

Galilee Lease Advisory Committee Meeting
February 12, 2013

Committee Members Present: Larry Mouradjian, Associate Director for Natural Resources, DEM; DEM; Daniel Costa, Port Manager, DEM; Terri Bisson, Natural Resources, DEM; Richard Kerbel, Interim Town Manager, Town of Narragansett; Matthew Mannix, Town Council, Town of Narragansett. Others Present: Tim Handrigan, Ferry Fish Wharf Fish Market/T&C Lobster; David Roebuck, Ferry Wharf Market/Salt Pond Oysters, Inc; Derek Gomes, South County Independent.

Meeting called to order at 1:36 p.m.

Larry Mouradjian opened the meeting with introductions of the Lease Advisory Committee and outlined the purpose of the meeting, which was to hear a proposal from Ferry Wharf Fish Market/T&C Lobster, related to Lot 215 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 lease proposal is forwarded to the State Properties Committee (SPC) for approval. Once SPC authorizes the agreement the Town and the Department will work cooperatively toward development/implementation.

Mr. Handrigan outlined a proposal to build a seafood restaurant on the second floor of the Ferry Wharf Fish Market. The restaurant will serve locally caught fresh seafood and shellfish, seat approximately 184 patrons and create approximately 5-9 year round jobs and 25 seasonal jobs. The restaurant will be handicap accessible with elevator access for patrons. The proposal letter and preliminary plans are attached.

Mr. Mouradjian stated that the lot is zoned Galilee-Fishing but that Ferry Wharf has a pre-existing, nonconforming use to operate a food vendor service and that no expansion of the leased area (lot) is required. Ferry Wharf will be required to seek a liquor license from the Town along with other required state and local permits.

The Committee discussed the Galilee Lease Advisory Committee role and process and its relation to the Galilee Advisory Committee (GAC), which was scheduled to meet in the evening. Mr. Mouradjian explained the roles of each committee. Mr. Mannix stated that the proposal should be discussed at the GAC meeting. Mr. Mouradjian agreed and invited Mr. Handrigan and Mr. Roebuck to attend.

After discussing the benefits of the proposal and the relationship with the GAC, Mr. Kerbel made a motion to advise the Director of DEM to support the proposal provided that: 1) the GAC has no issues with the proposal¹; and 2) with the understanding that consent from this Committee does not presume approval of a liquor license, which Mr. Handrigan would have apply for and obtain approval through the Town of Narragansett's process. Mr. Mouradjian seconded the motion. The Committee approved the motion unanimously.

The meeting adjourned at 2:45 p.m.

¹ At the Galilee Advisory Committee meeting held on 2/12/13 there was unanimous verbal approval of the proposed project and members agreed to issue a letter of support to DEM and the Town.



SHIPPING ADDRESS:
296 Great Island Road
Narragansett, RI 02882

www.lobsterguy.com

MAILING ADDRESS:
P.O. Box 3189
Narragansett, RI 02882



January 5th 2013

To : Larry Mouradjian DEM State of Rhode Island

Dear Mr. Mouradjian,

This letter is our formal request to DEM to build a seafood restaurant on the second floor of Ferry Wharf Fish Market, located on Lot # 215 in the Port of Galilee.

The Restaurant would serve and enhance the port offering a fine variety of locally caught fresh seafood and shellfish. We all understand the great quality of seafood that comes into the port on a daily basis, and it is our intent to showcase this for the many visitors who go through the port every season. We also feel that we need to enhance our use of Ferry Wharf and its foot print to maximize such an already short season. We are planning on offering a wide variety of freshly prepared seafood and other choices to our customers, but with a mind towards healthy eating options and sustainable products not only from the local fleet, but fresh produce, beef and poultry from local farms as well. Ferry Wharf will continue to be one of the cleanest and most respected fresh local seafood retail stores in the state, and we will also continue our wholesale operations unloading local boats on the lower level as well.

Ferry Wharf does serve ready to eat foods in our retail and has for many years, but the time has come to expand our offerings and we excited at the opportunity to do so.

We are planning on a fisherman themed menu and atmosphere, and this has do to the history of the port and also our growing up on these docks and local waters as fishermen ourselves in the port since we were very small boys!

We think this will be a great combination of great local food, history of the fleet, and it will also create new jobs in the port which we all know in this economy are desperately needed, as well as support the local fleet and its fisherman.

Enclosed are copies of the rough plans and images created by the architect for your review, and to also give you an accurate idea of what we are requesting to do. The final plans are being worked on as we speak, and will fall in line to what we are proposing. We think you will find it will carry on with the look of the port as well as conforming to DEM guide lines to make this an attractive well maintained building in the port.

We are in the process of working with the Town of Narragansett to go through the steps to enable this endeavor get off to a great start, and we hope you will find this request

favorable to the port. We are hoping to begin as soon as possible and to be open this spring for the summer season!

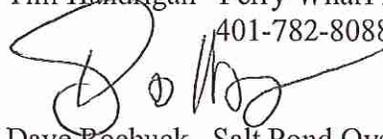
We will be glad to make ourselves available at any time to answer any and all questions as we get this going, and will be more than happy to get you copies of the final plans we will be submitting to the state and town for permits etc. once they are completed.

Thank you for your time and consideration.

Sincerely,

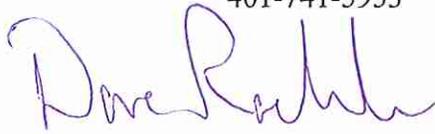
Tim Handrigan Ferry Wharf Fish Market, T&C Lobster Inc.

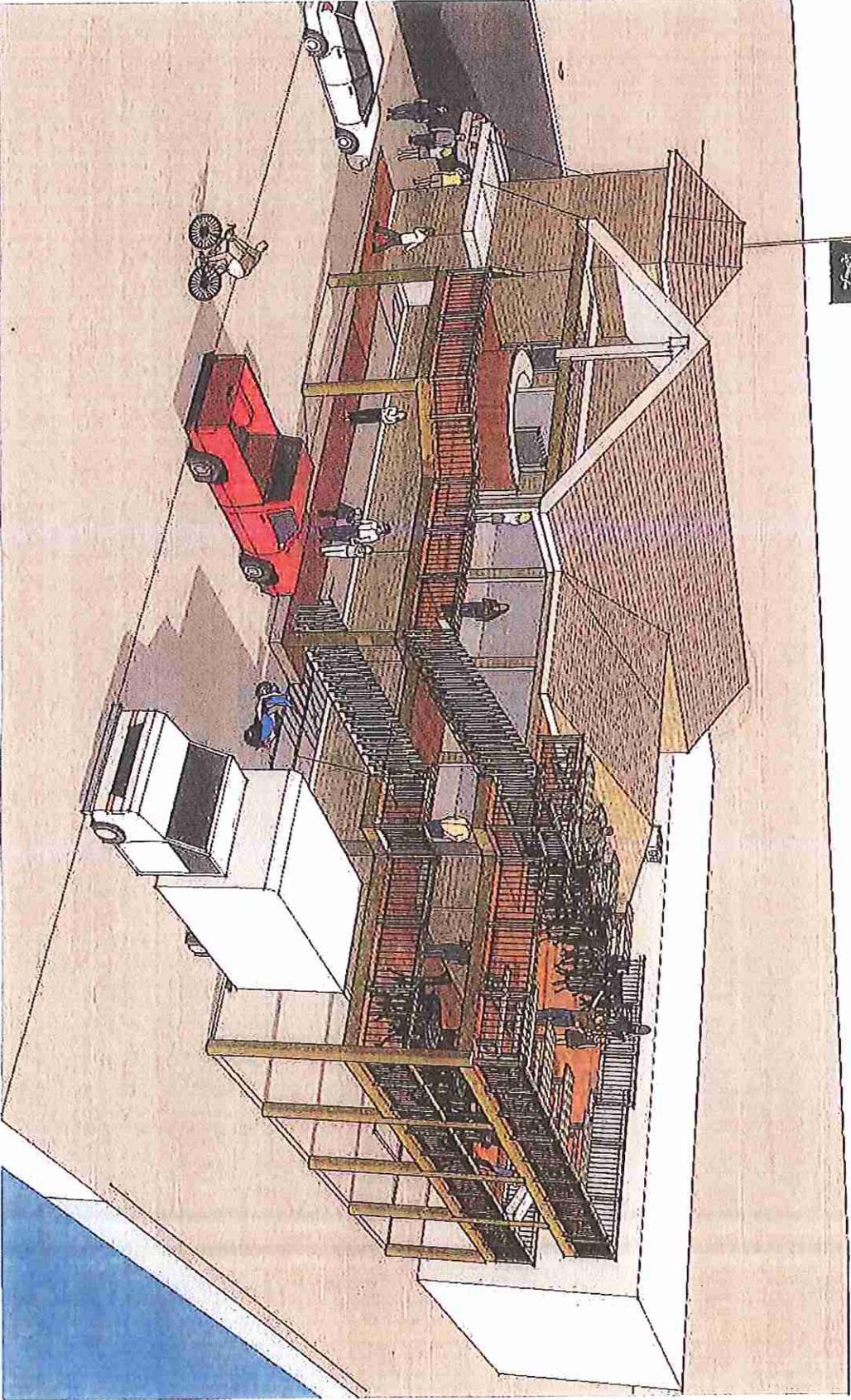
401-782-8088 or 401-640-8491

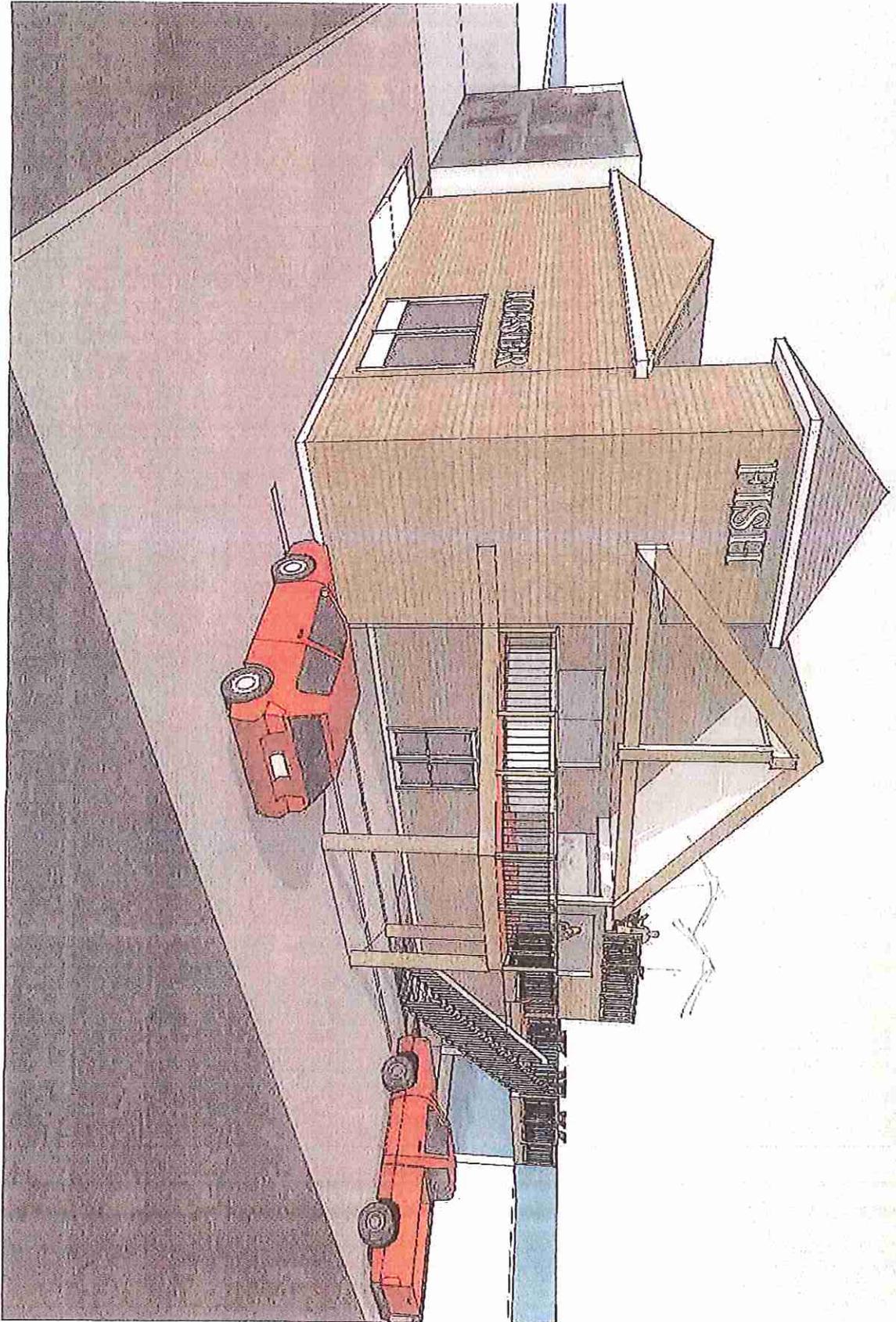


Dave Roebuck Salt Pond Oysters Inc.

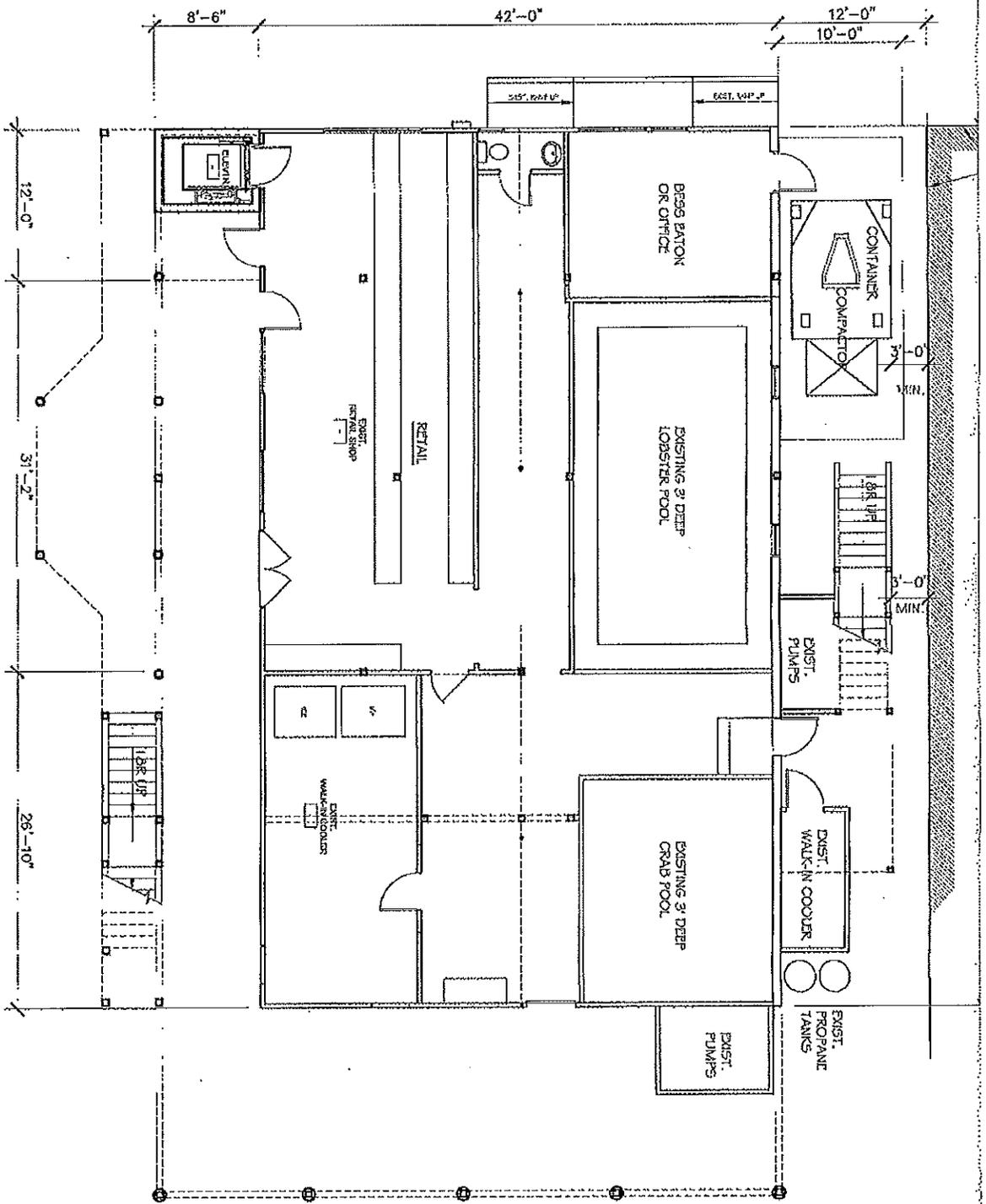
401-741-5953



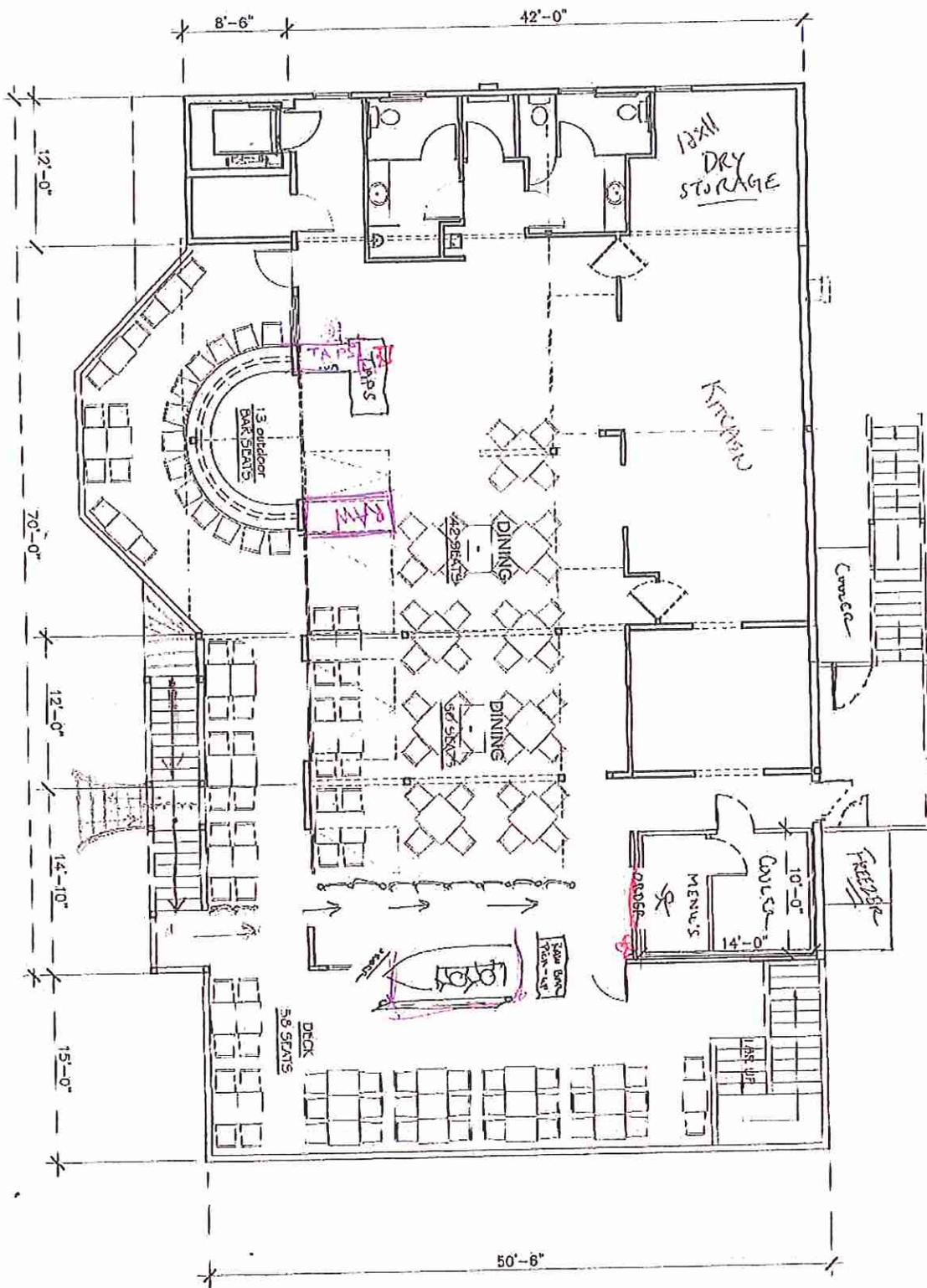


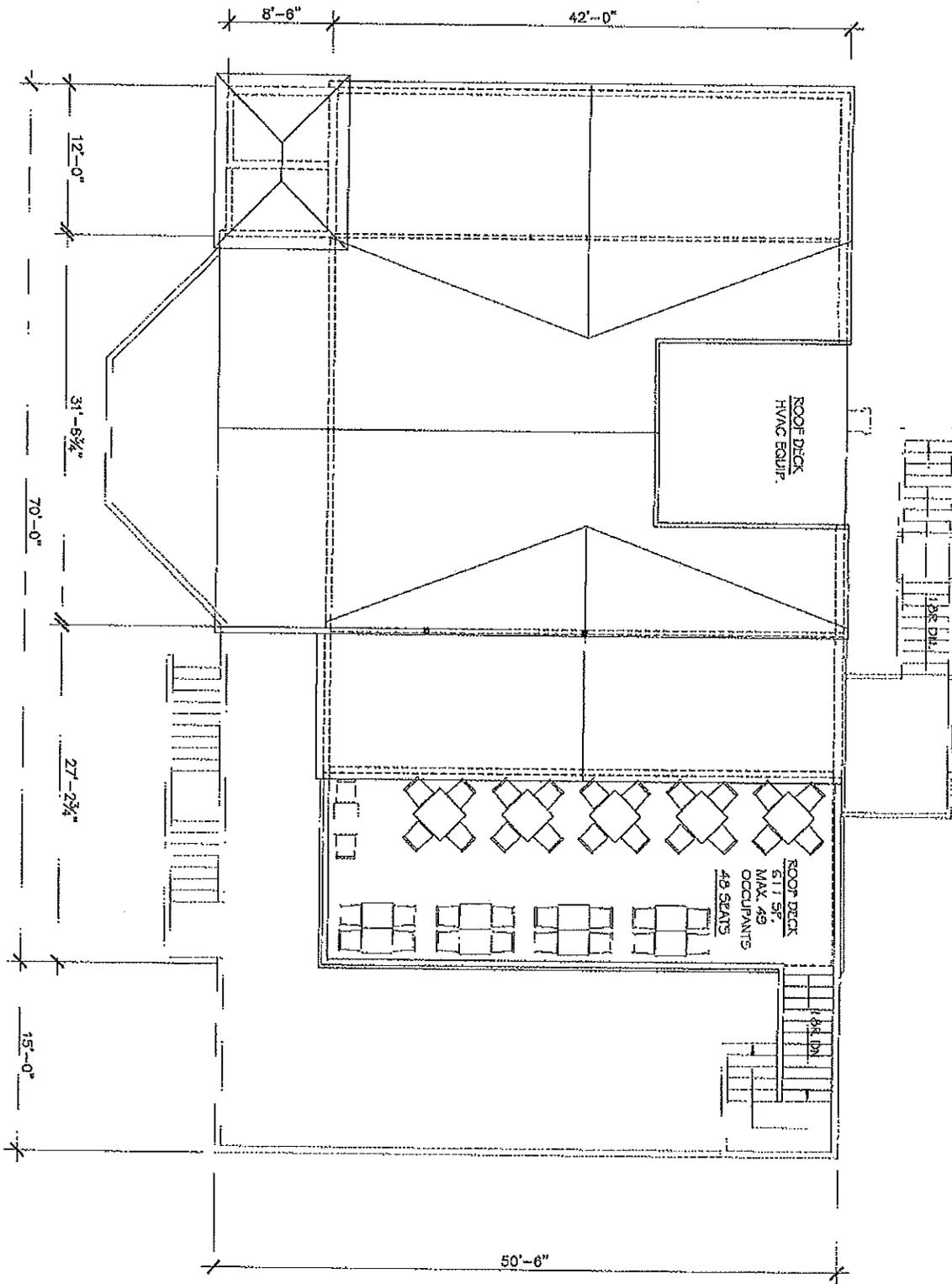






A
 PROPOSED FIRST FLOOR PLAN
 1/8" = 1'-0"





C PROPOSED THIRD FLOOR PLAN

1/8" = 1'-0"