In some cases, Airbnb has moved large numbers of their listings to longer-stays to avoid short-term rental regulations and accountability.



**98.9%**  
short-term rentals

**631 (98.9%)**  
short-term rentals

**7 (1.1%)**  
longer-term rentals

**638 offerings in Narragansett**

<http://insideairbnb.com/rhode-island>

## Activity

Only recent and frequently booked

The minimum stay, price and number of reviews have been used to estimate the the number of **nights booked** and the **income** for each listing, for the last 12 months.

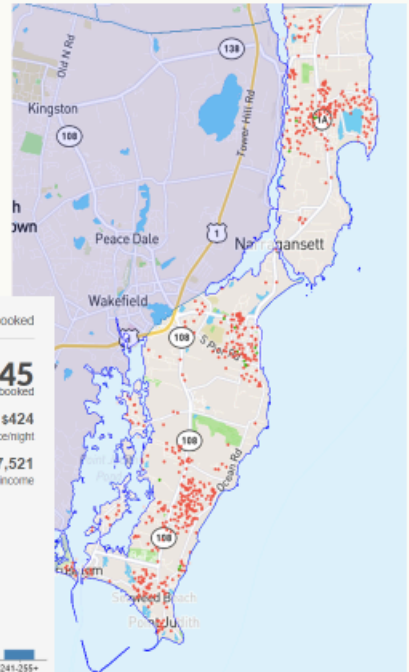
Is the home, apartment or room rented frequently and displacing units of housing and residents? Does the income from Airbnb incentivise short-term rentals vs long-term housing?



**45**  
average nights booked

**\$424**  
pricenight

**\$17,521**  
average income



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## RENTAL REGISTRATION

The Rhode Island General Assembly enacted [R.I.Gen. Laws § 42-63.1-14](#) entitled "Offering residential units through a hosting platform." The statute states, in part, "Any short-term rental property listed for rent on the website of any third-party hosting platform that conducts business in Rhode Island shall be registered with the **Department of Business Regulation.**"

**Short-Term Rental Registration is required by law.**

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## POLICY ALTERNATIVES

Status quo – operate as is  
 Create a short term rental registry  
 Amend zoning ordinance for process and/or where allowed  
 Prohibit

## STATUS QUO

- Registration would still be required via state
- No additional local oversight

## MUNICIPAL REGISTRY

- Registration would still be required via state
- Propose an annual or one-time permit
- Determine what we gain from the added step
- Determine what department responsible for registry
- Determine fee
- We would include detailed unit information, ownership, projected frequency of rental
- Potentially could add liability to town

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## ZONING ALTERNATIVES

- Alternatives 3 and 4 in memo
- Amend to create a land use category and create development standards that have to be met in locations where use is allowed
  - Could also require the use of a municipal registry
  - Owner occupancy requirements
  - Display of local nuisance ordinances at the property
  - Site plan requirements (for example parking, trash)
  - Frequency of use
  - Minimum night stay requirements
- Land use table amendments could require a special use permit for any STR (public notice would follow zoning board hearing requirements)
- Existing short term rentals would be exempt/grandfathered

# PROHIBITION

- Still a zoning option
- Would need to create a category in land use table, then “N”
- Would only apply to new short term rentals

	South Kingstown	East Greenwich	Jamestown	Narragansett
Qualifying Duration of Short-term Rental	N/A	N/A	No less than 7 days	No less than 7 days, no more than 30 days
Owner Occupancy	N/A	N/A	Resides in property for no less than 183 days per year	Not Required
Local Representative	N/A	N/A	Not Required	Not Required but optional
Short-term Rental Registration	N/A	N/A	Required	Required
Permit Duration	N/A	N/A	1 Year	1 Year
Registration Fee	N/A	N/A	\$350 for resident STR \$700 for all others Reg expired Dec 31 each year	\$75 per bedroom
Inspection	N/A	N/A	Annual Inspection Required	Annual Inspection Required
Occupancy	N/A	N/A	2 persons per bedroom	2 persons per bedroom and no more than 4 unrelated persons
Parking Requirements	N/A	N/A	1 off-street space per bedroom plus 1 additional; each space not less than 10' in width and 22' in length	1 per bedroom
Owner Obligations	N/A	N/A	All advertisements contain detailed description of limitations and requirements; all agreements attach copy of rental registration and permit; obtain renter information and hold onto it for 90 days	Separate written lease for each tenant and many more outlined
Special Use Permit	N/A	N/A	N/A	N/A
Enforcement	N/A	N/A	Zoning Official; Fines upwards of \$500; Short-term rental permit may be revoked if multiple violations	Building official; Fines upwards of \$1,000 per day; Short-term rental registration will be revoked at three violations

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# DISCUSSION

Requesting direction as to preferred alternative

The Council thanked Ms. LaFontaine for her presentation. After a brief discussion, it was the consensus of the Council that the following information be provided:

- Check with the North Kingstown Police Department regarding any complaints or issues with any of the units utilizing the DBR database.
- The Council inquired how houseboats would correlate with short term rentals. The Town Manager indicated that the Harbor Management Commission will be requesting enabling legislation regarding houseboats at an upcoming Council Meeting.
- Verify that the Town receives or will receive a portion of hospitality tax from the State for these units as well as any potential for additional taxes assessed by the Town.
- Staff to continue to review surrounding communities' ordinances and research what is working or not working in those communities.
- The Council would like to consider a registry and would like to see a proposed fee structure.
- Council Members see value in having an inspection component with an inspection fee.
- Have staff try to determine economic impact of these units on the community.

This item will be brought back to the Council at a future meeting date to be determined.

#### 26. Discussion/Presentation of Recreational Marijuana

Ms. LaFontaine stated that the ballot question as to whether the Town will allow for new cannabis-related licenses for businesses involved in cultivation, manufacture, laboratory testing and for the retail of adult recreational use of cannabis passed in North Kingstown by the voters.

The Rhode Island Cannabis Control Act establishes the Cannabis Control Commission who will issue retail license for adult cannabis use. The Cannabis Control Commission is to be a three member commission with authority to regulate the cannabis industry and issue licenses. A cannabis advisory board of 11 voting and 8 non-voting members is to be established to provide recommendations to the Cannabis Control Commission.

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The Town of North Kingstown has the authority to regulate the use of cannabis in public spaces. As with the purchasing of alcohol and cigarettes, you must be 21 years old or older to possess or purchase up to one ounce of cannabis or the equivalent of concentrate from a licensed retailer; possess up to 10 ounces in their home, transfer up to one ounce to another adult, and possess cannabis related accessories.

Town Ordinances (not zoning ordinance) would regulate the use of cannabis in public spaces. We regulate alcoholic beverages in public spaces in Section 12-1 of the Town Ordinances. The definitions of public place in our ordinance means any public highway, street, sidewalk, parking lot or parking area, any public beach, dock, wharf, park, square or plaza, any property owned by the town and dedicated to municipal purposes including grounds and buildings under the control of the School Committee. We also regulate the use of tobacco products and E-cigarettes/vaporizers at any athletic or recreational facility owned or leased by the Town as well as the Town Beach under Section 13-6 of the Ordinances.

We will also have to amend our Zoning Ordinance to allow the sale of recreational cannabis such as location, signage, storage, odor control, security, design standards, etc. As you know, zoning ordinances require Planning Commission recommendations. We will work with the Planning Commission to draft an ordinance that they would provide a recommendation to the Council for a first reading and public hearing.

The sale of recreational cannabis by licensed retailers began on December 1, 2022. However, it is important to note that the Board has not been set up yet. There are four retail licenses available per geographic zone. We are in Zone 4 which includes North Kingstown, Cranston, Warwick, and Cranston. However, the ballot question did not pass in East Greenwich.

The Cannabis Control Act includes the following types of commercial cannabis land uses:

- Medical Marijuana Treatment Center
  - A compassion center, medical marijuana emporium, or marijuana establishment licensee who operates a treatment center.
- Hybrid Cannabis Retailer
  - Compassion centers that currently dispense medical marijuana may, upon a retailer fee, sell adult use cannabis. We do not have any compassion centers in NK. They have to ensure the cannabis for adult use has no significant adverse effect on their current medical marijuana programs or patient needs.
- Cannabis Retailer/Recreational Retailer – 24 to be issued in addition to the hybrid cannabis retailer certificates.
  - Of the 4 in each zone, 1 shall be reserved for a worker’s cooperative applicant, one for a social equity applicant.
    - Worker’s cooperative applicant - organized and operated pursuant to provisions of Chapter 6.2 of Title 7.
      - Enterprises that are democratically controlled and operated by own workers.
    - Social equity applicant - applicant that has been disproportionately impacted by criminal enforcement of marijuana laws, including individuals convicted of nonviolent marijuana offenses, immediate family members of individuals convicted of nonviolent marijuana offenses and individuals who have resided in disproportionately impacted areas for at least 5 of the last 10 years as determined by the commission.
- Cannabis Testing Laboratory
  - No products are to be sold or otherwise marketed that have not been first tested by a cannabis testing laboratory.
  - Can transport, store, possess, test. Not authorized to transfer or sell to a consumer. Direct sale or transfer from a cannabis testing lab licensee to a consumer is prohibited.

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What do we have now in North Kingstown?

- Compassion centers – we do not allow the sale of marijuana, so we do not allow compassion centers.
- Nonresidential cooperative cultivation – S (special use permit) in GI/LI (General Industrial/Light Industrial) with development standards.
  - Residential cooperative cultivation/Caregiver cultivation/Patient cultivation- allowed in residential zones but WVC (Wickford Village Center), PR (Post Road), WJ (Wickford Junction) only allowed as accessory in residential component of the property. Use is prohibited in any nonresidential portion.
- Medical marijuana cultivation center – We allow micro license (under 2,500 square feet) and Class A (under 5,000 square feet) with a special use permit in GI/LI.

Ms. LaFontaine further noted that the act also states that proposed cannabis establishments shall not be located within 500’ of preexisting public or private schools unless the Town adopts an ordinance reducing or increasing the minimum distance.

\*Amended by Councilor Mandel.

The Council thanked Ms. LaFontaine for her informative presentation. ~~\*and looks forward to the forthcoming recommendations as the voters approved the recreational sale of cannabis which will generate extra revenue if a retail license is issued in North Kingstown.~~ The Council agreed

that in light of the voters' strong endorsement and the potential for significant revenue, they requested that staff move forward expeditiously to develop ordinance and zoning regulations for retail cannabis establishments with the goal of obtaining a marijuana dispensary for North Kingstown.

27. Correspondence

- Dianne Izzo: An e-mail regarding several topics including the Asset Management Commission.
- Zachary Mongeau: An e-mail regarding traffic lights on Route 4.
- James Roehm: An e-mail inquiry regarding whether the NKPD/NKFD were equipped with Naloxone.
- Audrey Rodrigues: E-mails concerning recent Planning Commission decisions on the Pinewood development.
- Lawrence Verria: An invitation to NKTC members to attend North Kingstown High School's Dialogues in Democracy event from 6:00 PM to 7:30 PM (time duration of participation is flexible) on Thursday, January 19, 2023, in the North Kingstown High School Media Center.

Councilor Mandel held office hours from 10:00 AM – 11:00 AM on Tuesday, January 3, 2023, and spoke with:

- Dianne Izzo: Expressed her concerns about short term rentals and the need to regulate them; fireworks at Poplar Point despite not having a permit; the Building Inspector's lack of authority to waive de-minimus permits; and asked what "land codes" and "building style codes" are, which were terms used in the last tax assessment.
- James Roehm: Urged the NKTC to protect the Town's water supply, support the decisions of the Planning Commission and Zoning Board, and extend the Senior Homestead Exemption.
- Dick Santos: Expressed his concerns about several pieces of property including the Old Library and Harbor Ridge, as well as the process for selecting a golf course restaurant contractor several years ago.

The following is routine, recurring correspondence received by the NKTC:

- Narrow River Preservation Association
- North Kingstown Chamber of Commerce
- South County Tourism Council
- Wickford Art Association

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**V. ADJOURNMENT**

The meeting adjourned at 8:29 p.m.

Jeannette Alyward  
Town Clerk