

**Galilee Lease Advisory Committee Meeting
September 29, 2010**

Present: Larry Mouradjian, Associate Director for Natural Resources, DEM; Mary Kay, Acting Executive Counsel, DEM; Ray Pena, Port Manager, DEM; Terri Bisson, Programming Services Officer, DEM; Grady Miller, Town Manager, Town of Narragansett; David Crook, Council President, Town of Narragansett.

Meeting called to order at 10:35 a.m.

Larry Mouradjian opened the meeting with introductions of the Advisory Committee and outlined the purpose of the meeting, which was to hear a proposal from the Interstate Navigation related to Lot 221 in the Port of Galilee.

Mr. Mouradjian stated that the role of the Committee is to hear the proposal and to provide an advisory opinion to the Director of DEM. The Director has the ultimate decision to approve or deny a proposal. If the Director approves, the recommendation is forwarded to the Town and the Department and Town work cooperatively toward development/implementation.

Interstate Navigation, represented by Attorneys Michael McElroy and Donald Packer, Vice President Josh Linda, and Architect Rusty Sergeant, outlined a proposal whereby Interstate would purchase Lot 221 from Pita, Inc. to move its corporate offices from New London, CT to the Port.

Lot 221 contains a building which has been used for a restaurant business and is in poor condition. The Lot is currently zoned G-Fishing but for years has been considered a non-conforming use due to the operation of the restaurant. Interstate is proposing to raze the existing structure and construct a 2-story handicap accessible building for office space and conference rooms to house 5 to 10 year-round employees. The employees would include some who would move from the ticket office building next door, approximately 4 from the New London office and eventually possibly a few new local employees. The building would be used to host corporate meetings with vendors and other ferry related business. The building would include approximately 3,360 square feet of usable office space, some parking spaces and meet all building and safety codes. Interstate has entered into an agreement to purchase the property pending re-zoning the Lot from G-Fishing to G-Ferry.

The current lessee and building owner, Pita, Inc., represented by Attorney William Aukerman, then spoke on behalf of Pita and presented a letter from its President Nancy Champlin. Numerous attempts have been made to continue operating the business as a restaurant to no avail – mainly due to the seasonal nature of the area. Ms. Champlin has been trying to sell the building for some time without success. The building condition has deteriorated and will continue to do so if it cannot be sold.

Deb Kelso of the Narragansett Chamber of Commerce spoke in support of the proposal. She stated that a year-round operation on the premises would help support other businesses in the Port and that it would benefit the aesthetics of the area as the lot is near the entryway of the Port.

Barry Keinard of the Galilee Advisory Committee spoke in support of the proposal and stated that razing the old building would eliminate the potential public safety issues of a deteriorating building. He also noted that there appears to be no interest in the property by the fishing community. David Crook stated that he too was not aware of any interest by the fishing industry.

Larry and Mary Kay clarified that the Department, in accordance with the Galilee Special District Plan, has the ultimate say in the zoning but works cooperatively with the Town of Narragansett on such issues. The sale is also subject to SPC approval of transferring the lease between Pita and DEM to Interstate. Larry also stated that the proposal is a good plan for Interstate and would enhance the company's ability to respond to emergencies and public safety issues.

The public portion of the meeting adjourned.

The Committee, after discussing the benefits, unanimously agreed to advise the Director of DEM to support the proposal.

The meeting adjourned at 11:50 a.m.