



Town of Lincoln

Town Council Meeting

October 21, 2025 at 7:00 PM
Lincoln Town Hall

MINUTES

Board of License Commissioners

A. Call to Order

7:00 PM Meeting called to order on October 21, 2025 at Lincoln Town Hall, 100 Old River Road, Lincoln, RI.

This meeting will be held as a hybrid meeting, with the Council meeting in person and the public may participate in person or by utilizing the web streaming available on www.lincolnri.gov, and emailing comments to meeting@lincolnri.org.

Members Present:

Keith Macksoud, President
Arthur Russo, Jr
Kenneth Pichette
Bruce Ogni
Pamela Azar
Anthony DeSisto, Town Solicitor
Philip Gould, Town Administrator
John Cimino, Finance Director

B. Pledge of Allegiance

C. Application for a Special Event Class F Liquor License (Beer and Wine Only)

1. Lincoln Athletic Council Reverse Raffle on November 8, 2025 at the Lincoln Senior Center
The applicants were present and answered any questions that the Council may have had.

ACTION:

Motion to grant the license and waive the fee by Ken Pichette second by Pam Azar and Arthur Russo;
Motion passed with a 5:0

AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar
NOES: None
ABSTAIN: None

D. Renewal of Mobile Food Establishment License

1. Tiffany Bettez d/b/a Chicked Out Nuggz LLC

ACTION: Motion to renewed the license by Ken Pichette
second by Bruce Ogni;
Motion passed with a 5:0
AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar
NOES: None
ABSTAIN: None

Town Council

E. Call to Order

7:00 PM Meeting called to order on October 21, 2025 at Lincoln Town Hall, 100 Old River Road, Lincoln, RI.

F. Discussion and/or action on Whipple Cullen Condominiums

James Seymore of 8 Avenue D was present and spoke on the matter.
Kelly Morris Salvatore, the attorney for the developer, was present and spoke on the matter.

Ken Boch, owner of Old River Road Development LLC, was present and spoke on the matter.

Brian Merian of Pare Corp was present and spoke on the matter.

Ryan Dupont of GZA was present and spoke on the matter.

ACTION: Motion to implement three actions:
1. follow up with DEM Compliance and Inspection
2. instruct developer to have an on site meeting with HOA, engineers, and residents
3. work with the DPW Director and set the matter down for a discussion on the outstanding bond by Bruce Ogni second by Pam Azar;
Motion WITHDRAWN

AYES: None
NOES: None
ABSTAIN: None

ACTION: Motion to change the order of business and take public comment now Bruce Ogni second by Arthur Russo;
Motion passed with a 5:0

AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar

NOES: None

ABSTAIN: None

Richard Denerstein of 107 Old River Road, Unit 149 spoke on the matter.
Mike Scalzi of 107 Old River Road, Unit 133 spoke on the matter.
Frank O'Connell of 107 Old River Road, Unit 138 spoke on the matter.
Anne Hamilton of 107 Old River Road, Unit 22 spoke on the matter.

ACTION: Motion to implement three actions:
1. follow up with DEM Compliance and Inspection
2. instruct developer to have an on site meeting with HOA, engineers, and residents
3. work with the DPW Director and set the matter down for a discussion on the outstanding bond
by Bruce Ogni second by Pam Azar;
Motion passed with a 5:0

AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar

NOES: None

ABSTAIN: None

G. Consent Agenda

All items listed in this section are considered in one motion. There will be no separate discussion of these items unless a Councilor so requests, in which event item will be removed from the consent agenda.

ACTION: Motion to change the order of business and take item k.3.
by Ken Pichette second by Pam Azar;
Motion passed with a 5:0

AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar

NOES: None

ABSTAIN: None

ACTION: Motion to adopt by Bruce Ogni second by Pam Azar;
Motion passed with a 4:0 (council president macksoud stepped away from the dias.)

AYES: Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar

NOES: None

ABSTAIN: None

1. Minutes Approval
 - a. Minutes of September 9, 2025

2. Consideration of Monthly Bills

3. Claims for Referral to Committee

- a. Quintal Claim

- b. Gagnon Claim

ACTION: Motion to deny the claim and refer to the ri interlocal trust by Bruce Ogni second by Pam Azar;
Motion passed with a 4:0 (council president macksoud stepped away from the dias.)

AYES: Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar

NOES: None

ABSTAIN: None

- c. James Claim

ACTION: Motion to deny the claim and refer to the ri interlocal trust by Bruce Ogni second by Pam Azar;
Motion passed with a 4:0 (council president macksoud stepped away from the dias.)

AYES: Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar

NOES: None

ABSTAIN: None

4. Town Administrator Reports

- a. Tax Assessor Monthly Report

- b. Town Clerk's Office Report

- c. Parks and Rec report

- d. September Planning Report

- e. Building Department Monthly Report
- f. LIBRARY REPORT SEPTEMBER 2025
- g. Senior Center Report
- h. Public Safety
- i. Finance Department Reports

5. State Mandated Reports

- a. Lincoln Fire District FY 2024

6. Communications

- a. Notice of Public Comment Hearing for the Narragansett Electric Company's Application for the Q143S/R144 Lines Rebuild Project in Providence, North Providence, Lincoln, and North Smithfield

ACTION: Motion to accept by Arthur Russo second by Bruce Ogni and Pam Azar;
Motion passed with a 5:0

AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar

NOES: None

ABSTAIN: None

- b. Letter from Erica Morricone regarding Hearthside House
- c. Resolution from the Town of Westerly regarding Victory Day Holiday
- d. Resolution from the Town of Portsmouth regarding the restoration of General Revenue sharing to Cities and Towns

7. Tax Abatements

a. Tax Assessor Abatements

H. Public Comment

See above under Whipple Cullen item.

I. Appointments

1. Appointment to the Tenant Board of Affairs - District 2 - for a term to expire in 2026

ACTION: Motion to defer by Bruce Ogni second by Ken Pichette;
Motion passed with a 5:0
AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar
NOES: None
ABSTAIN: None

2. Appointment to the Tenant Board of Affairs - District 5 - with a term to expire in 2026

ACTION: Motion to defer by Ken Pichette second by Pam Azar;
Motion passed with a 5:0
AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar
NOES: None
ABSTAIN: None

3. Appointment to Zoning Board - District 4 - term to expire in 2025

ACTION: Motion to appoint paul santos for a term to expire in 2030 by Pam Azar second by Bruce Ogni;
Motion passed with a 5:0
AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar
NOES: None
ABSTAIN: None

4. Appointment to the Juvenile Hearing Board - Alternate with a term to expire in 2028

ACTION: Motion to defer by Ken Pichette second by Pam Azar;
Motion passed with a 5:0
AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar
NOES: None
ABSTAIN: None

5. Appointment to the Planning Board - District 2 - to fill a term to expire in 2026

ACTION: Motion to defer by Bruce Ogni second by Pam Azar;
Motion passed with a 5:0
AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar
NOES: None
ABSTAIN: None

6. Appointment to the Conservation Commission for a term to expire in 2028

ACTION: Motion to appoint brenda viscione for a term to expire in 2028 by Ken Pichette second by Pam Azar;
Motion passed with a 5:0
AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar
NOES: None
ABSTAIN: None

J. Unfinished Business

1. Ordinance Sub Committee Report

a. **2025-13**

Zoning Ordinance Amendment: Section 260-32 - Additional Residential Requirements & Access Easement Deed and Agreement

History:

Date	Meeting Body	Action
08/19/2025	Town Council	Referral to Committee
09/09/2025	Ordinance Sub Committee	Deferred in Committee
10/20/2025	Ordinance Sub Committee	Recommendation

The matter was deferred in committee.

2. Purchasing Sub Committee Report

a. Request to Waive Competitive Bidding for Contract Extension RFP 2025-02 Handy Pond Dam Improvements

History:

Date	Meeting Body	Action
10/20/2025	Purchasing Sub Committee	Recommendation

ACTION: Motion to award the bid to pare corporation in the amount of \$140,000 by Ken Pichette second by Pam Azar;

Motion passed with a 5:0

AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar

NOES: None

ABSTAIN: None

b. Request to Waive Competitive Bidding for Carpet Replacement

History:

Date	Meeting Body	Action
10/20/2025	Purchasing Sub Committee	Recommendation

ACTION: Motion to award the bid to authority flooring inc in the amount of \$25,823.40 by Ken Pichette second by Pam Azar;

Motion passed with a 5:0

AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar

NOES: None

ABSTAIN: None

c. Request to Waive Competitive Bidding for Multi-function Printers

History:

Date	Meeting Body	Action
10/20/2025	Purchasing Sub Committee	Recommendation

ACTION: Motion to award the bid to bay business machines in the amount of \$13,308.31 by Ken Pichette second by Pam Azar;
Motion passed with a 5:0
AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar
NOES: None
ABSTAIN: None

- d. Request to Waive Competitive Bidding for Annual Maintenance and Support Renewal VM Servers

History:

Date	Meeting Body	Action
10/20/2025	Purchasing Sub Committee	Recommendation

ACTION: Motion to award the bid to dell in the amount of \$12,340.92 by Ken Pichette second by Arthur Russo;
Motion passed with a 5:0
AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar
NOES: None
ABSTAIN: None

- e. Request to Waive Competitive Bidding for HR/Payroll System

History:

Date	Meeting Body	Action
10/20/2025	Purchasing Sub Committee	Recommendation

ACTION: Motion to award the bid to adp in the amount of \$64,437.90 by Ken Pichette second by Pam Azar;
Motion passed with a 5:0
AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar
NOES: None
ABSTAIN: None

- f. Request to Waive Competitive Bidding on Redaction Assistant AI Studio

History:

Date	Meeting Body	Action
10/20/2025	Purchasing Sub Committee	Recommendation

ACTION: Motion to award the bid to axon enterprise inc in the amount of \$51,614.64 with the caveat of an indemnification clause by Ken Pichette second by Pam Azar;
Motion passed with a 5:0

AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar

NOES: None

ABSTAIN: None

g. Request to Waive Competitive Bidding for Deicing Salt

History:

Date	Meeting Body	Action
10/20/2025	Purchasing Sub Committee	Recommendation

ACTION: Motion to award the bid to morton salt in the amount of \$148,280 by Ken Pichette second by Pam Azar;
Motion passed with a 5:0

AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar

NOES: None

ABSTAIN: None

3. Capital Improvement Committee Report
Administrator Gould and Councilor Pichette gave updates on their respective committees.

K. New Business

1. Ordinances for Introduction for Referral to Committee

a. **2025-15**

Amendment to Zoning Ordinance, Chapter 260, Article III, Use Regulations & Article XI, Special Use Permits

ACTION: Motion to refer to planning board, ordinance sub committee, and set down for a public hearing on 11/18 by Pam Azar second by Ken Pichette;
Motion passed with a 5:0

AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar
NOES: None
ABSTAIN: None

b. **2025-16**
Amendment to Chapter 48, Purchasing Policy

ACTION: Motion to refer to committee by Ken Pichette second by Pam Azar;
Motion passed with a 5:0
AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar
NOES: None
ABSTAIN: None

c. **2025-17**
Amendment to Article II, Open Burning

ACTION: Motion to refer to committee by Ken Pichette second by Bruce Ogni and Pam Azar;
Motion passed with a 5:0
AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar
NOES: None
ABSTAIN: None

d. **2025-18**
Amendment to Chapter 25, Use of Fire Pits

ACTION: Motion to refer to committee by Ken Pichette second by Bruce Ogni;
Motion passed with a 5:0
AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar
NOES: None
ABSTAIN: None

2. Discussion and/or action on Energy Procurement Services

ACTION: Motion to authorize the town administrator to enter into an agreement for energy procurement services by Bruce Ogni second by Pam Azar;
Motion passed with a 5:0
AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni, Pam Azar
NOES: None
ABSTAIN: None

3. Discussion and/or action on Third Amended and Restated Tax Stabilization Agreement and Building Permit Fees Phasing Agreement
Attorney Joelle Rocha was present and answered any questions that the Council may have had.

ACTION: Motion to accept the agreements by Arthur Russo
second by Pam Azar;
Motion passed with a 4:1
AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Pam
Azar
NOES: Bruce Ogni
ABSTAIN: None

L. Adjourn

Councilor Ogni spoke on the Cullen Hill Road meeting he held at Town Hall because of the signs and thanked Administrator Gould, Chief Flemming, and DPW Director, Leslie Quish for their help.

Councilor Pichette added that there are signs needed in Manville as well.

Administrator Gould stated that there is a project coming soon regarding signs.

ACTION: Motion to adjourn the meeting in memory of lori ann hart by
Bruce Ogni second by Pam Azar;
Motion passed with a 5:0
AYES: Keith Macksoud, Arthur Russo, Ken Pichette, Bruce Ogni,
Pam Azar
NOES: None
ABSTAIN: None