Market Basket opening delayed

By RORY SCHULER

The Johnston community thought they had landed the Ocean State’s first Market Basket grocery store. With the opening of a Warwick location this week, the company behind Market Basket has yet to set an opening date for the Johnston store.

DeMoulas Super Market Inc. Operations Manager, David K. McLean, who attended a preview of the new Warwick store on Wednesday, said he expects the Johnston location will open in about 2-3 months.

He said that although the store looks finished from the outside, it takes a long time to get the inside ready. Store representatives have not returned repeated calls seeking information on the delay. For now, concrete slabs and building materials pack large sections of the parking lot, holding spaces for future shoppers.

Initially expected to be Rhode Island’s first Market Basket grocery store, the Johnston location now sits idle, and the region’s potential customers await announcement of an official grand opening date.

Now Warwick has the Ocean State’s first Market Basket. “There is no set date” when the Johnston store will open, according to Colleen McCormack, an administrative assistant for DeMoulas Super Market Inc., owners of the Market Basket chain.

Traffic cones partially block the Johnston store entrance.

Memorial Park footbridge to be replaced

By RORY SCHULER

Walkers at Johnston War Memorial Park, will have to double back halfway through their lap around the pond, as a footbridge receives an overdue restoration. JR Vinagro Corp., a Johnston construction company, has volunteered to help rebuild a small, just 6-feet wide, but bids on the project came in much higher than expected.

Correia said family owned and operated JR Vinagro Corp. stepped up to help the town out, offering workers and materials, covering the entire project.

“We had initially bid the project,” Correia said. “But out of an abundance of concern we opted to go further due to the condition of the steel underneath.”

JR Vinagro is one of the largest independently owned and operated demolition, recycling and crushing companies in New England, according to its website. “It’s really showing its age,” Correia said, from atop the bridge, looking down to its rusty steel underbelly. “We’re hoping to have this done in the next couple months.”

The town originally planned to refurbish only the wood plank on the bridge, but after further inspection, and “out of an abundance of caution” decided to replace the entire structure. “Plowing and salting on the road has accelerated the decline of this bridge,” Correia said, pointing out that the steel girders on the pond side have deteriorated far less than the portion adjacent to Hartford Avenue.
New section of Route 37 opens

A new section of Route 37 west near the Natick Avenue intersection, built as part of a $3 million safety improvement project, has opened.

The Rhode Island Department of Transportation last week announced that the “new curved section of roadway” would open on the night of May 14.

“The new section begins after Exit 1A (I-295 South), with the road curving to the right before returning to the original highway. The new curve is designed to encourage drivers to slow down as they approach the end of the limited access highway and traffic signal at Natick Avenue,” a statement from RIDOT reads.

“This location has had a high number of crashes, most of them from people failing to reduce their speed and stop at the end of the highway. From January 2015 to February 2021 there were 38 run-off-the-road crashes (running through the light and the guardrail, onto private property) and 44 rear-end crashes at the light.”

It continues: “The project also includes a slight realignment of the ramp from I-295 southbound to Route 37, which will be completed this week. Remaining tasks include the installation of a new traffic signal with two left turning lanes onto Natick Avenue southbound and the installation of additional signs notifying drivers that the highway is ending.”

‘Ringleader’ of stolen vehicles, equipment scheme pleads guilty

A Cranston man who federal authorities say was the “ringleader” of a nine-member interstate scheme to steal and sell nearly $700,000 worth of vehicles and heavy equipment has pleaded guilty, according to the U.S. attorney’s office.

Jose A. Montes, 36, also known as Jose Rivera and “Tuto,” pleaded guilty to three counts of conspiracy to commit interstate transportation of stolen property and eight counts of interstate transportation of stolen property, prosecutors announced in a statement.

His sentencing is scheduled for Aug. 3.

According to the U.S. attorney, Montes acknowledged during an appearance before U.S. District Court Mary S. McElroy that he and his co-conspirators “broke into businesses in four New England states in order to steal three Bobcat excavators, ten jet skis, three boats, eight all-terrain vehicles, and fourteen trailers, valued at nearly $780,000.”

The stolen items were then stored at locations in various locations around New England. Some were also hauled to Florida.

The thefts are said to have occurred between late 2019 and mid-2020. The investigation of the case was initiated by police in Johnston and North Providence, and multiple other agencies, including the FBI Safe Streets Task Force, later joined in.

-- Daniel Kittredge

Girls’ time at the park

Johnston residents Heather Robbins and her 5-year-old daughter Emma, packed a picnic lunch last week, and snacked on the shoreline of the pond at the Johnston War Memorial Park. As the sky clouded and a few raindrops started to fall, the pair continued their lunch.

“We’re just having a girls’ time,” said Heather Robbins, as she snacked on a dill pickle spear. (Sun Rise photo by Rory Schuler)
Graduation parade, ceremony scheduled for June 18

By RORY SCHULER

Around 210 graduating high school seniors will march in a parade toward their commencement on Friday, June 18.

“This year we’re planning to have a student parade through town, culminating at the Johnston High School athletic complex,” said Johnston Schools Superintendent Dr. Bernard DiLullo Jr. “We will be starting at North Woods Office Park.”

The parade is scheduled to start at 6 pm and last about an hour, with the graduation ceremony kicking off at 7 pm.

Some graduation plans are fluid, and subject to change, since Covid restrictions have just started to loosen.

For now, however, DiLullo said all participants must wear masks, and students’ families will be restricted to just four attendees.

The school department formed a graduation committee this year, aimed at planning the best possible event under evolving pandemic circumstances.

“We typically hold graduation at large theater venues like the Providence Performing Arts Center or Veterans Memorial Auditorium in Providence,” DiLullo said. “Then we don’t need to worry about weather.

This year, if the skies refuse to cooperate, a rain date has been set for the following day, Saturday, June 19, the time to be determined.

Other traditional senior class events have also evolved with the tumultuous times.

“The senior class, in lieu of prom, will do a cookout event at Twelve Acres on Smithfield,” DiLullo said. “It’s scheduled for Wednesday of graduation week.”

Last year, the Class of 2020 marched in the opposite direction, and the drive-in style commencement featured a video tribute displayed on two large screens.

This year, the parade will end at the Mayor Joseph M. Polisena Athletic Complex and the distribution of diplomas should be more traditional.

“We are permitting four family members per student, but that may change,” DiLullo said.

“The plan for seating involves four chairs together, with space on all sides, spread out all around.”

Attendees will undergo a screening process, checking for Covid symptoms.

“All that may change, based on guidance from the state,” he added. “But, at this time, masks will be required.”

Super Students:

Dr. Donna M. Pennacchia, principal at Johnston High School, and Dr. Bernard DiLullo, superintendent of schools, took part in helping state Rep. Deborah A. Fellela (center) honor the Class of 2021’s Top Ten students. The group includes: Nicholas Petrillo, Trista Clark, Olaitan Olagundoye, Grace Centracchio and Nicholas Cronan. (Sun Rise photo by Pete Fontaine)

By PETE FONTAINE

The setting, people like Johnston Superintendent of Schools Dr. Bernard DiLullo emphasized, was perfect for announcing the Senior High School’s Class of 2021’s Top Ten Students.

DiLullo was joined by Principal Dr. Donna M. Pennacchia, Assistant Principal Dr. Amy Burns, Director of Guidance Deborah Licciardi and Technology Integration Specialist Stacey Landi.

“Janice would have been proud of these students,” DiLullo said. “She always wanted the very best education possible for all the children that attend Johnston Public Schools.”

The brief ceremony featured Johnston State Rep. Deborah A. Fellela, who presented official State of Rhode Island Citations to each of the Top Ten Students, and was held inside the Janice D. Mele Memorial Library.

The library was named for the late and highly-respected School Committee chairwoman for her tireless work of more than a dozen or so years.

“Janice, a champion of education,” DiLullo said. “The same holds true for Rep. Fellela who has always been a strong support of academic and education excellence. I’m sure it was an honor for our students to receive the citations from the Rhode Island House of Representatives.”

The superintendent then paused, while emphasizing, “I am very proud of the Johnston High School Top Ten Students. These students persevered for two very difficult years. It takes great effort to be at the top of our class during a typical year. These students did it while learning in-person at times and at home at other times. Life disruption did not get in the way of their academic pursuits.”

DiLullo also praised “the Johnston High School faculty and staff for providing quality education to their students which supports their success.”

“I think it’s also important to recognize the family support these students have received every day,” he said. “Without that, it is that much more of a challenge to achieve top honors.”

Pennacchia meanwhile said the Class of 2021’s Top Ten Students “are an inspiration to all of us. These students exemplify what it means to persevere. The last year and a half has been quite a challenge, but being able to share in what they have accomplished is a blessing.”

Fellela presented the citations, each encased in a leather-like folder, to the students.

“I’m honored to be here today and honor these great Johnston High School students for their hard work, dedication and many successes,” Fellela said.

Each of the personalized citations read, in part: “Be it hereby known to all that the Rhode Island House of Representatives hereby offers its sincerest congratulations to (student’s name) for outstanding academic achievement of being named Johnston High School Class of 2021 Top Ten Student.”

The citations were signed by K. Joseph Shekarchi, Speaker of the House; Christopher R. Blazieckowski, House Majority Leader; and Blake A. Filipi, House Minority Leader.


Johntonsunrise.net
POOL BUSINESS: Cut Price Pools, with locations in Warwick and Johnston, said he has limited quantities of chlorine pool tabs as a result of the loss of a major manufacturing operation last August. While the Enjoy System also uses trichlor, active ingredient in the tabs, it is a reduced rate. (Sun Rise photo)

Swimming pool owners are expected to feel the effects of a hurricane that didn’t so much as brush the eastern coast of United States last August when they go to buy chlorine tabs.

The tabs are in short supply, says Charlie German, who owns and operates Cut Price Pools in Warwick and Johnston. It’s a business he’s run for 50 years.

Like every business owner, COVID threw German a curveball. As a nonessential business, Cut Price received a call the day before Hurricane Laura arrived, telling him the company was on fire.

A nine-member crew was left to ride out the hurricane. They were the first to arrive after following shutdown protocols.

The company issued a statement that the Full Plan set is available for review in the Planning Office 100 Irons Road, Johnston. It’s a business he’s run for 50 years.

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Italo-American Club enlists in ‘AJ’s Army’

By PETE FONTAINE

It was a dark and gloomy day in Providence, and a light rain fell upon a small group of fundraisers.

But George Lazzareschi and Robert “Bob” Viliucci declared the sun “is sparkling and shining all the way down to Atlanta, Ga.”

That’s because the proud Italo-American Club of Rhode Island, which dates back to its historic founding in 1896, recently joined AJ’s Army in form of a heartfelt donation of $3,500 that came from the club’s generous members, who like thousands of other people across the country are hoping to help North Providence teenager A.J. Quetta recover from a severe spinal cord injury he sustained in an ice hockey game back on Jan. 26.

“We believe strongly in the mission of AJ’s Army,” said Lazzareschi, a Johnston resident who serves as president of the Italo-American Club and serves as Superintendent of Public Safety for the City of Providence. “We are giving this donation to help with the financial and emotional support of the Quetta family for A.J.’s road to recovery.”

Quetta, who played hockey for Bishop Feehan High School in Attleboro, Mass., where he is a senior, suffered a life-altering spinal cord injury that left him paralyzed after he went crashing head first into the boards.

He has been recovering at the Shepherd Center in Atlanta, with his father Anthony Quetta Sr. as his roommate.

AJ’s mother Nikki Quetta — who was on hand at the Italo-American Club to accept the donation and thank the club’s membership — told members her son is “doing well, working out in the gym three hours a day, eating good food and can’t wait to come home.”

Although a homecoming date has not been set, funds like the Italo-American Club’s donation continue to add up and will go a long way in helping to lessen the staggering cost of AJ’s treatment, which will reportedly surpass $1 million the first year, and may cost $200,000 more each following year.

That’s why Viliucci, treasurer at the Italo-American Club and vice president of business development for Navigant Credit Union, brought the idea of joining AJ’s Army to the Providence-based club’s board of directors. The idea unanimously endorsed and then presented to the membership, resulting in the $3,500 donation.

“This is a special, super and great cause,” Viliucci said. “Our entire membership is proud and honored to make this important donation that we all hope will help lead A.J. to future successes.”

Among those Italo-American Club officers Secretary Donna Folcarelli, Board members Joseph Cinquegrano, Gina Sabatoni-Arakelian, Steve Mallane, Donald DeSiderato Jr. and Ex-Officio Anthony “Nappy” Napolitano, also took part in the check presentation.

AWESOME ARMY: Italo-American Club President George Lazzareschi (left front) presents a check to Nikki Quetta, mother of AJ Quetta, as Treasurer Robert Viliucci and Secretary Donna Folcarelli and other board members look on. (Sun Rise photo by Pete Fontaine)
The Preserve welcomes its first residents

By PETE FONTAINE

Richard “Rich” Brown, who once worked for “the old telephone company” which was known as NYNEX-Bell Atlantic, was born in Worcester but has lived Rhode Island for much of his 72 years, except for taking up brief residences in Maine and Florida.

But when it comes to home-sweet-home, there’s nothing that matches his new residence at The Preserve, a 66-unit supportive independent and assisted living facility that President Akshay Talwar has added to his expanding Briarcliffe Campus that’s located in the woods off Old Pocasset Road in Johnston.

“This place is beautiful!” exclaimed Brown, who has the distinction of being the first resident to move into the hotel-like facility. “I love it; if there ever was a place that is nicer than the architect’s drawing, it’s right here – my new home -- The Preserve!”

On a recent Saturday morning, Talwar and Sales Director Jen Burns, as well as a group of smiling staff welcomed Brown in impressive style; first with a specially framed greeting that Brown will keep in his new apartment and a heartfelt homecoming to his new home that visitors and prospective tenants are saying “that there’s no other place like this in Rhode Island.”

“I’m really excited to live here,” Brown told Talwar and his staff. “I love my apartment, especially the walk-in shower. This place is absolutely beautiful.”

And Brown, who was accompanied by his sister Heather Perry and her husband Ray, who live in Foster, is well-versed in facilities like The Preserve because he has lived in assisted living facilities since he turned the tender age of 68.

“This place is just like a fancy hotel.”

There’s an in-house lounge, library, a main and private dining room, as well as a room where families and friends can host private parties.

The Preserve offers an abundance of space where he can welcome family and friends, especially his five children and seven grandchildren.

The honor of being the first female resident goes to Madeleine Brantley, 93, who was accompanied by her daughter Pamela Miller and her husband David Miller. The family also heaped words of praise upon The Preserve and its many staffers, who have a special knack for taking the chaos and confusion out of moving.

They specialize in making people comfortable and feel right at home in the surrounding woods of Johnston.

WARM WELCOME: Richard Brown (center) had the distinction of being the first resident to move into The Preserve, located on the ever-expanding Briarcliffe Campus in Johnston. He’s joined by, from left: Lisa Williams, Jan Burns, President/CEO Akshay Talwar, Heather Perry, Nisha Talwar and Samantha Bennett. (Sun Rise photos by Pete Fontaine)
Rondeau’s opens second kickboxing center in town

By PETE FONTAINE

As he walked through the colorful and spacio- us Christina Rondeau Kickboxing, Training, and Fitness Center, at 1408 Atwood Ave., Johnston, Mayor Joseph Polisena declared with a wide smile on his face: “This is one of the best parts of this job; it’s small businesses like this that drive a town’s economic engine.”

In Rondeau’s case, the well-equipped 4,000 square-foot facility is the second such business location the two-time United States Kick-Boxing Association Champion and Krane titleist has opened in Johnston since her now storied and highly successful career in martial arts, self-defense and esteem as well as various programs for children, began more than three decades ago.

So, armed with a Town of Johnston Official Com- mendation, Polisena served as the guest of honor for last week’s brief yet fun-filled ribbon cutting and told a member of a mid-morning fitness and exercise class to “stay healthy, stay strong and keep up your great work; this place is great!”

Prior to Manager-Head Trainer Becky Rhodes cut- ting the official red ribbon with assistance from Ron- deau and Deborah Lewis-Rondeau, Polisena enjoyed presenting and reading a commendation saying: “Be it herby known to all that the Mayor’s Office and the Citizens of John- ston, Rhode Island hereby offers sincere congratula- tions to Rondeau’s Kickboxing and representing all of the citizens I am hon- ored to extend sincere con- gratulations to reopening Rondeau’s Kickboxing in town.”

The mayor, who ac- knowledged Rondeau’s first business location in Johnston is open at 609 Killingly St., then added in a sincere yet stern tone of voice: “I would like to ex- press the hope for success and best wishes, now and in the years to come.”

Rondeau’s newest and state-of-the-art location features 15 body bags, two huge boxing bags that are used for training and fitness, a full-size boxing ring that was recently the site of some impressive youth kickboxing exhibitions, ex- ercise bikes that kept going all morning and a pro shop featuring of colorful train- ing and recreational-like apparel.

Rondeau, who is cel- ebrating her 31st year teaching kickboxing, self- defense and esteem as well as various programs for children, thanked Polisena for his kind words and praised the long-serving mayor for the “great work you continue to do that makes Johnston a great place to live, raise a family and, of course, open a busi- ness.”

Anyone who’d like fur- ther information about Christina Rondeau’s Kick- boxing, Training and Fit- ness Center should call 401-996-5425.
Elorza’s borrowing plan for the Providence pension system

TALKING POLITICALS

By IAN DONNIS

Welcome

(Continued from page 1)

I live in North Providence, which shares a border with Johnston. I had already been spending a great deal of time in the town, eating real parme-

san subs at Luigi’s and sipping lattes at Brewed Awakenings.

I already had ques-

tions about the community. I wanted to know what they had and if I had the same access to those things that they did. I wanted to know how they lived and what they were doing to explore the opportunities. I hope you are always thinking in the day and you never know a great opportunity. I think if you are always thinking about the community and what you can do, you are already talking about it as if you are here.

Please know I keep you close in my heart and I cannot see you every day.

Ian Donnis

Ian Donnis is the political re-

porter for The Public’s Radio. He can be reached at idonnis@ripr.org. Read the full version of this column at thepublicradio.org.

Elorza’s borrowing plan for the Providence pension system

In an increase in the size of the housing bond issue on the day of pricing, resulting in over $6 million additional pre-funding. Following these trans-

actions and given the continuation of the current low-interest-rate environment, Mayor Elorza and the City’s finance team de-

cided that this was a transaction that needed to be developed for the future.

On the plus side – if every-

thing goes right – this gambit could raise the pension’s fund-

ing level above 60 percent, from the current 22 percent, and avert a situation in which the cost of funding the pension would de-

fence other city services. Plus, the cost of borrowing money is low.

But the returns on Prov-

idence’s pension have been a-

nothing if not dazzling, and it remains unclear if the legislature will sign off on the mayor’s proposal.

Elorza talked up the concept with House Speaker Joe Shekar-

chini when Kamala Harris was in town back on May 5, although a follow-up meeting has yet to take place. And while Senate Whip Maryellen Goodwin (D-Providence) said she plans to introduce related legislation, many remain skeptical.

Then there’s the context of how Elorza is among a field of Democrat candidates vying for governor next year. Even if his latest pension pitch goes nowhere, however, he can say he tried to do something.

As to how another looming budgetary candidate, General Treasurer Seth Magaziner, sees Elorza’s borrowing plan, he says he’s focused on univers-

ity and independent finan-

cial advisors,” Ben Smith, spokesman for the mayor, said via email. “During this time, the City negotiated increased em-

ployment after college. I spent the next decade working for another Penn-

sylvania newspaper, did not survive the recession, and eventually, I landed in the media studies.

I’ve long tried to find inspiration in failure, op-

portunity, and the symptoms of not knowing. When the front door

gets kicked in, it is time to open a window.

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portunity, and the symptoms of not knowing. When the front door

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Evergreen bills are back, so show us the facts

Almost as certain as the mid-May pollen numbers climbing, entering the home stretch of the legislative year in Rhode Island means yet another debate about whether a long line of collective bargaining agreements in the state will forever.

Often dubbed as “evergreen contract” bills, these legislative efforts focus on indefinitely extending the contractual provisions of existing contracts between unions and municipal leaders until a subsequent agreement is reached — no matter how much it costs in time or taxpayer dollars to get there.

There are three bills currently in the Rhode Island Senate for consideration — two of which would indefinitely extend the contractual provisions of police and fire union contracts, and another that would establish a mandatory binding arbitration procedure for all municipal employees (which is already established for fire, freight and teacher union contracts in Rhode Island).

The arguments on either side are well established.

Unions claim that binding arbitration is necessary when a successor agreement is reached.

Municipal leaders — primarily mayors and town administrators of larger budgets where as much as 70 percent of their annual operating budgets go towards active and retiree expenses — argue that these agreements prevent the need for a strike and simultaneously force the unions to negotiate collective bargaining agreements before they expire. When that fails, binding arbitration provides a fair, third-party tiebreaker.

They also argue that contracts rarely go to arbitration and that the process is a way to improve the terms of employment. Municipal leaders also claim that extending the contracts would save the city money.

On the other hand, say these measures stack the deck against cities and towns.

The arguments on either side are well established. Union leaders claim that binding arbitration is necessary when a successor agreement is reached — no matter how much it costs in time or taxpayer dollars to get there.

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Our biggest question boils down to why these types of bills are still a part of the legislative agenda.

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They also argue that contracts rarely go to arbitration and that the process is a way to improve the terms of employment. Municipal leaders also claim that extending the contracts would save the city money.

It’s difficult to see a compelling reason to add another instrument to the collective bargaining unit’s toolkit at this time — not without good reason backed up by hard statistics and facts.

If these bills are to succeed, we hope to see evidence through the legislative process showing that evergreen contracts are necessary for the public’s benefit.

For example, do places with evergreen contracts go to arbitration less or at least require less time in arbitration before a successor agreement is reached?

As the current labor situation stands in Rhode Island, we fail to see a compelling reason to add another instrument to the collective bargaining unit’s toolkit at this time — not without good reason backed up by hard statistics and facts.

Editorial: Our seniors have earned the comfort to know we value them

Nursing home residents deserve quality care.

When an individual or a family makes the difficult decision to place a loved one in a nursing home or long-term care facility, they do so with the expectation that they will be receiving quality, nurturing care.

Sadly, for years we have heard from our constituents and frontline caregivers that nursing home residents are not always receiving sufficient quality of care, a problem that has been exacerbated by the pandemic.

Residents need greater certainty of quality care, including the implementation of guaranteed staffing minimums and standards.

The only sound reason to consider legislation to make our nursing home residents safer is the setting sets a minimum standard, with minimum hours of care to residents. We want to give patients and their families the peace of mind that comes from knowing these standards and protections are in place on the state level to ensure staffing levels that adequately meet the needs of our residents.

Our legislation, which has passed both the House and Senate, makes it clear that patient care and protection is a priority.

No one wants to imagine our loved ones waiting for a nurse to assist them with personal care. Yet too often this is the reality, as caring but short-staffed nurses rush from resident to resident, unable to give anyone of them the time they need and deserve.

Even before the pandemic, Rhode Island was an outlier nationally for staffing levels in our nursing homes. According to the Centers for Medicare & Medicaid Services, Rhode Island’s nursing homes ranked 40th in the country and last in New England for average hours of care received by residents.

Leading experts insist there was a correlation between low staffing and high COVID-19 death rates. Improving staffing was an immediate step to improve safety for our frail, nursing home residents. Indeed, Rhode Island’s congregate care residents were disproportionately impacted by the pandemic.

Nearly two-thirds of all deaths were in long-term care settings.

Clearly, change is needed. In development of our legislation, we sought input from many stakeholders, including the nursing home industry, frontline caregivers, senior advocacy organizations, and family members of residents. We then convened a working group in the Legislature to develop an amended version of our Nursing Home Staffing and Quality Care Act this year.

Together with these stakeholders, which included the Senior Agenda Coalition and other community organizations, we forged a compromise similar to that of our neighbors in Massachusetts.

The goal of this compromise was to improve patient care while balancing the need to implement safer staffing.

Our bill allocates more Medicaid funding resources, increases pay for dedicated frontline caregivers, and includes job categories in the standards for nursing homes which provide rehabilitation services.

The result was a bill, passed overwhelmingly with bipartisan support, which will lead to public health care services, Rhode Island’s nursing homes are already at the staffing standard of 3.86 hours, which will go into effect in 2022, and another 20 percent are already very close to the standard.

There are many nursing home owners who already provide sufficient quality of care. Our legislation levels the playing field and holds a handful of a very poorly staffed nursing homes accountable, generating transparencies, quality care in every community.

The state’s population of people ages 75+ is expected to grow by 30 percent by 2025. The General Assembly will continue to collaborate with a diverse set of stakeholders and industry leaders to meet long-term care needs, including choice and access to home care services to meet the growing demand for long-term care.

Sen. Majority Whip Maryellen Goodwin (D-Dist. 1, Providence) and Rep. Scott A. Slater (D-Dist. 10, Providence) are the sponsors of the Nursing Home Staffing and Quality Care Act.
Sun Rise Scoops

By MERI R. KENNEDY

Waste Management Career Day

Waste Management is hosting its annual Career Day on a hiring event opposite Thursday that seeks to fill driver and technician positions across North America. Locally, hiring day will take place from 9 a.m. to 4 p.m. on Friday, May 21, at Waste Management’s Cranston facility at 1610 Pontiac Ave. During this on-site hiring event, the company will interview to immediately fill driver and technician positions.

Candidate interviews, along with the Narragansett location, will be collecting bird chow for donation along with monetary funds at checkout. Donations and funds will go to help the Foster Parrots Resuce rebuild after a tragic fire-alarm fire during a third of its building in Hopkinton in early April. Volunteers who choose to donate will be entered in raffle drawings for several gift baskets donated from business around the community.

The program continued in 1989, Foster Parrots, Ltd. is the largest avian rescue organization and shelter in the northeast. According to The Global Federation of Animal Sanctuaries, Foster Parrots is a founding member of the country’s largest bird rescue, avian advocacy and information organization, The Avian Welfare Coalition. The fundraiser runs all day Saturday and Sunday. To learn more, visit petsuppliesplus.com.

Foster Parrots, Sanctuary & Pet of Pet Supplies Plus

Three Rhode Island Pet Supplies Plus locations, including the stores at 171 Sockmanoset Cross Road in Cranston and 1663 Mineral Spring Ave. in North Providence, will host fund-raising events on Saturday, May 22, and Sunday, May 23. Foster Parrots Resuce Sanctuary.

Be Kind RI

Be Kind RI is a new program that connects neighbors across Rhode Island through text alerts to coor-dinate food deliveries from grocery stores and food pantries. To sign up, go to bekindri.org. Volunteers must be 18 or older and undergo our background check. Be Kind RI is open to those in Rhode Island experiencing COVID-19 and economic need, including those under 65 years old, anyone under underlying health conditions who are in isolation, or anyone experiencing a lack of childcare. Those who would otherwise experience difficulty in obtaining food. For more information sign up, call 877-958-8785.

Café and activity trips

Free craft and activity kits for children are available at the arian J. Mohr Library. Stop by the library to pick up one, or e-mail Ms. Meri at mcriag@usdri.org or call 231-4980 to make a reservation.

Johnston Sun Rise

Starting Saturday, May 22, Garden City Center is kicking off its new fitness series, Garden City SWEAT.

Each week will involve outdoor group workouts led by Johnston Middle School Health and Social Studies and Haven Fitness. There will be different styles and intensity, so there’s something for yogis, HIIT-lovers and everyone in between. Register and learn more at gardencitycenter.com/sweat.

Welcome to the Soccer Clinic

The town of Johnston welcomes the Boston Bolts soccer club for a Soccer Clinic. Training began on May 11 and will go through June 1. Coach John Sousa from Johnston High School and Coach Maio Nassisi from Johnston Middle School will be teaching. On Saturdays, Julia Summerville, who has over 25 years of experience and has trained all over the world. The clinic will be held each Sunday afternoon from 1 to 3 p.m. in the back of the Johnston Indoor Recreation Center. For more information or to register, visit bostonbolts-leagueapps.com/camps/2497396笃信-elite-clinic-south-region-ri.

Plenty of treasures at yard sale

The Caroline Caprio Scholarship & Giving Fund will be hosting its Large Yard Sale to help raise funds to assist Rhode Island families with a brain tumor diagnosis. All of the proceeds will be used to provide financial assistance and emotional support to brain tumor patients and caregivers.

The event will be held at 3284 West Shore Road in Warwick on Saturday, May 22, from 8 a.m. to 2 p.m.

Come browse and purchase all kinds of household, and personal items, such as furniture, collectibles, jewelry, handbags, adult and children’s clothing, sports equipment, tools, pet supplies and toys, rugs, lamps, decorative pillows, comforters and sheet sets, kitchen decor and utensils, toys, nautical decor, Christmas decor and decorations, and much more.

Mask wearing and social distancing guidelines will be in place. The rain date is the following week on May 29. If you cannot make the yard sale, consider donating at csdf.org.

CCAP Chip for Charity golf tournament

Save the date – CCAP has announced plans to hold its 2021 Chip for Charity golf tournament on Wednesday, Sept. 15, at Harbor Light Golf Club in Warwick. Sponsorships and foursomes are available.

To participate, contact CCAP’s Lee Beliveau at (401) 562-8303 or lee.beliveau@bekindri.org.

As a nonprofit community action program, CCAP needs to raise funds to assist families it serves. A large variety of services, including food, financial assistance and rental assistance, are available to families experiencing crisis, usually through no fault of their own. Last year, CCAP saw 4,300 new clients and served more than 40,000 people and provided over $1.2 million in uncompensated services.

News from the Mohr Library

Mohr Library is currently accessible to the public during reduced hours but please call 401-231-4980 for pickup and other services during its regular scheduled Hours. Services include curbside delivery; reference help by phone, email or in person from reference list and one-on-one help to explore interests in reading, viewing and printing; printing from home or your device; use of computers and copier; and a free notary public, Wednesdays and Saturdays by appointment.
Market
(Continued from page 1)

“I don’t know if it’s an issue with Covid, but that didn’t seem to impede the Warwick location’s opening.”
Polisena Jr. hopes Market Basket announces an official grand opening date soon.
“I want to see it open as fast as possible,” he said. “But I want to make sure everything is done right on our end. I’m excited that they’re coming here. Competition is good for the consumers.”
The Warwick store will open on May 21, at 7 a.m., with a ribbon-cutting ceremony held on Wednesday, May 19.
Since Market Baskets have also been built in Hanover and Shrewsbury, Mass., but opening dates have also not yet been set for those two locations, Market Basket has been silent on its plans for the Johnston store.

A store spokesman has not returned calls for comment, and neither McCormack nor McLean would say what caused the delay.

The company now runs 85 stores, throughout New England, in four states.

Familiar with farming and agriculture, Athanasios picked up his past profession in his new homeland, cultivating crops and raising livestock, according to a slideshow on the history of the company on the company website.

The couple opened a small food store near their home and called it “The Acropolis.” It became more than a motto, according to the Demoulas Super Markets, Inc. website.

Throughout the 1920s, the lone “DeMoulas” store specialized in catering to the local Greek, French and Irish immigrant communitites in downtown Lowell. Barely surviving the Great Depression, by the 1930s the small “grocer-ette” faced the threat of foreclosure.

Anathasios and Efremonis “T.A.” Demoulas, dropped out of high school during his sophomore year, and went to work helping his parents keep the store open.

Acknowledging the struggles faced by practically all their customers in the 1940s, the family allowed shoppers to buy groceries on credit.

Another son, George, joined the family business. The aging founders sold the business to T.A. and George in 1954, for $15,000, and the store grew from “superette” into a “supermarket,” according to the company history on the Market Basket website.

Aiming to solidify the store’s reputation for high quality food products at low prices, the brothers coined the phrase “More For Your Dollar,” which became more than a motto, but a tradition at the store as it grew into a chain over the next 70 years. In 1963, T.A. DeMoulas established the company’s Profit Sharing plan, envisioning a company where the associates would directly benefit from the stores’ success. The plan still exists today, an anomaly amid the nation’s primarily corporate-owned supermarket industry.

In 1975, the store opened its 17th location, and for the first time, called it “Market Basket.”

Over the next few decades, the chain expanded throughout New England. In 2014, over a turbulent summer packed with picketing and protests, “associates, customers and vendors support a seven-week boycott” in an effort to keep family management in charge of the company.

“Over 25,000 associates and millions of customers united to keep management in place and carry on Telemachus’ legacy of loyalty, discipline, respect, fairness and honesty,” according to the Market Basket website history. “Justice ultimately prevails.”

In 2017, Market Basket celebrated a century in business.

Bridge
(Continued from page 1)

Correia hopes a new fence between the road and the bridge may help lessen salt damage in the future.

Johnston Mayor Joseph M. Polisena praised Johnston’s Recreational and Community Services, looks at the water running under the bridge. (Sun Rise photo by Rory Schulter)

IN PROGRESS: Construction materials sit outside the new Market Basket location in Johnston. (Sun Rise photo by Rory Schulter)
Atwood Florist
Celebrate your milestone moments with flowers

By JENNIFER COATES
An anonymous author once penned the words “In joy and in sadness, flowers are our constant friends.” No truer words were ever spoken! Flowers are synonymous with friendship, hope, new life, joy, color, and sunshine. They remind us of all that is beautiful in the world around us. Roses! Lilies! Gerbers! Daffodils! Alstroemeria! Tulips! Flowers are God’s gifts to us.
We use flowers to mark the milestone moments of our lives — to celebrate births, baptisms, first communions, proms, birthdays, graduations, weddings, times of congratulations, and times of loss. Even in the darkest days of the pandemic, these milestones continued — and they deserve to be celebrated now more than ever.
No one knows more about the happiness and comfort that flowers can bring than John Dick, the owner of Atwood Florist and the purveyor of joy for over 25 years. For his hundreds of customers, John is the one person they can depend on to create a breathtaking arrangement of flowers for a party, to put together a last-minute corsage for a prom date, to assemble a floral display that says “Miss You” or “Get Well”, or to gather a breathtaking bouquet of roses for any special occasion! John can do just about anything you need to make your day special, from his $5.00 “Love Bunches” to his full spread of custom-made centerpieces — and more!
As you begin to plan your own significant events this spring, think about Atwood Florist as your go-to destination for “all things” flowers. John is a master of putting arrangements together at the last minute, but he does his best work when given advance notice — especially as we have emerged from a time when so many events were postponed. John will work with you to create the exact look you are hoping to achieve or, you can put your trust in his years of experience and his creative eye.
John Dick’s love of flowers is surpassed only by his genuine affection for his customers, many of whom have been with him since the very start. As always, he thanks those who have stood by him, through good times and bad.
Finally, as the summer months approach, excitement is building at Atwood Florist — and not necessarily for the flowers and house plants it is most famous for. Summer — July 4th — FIREWORKS! John is usually the first in town to sell fireworks at his busy shop in Johnston, and his selection of Phantom Fireworks is unrivaled. Time to think SUMMER, so keep an eye out for the huge display of fireworks at Atwood Florist — coming soon! Atwood Florist is located at 1041 Atwood Avenue. John can be reached at 401-274-7300. Visit the website at www.atwoodflorist.com or follow Atwood Florist on Facebook. Pick-up and delivery are available. The shop is open Monday to Friday from 9:00am to 5:00pm and Saturdays from 9:00am to 2:00pm. Atwood Florist
For the first time in nearly two years, I spent the weekend covering high school spring sports. The previous weekend was the end of the third season and football championships, so that was where my mind was at, but this weekend was the first time that I really dipped my toe back in that water.

I’ve got to admit, it was a little bit more emotional than I thought.

Now, was I on the sidelines crying tears of joy? No, of course not, but it was the first time that I truly felt that we had made it through the pandemic. Each of the past few seasons - last summer, fall, winter, and then this third season - we made progress and each resembled the norm a little bit more. However, this past weekend really felt like things came full circle.

I covered lacrosse, softball, and baseball, and I didn’t realize how much I missed it until I was down there.

Sure, I covered Legion and Little League last year and some other youth and travel teams. For high school sports, though, this was the first time since June of 2019. Part of me sensed the gap, the other part of me felt as if there wasn’t one at all.

A few months back I made a statement that said that I felt that next fall would be the first season that things were truly, truly back to normal. I stand by that, but considering the spring season is extending until late June, we may be able to see it even sooner.

We’re just about through everything. We still have a little ways to go, but we’ve made it through the worst of it and are quickly seeing things open. Let’s remember to stay safe, be vigilant, and push through these last couple of hurdles. It’s good to be back with a full slate of games and sports.

Now, with that said, one thing that has been every bit as fascinating as I figured it would be is seeing seniors that were sophomores the last time they hit the field, juniors that were freshmen, and sophomores that are just starting to see varsity minutes.

Most kids played their respective sports last summer or worked out regularly during the off-season. It’s not like the 2020 spring being canceled totally prevented them from playing. But for the coaches, a lot of them are playing catchup and just starting to really get to know their rosters.

In the games I have seen, some teams still have almost a rotating roster where kids are getting to try a little bit of everything. It’s been interesting.

I can’t say that this has been the case for every team, but in general between the teams that I have covered, the camaraderie and atmosphere is totally the same. The upperclassmen are the ones in control and are leading while the younger ones are following suit. These seniors that were underclassmen the last time they played high school ball don’t see it that way. They understand that it is their team regardless of what happened last season. They paid their dues.

Spring sports back in full swing

By ALEX SPONSELLER

After falling to 0-2 to start the season, the Johnston softball team would rebound and collect back to back wins over Mount St. Charles to even things out at 2-2.

The Lady Panthers fell behind early in each matchup, but would have late-inning surges to pull them back into it and get the comeback victories.

Janitza Bonilla drove in two RBI in the first game while Victoria Butler hit the game-winner. Pitcher Taina Lopez earned the comebacks in both games.

JHS softball earns two comeback wins over Mount

IN THE CIRCLE: Johnston pitcher Taina Lopez deals against Mount St. Charles last week in Woonsocket. (Photos by Alex Sponseller)
TAUTOG BITE AMPS UP: Jeff Sullivan with a 10-pound tautog he caught off Bristol. The tautog bite this spring has been outstanding. (Submitted photo)

By CAPT. DAVE MONTI

Striped bass are in trouble, they are overfished with overfishing occurring according to the most recent stock assessment. Last month the Atlantic States Marine Fisheries Commission (ASMFC), that manages striped bass in State waters, received thousands of comments on a public information document used to relate issues that could be included in Amendment 7 of the striped bass management plan.

The plan would provide a glide path to rebuild the stock in a timely manner. The Amendment and plan are expected to be developed by the ASMFC Striped Bass Board and go out for public comment in 2021. The aim is that new regulations will be in effect for the 2022 fishing season. Anglers hope to have the Board incorporate many of the conservation options they suggested into Amendment 7.

A press advisory last week, Commission Chair Patrick Kehler, said, “For many of the Commission’s species, we are no longer in a position to hold hope that things will revert to what they have previously been if we just hold status quo.”

After its review of an Advisory Panel report, input received at 11 virtual public hearings, and the 3,000 submitted comments, the Striped Bass Management Board approved the following issues for development in Draft Amendment 7: recreational release mortality, conservation equivalency, management triggers, and measures to protect the 2015 year class. The Board will meet again during the Commission’s summer meeting in August to review the progress on the Draft Amendment and recommend further changes to the document. The Board will meet again in October when it will hopefully approve a document for public comment.


Rhode Island blue crab and lobster regulations for 2021

State residents do not need a license to harvest blue crabs recreationally in Rhode Island waters. The minimum size is 5 inches as measured from tip-to-tip. For lobster, the regulations remain 25 crabs per person per calendar day and the minimum shell size remains five inches as measured from tip-to-tip across the shell spines. For recreational lobster and crab regulations visit www.eregulations.com/ma/recreational/lobster.html and www.eregulations.com/ma/recreational/crab.html.

Where’s the bite?

Striped bass/bluefish. Gill Bell, South County surf casting expert, said, “Caught, weighed and released an eight pound bluefish last week form the beach. It was the return of the hefty yellow-eyed devils.” For the first time I got to pilot by new/used Parker 25-foot center console boat. Angler Jeff Sullivan from Westerly to his slip in Wickford from Allen’s Harbor. Picked about a couple of bluefish to 24” in about 30 minutes of trolling flute tube & worm between Quonset Point and Fox Island in the West Passage. David Henault of Ocean State Tackle, Providence, said, “Customers continue to catch school bass but now keepers are smaller than usual. We had a 38-39 inch fish caught from Weekapaug Beach this weekend. Anglers were using S/IP Minnow swimming lures with success.”

Tautog. Jeff Barker, past president of the West Bay Anglers said from his boat Tuesday morning, “We started our tautog tournament this week and the fishing has been very good. We caught an 8-pound tautog yesterday in low water. Today we are fishing in about 6.5 feet of water.” Customers are easily catching their tautog limit of 3 fish/person/day (16-inch minimum size) with both Asian and green crabs. They are taking fish last week form the beach. Nice to see early spring periods.

Second, recreational lobster and crab trap gear may only be fished with buoy lines not exceeding 5’/4”. This reduces the potential for recreational trap fishermen to fish heavy diameter buoy lines. This includes the regulation for a weak link in the surface system where buoy meets the buoy line and that buoy lines bear a red mark at least four inches in length midway on the buoy line.

And, third there is a blue crab trap prohibition in effect. It is unlawful to fish for or retain blue crabs taken by cylindrical or six-sided trap gear. Fishermen may continue to fish for blue crabs using gears like dip nets and baited lines, as well as collapsible or collapsible gear traps that are specifically tended and fished in an open configuration. The blue crab possession limit remains 25 crabs per person per calendar day and the minimum shell size remains five inches as measured from tip-to-tip across the shell spines. For recreational lobster and crab regulations visit www.eregulations.com/ma/recreational/lobster.html and www.eregulations.com/ma/recreational/crab.html.

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In the Kitchen: Catře’s Bistè in Pawtuxet Village

You can send your recipes by Email: donnaz@rhodybeat.com

Subject Line: RECIPE

Mail or Hand Deliver:
Beacon Communications / COOKBOOK
1944 Warwick Avenue, Warwick, RI 02889

Help for striped bass on the way

By CAPT. DAVE MONTI

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1944 Warwick Avenue, Warwick, RI 02889
Greater Providence YMCA, Pirates basketball team announce partnership

FROM STAFF REPORTS

The Greater Providence YMCA and the Providence Pirates basketball team are thrilled to announce a new partnership for youth and adult basketball clinics throughout the spring and summer of 2021.

“The YMCA of Greater Providence is proud to announce our new basketball partnership with the Providence Pirates at our newly renovated outdoor courts at 1925 Park Avenue,” said Greater Providence YMCA CEO Steve O’Donnell. “We look forward to bringing hundreds of players into our leagues and watch us grow.”

Our renovated courts are the cornerstone of our basketball programs and will serve as the home of the Greater Providence YMCA for the summer of 2021, the Greater County YMCA in Warwick and Cranston, the Cranston YMCA branch, and the Cranston YMCA branch.

Throughout the spring and summer of 2021, the Greater Providence YMCA and Providence Pirates will host several basketball courts at the Kent County YMCA in Warwick and the Cranston YMCA.

“We couldn’t be more excited to partner with Greater Providence YMCA for the summer leagues, camps, and clinics. From the first video-conference meeting, we knew our values aligned very well,” said Providence Pirates CEO Sercan Fenerci. “This partnership will provide us all with many opportunities in the community and across our region.”

On June 6th, the 177th anniversary of the founding of the YMCA, a Future Hoopers Clinic will be held at the Kent County YMCA. Co-ed students in grades 1st-8th will participate from 10 a.m. to noon, this will cost $20 for YMCA members and $30 for non-members.

There will be an early bird discount of $25 for several basketball clinics for signing up before June 1st. For further details or to register to any basketball clinic, contact the Kent County YMCA branch or the Cranston YMCA branch.

In the spring season is always the fastest, both figuratively and literally. It will be over before we know it and we will be enjoying the summer. It was a great weekend of sports. A weekend that, as I said, hit home a little deeper than the past seas.
win in the circle for the Panthers. Late in Game 2, Emily Iannuccilli and Lexi DiLorenzo would get consecutive doubles to spark the late rally. Lopez would also add an RBI in the inning and pick up the win.

Johnston coach David Iannuccilli returns to the dugout for the first time since 2014. He coached the Lady Panthers from 2003-2011. During that span, the Panthers qualified for the postseason seven times and were the 2004 Division II runner up. He was named the 2009 Northern Coach of the Year by the R.I. High School Fastpitch Softball Coaches Association.

Coach Iannuccilli was proud of his team’s resilience and how fast it has adjusted to having a new system in place. “It’s a learning curve. This is my first year back so they’re learning my system and I’m learning the girls that I have. They’re getting used to my style and you started seeing it in our games against Mount St. Charles. It’s a testament to their hard work, both games we fell behind but they never gave up. It’s easy for a team to get down in itself, but they just kept fighting and clawing,” said Coach Iannuccilli.

Coach Iannuccilli added: “Pulling six runs out in the sixth inning against a team like that is great, I have nothing bad to say. They are coming to work and practicing really hard. They’re working hard on the fundamentals and have embraced the system. They don’t surprise themselves. In each game, the seniors kept saying, ‘Don’t worry, we’ve got this, we’ll put up some runs,’ and before we know it we’re up 6-4. It’s been fun watching them progress.”

Johnston features a young roster this spring but does have a solid core of seniors which includes Taina Lopez, Abby Clesas, Tori Viau and Janitza Bonilla. “It’s been very important (to have them) because they have taken the leadership role very seriously. We have mostly freshmen and sophomores on the field, so they’re stepping up as leaders in practice and in games. They wanted this to be a special season and they’re making it happen,” said Coach Iannuccilli. “I’ve been away for six years so the game has changed a little bit. I’m a big fundamentals person and fortunately those don’t change. We have been working together since March which gave us some time to prepare for these games.”

Sure enough, the Panthers will continue to lean on those upperclassmen moving forward and hope to make a playoff push in the next month. “We’re going to go as far as the senior leadership takes us,” said Coach Iannuccilli. “If the younger girls see them get down when we’re behind, then we’re not going to get very far, if they see them stay up, then we’re going to do well. A lot of it is going to fall on the seniors. We have as much talent as anyone, but we have a young team, so it’s going to come down to the leadership.”

(Continued from page 13)
By DONNA DELAURO

As with many businesses there are terms and abbreviations used within the process which we do not always understand.

In a Real Estate transaction there are many. Often as a Realtor I find myself talking to buyers and sellers and realize I may sound like I’m speaking a foreign language.

Years ago I devised a glossary of terms and abbreviations to include as part of my information packet during my initial consultation. I thought it may be useful to provide this in hopes it may be helpful to you as well.

I alphabetized the list for easy future reference. Acceptance: the date when both parties, seller, and buyer, have agreed to and completed signing and/or initiating the contract.

ARM Adjustable-Rate Mortgage: a mortgage that permits the lender to adjust the mortgage’s interest rate periodically on the basis of changes in a specified index.

Appraisal: an estimate of real estate value, usually issued to standards of FHA, VA and FHA. Recent comparable sales in the neighborhood are the most important factor in determining value, although property condition flaws can be a factor to value and ability to proceed to closing.

Appraised Value: an increase in the value of a property due to changes in market conditions or other causes. The opposite of depreciation.

Assumable Mortgage: purchaser takes ownership to real estate encumbered by an existing mortgage and assumes responsibility as the guarantor for the unpaid balance of the mortgage.

Assumption Premium: a fee paid to a lender for services provided when granting a loan, usually a percentage of the loan amount.

Assignment: the transfer of all or part of an existing mortgage to another.

Assurance: a written instrument, which when properly executed and delivered, conveys title to real property.

BOS Bill of Sale: document used to transfer title (ownership) of personal property. Mostly used in Real Estate for manufactured home sales.

CD Closing Disclosure: a financial statement rendered to the buyer and seller at the time of transfer of ownership, giving an account of all funds received or expended. Formally known as HUD settlement statement as seen below, typically used for new case sales.

Cloud on Title: any condition that affects the clear title to real property.

Consideration: anything of value to induce another to enter into a contract, i.e., money, services, a promise.

Deed: a written instrument, which when properly executed and delivered, conveys title to real property.

Discount Points: a loan fee charged by a lender of FHA, VA or conventional loans to increase the yield on the investment. One point = 1% of the loan amount.

Encumbrance: the right to use the land of another.

Easement: the right of survivorship so if one spouse dies, the other spouse will pass to his/her heirs.

Equity: the value of real estate over and above the liens against it. It is obtained by subtracting the total liens from the value.

Escrow Payment: that portion of a mortgagor’s monthly payment held in trust by the lender to pay for taxes, hazard insurance and other items as they become due.

Estate Sale: a sale or auction to dispose of a substantial portion of the materials owned by a person who is deceased or who must dispose of their personal property to facilitate a move.

FHA Federal Housing Administration: an agency of the U.S. Department of Housing and Urban Development (HUD). Its main activity is the insuring of residential mortgage loans made by private lenders. The FHA sets standards for construction, and underwriting but does not lend money or plan or construct housing.

FHA Insured Mortgage: a mortgage under which the Federal Housing Administration insures loans made, according to its regulations.

FHLMC Freddie Mac: nickname for Federal Home Loan Mortgage Corporation, a federally controlled and operated corporation to support the secondary mortgage market. It purchases and sells residential conventional home mortgages.

FMV Fair Market Value: the price at which the property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of relevant facts.

FNMA Fannie Mae: nickname for Federal National Mortgage Corporation, a tax-paying corporation created by congress to support the secondary mortgages insured by FHA or guaranteed by VA, as well as conventional loans.

Foreclosure: procedure whereby property pledged as security for a debt is sold to pay the debt in the event of default.

FM Fixed Rate Mortgage: a loan that fixes the interest rate at a prescribed rate for the duration of the loan.

HOA Homeowner’s Association: a private organization, within a planned community, subdivision, or condominium tasked to create and enforce rules for the homes in the community and its residents. Those who buy a property within an HOA’s jurisdiction are automatically included as members and are required to pay dues or HOA fees.

HUD-1 Settlement Statement: a financial statement rendered to the buyer and seller at the time of transfer of ownership, giving an account of all funds received or expended. Currently used for cash sales. The new term is Closing disclosure as seen above.

JT Joint Tenancy: a person who holds an estate or property jointly with one or more parties, the share of each passing to the other or others on death.

Lease with Option: a contract, which gives one the right to lease property at a certain sum with the option to purchase at a future date.

LTV Loan to Value Ratio: the ratio of the mortgage loan principal (amount borrowed) to the property’s appraised value (selling price). Example -- on a $100,000 home, with a mortgage loan principal of $80,000 the loan to value is 80%.

MLS Multiple Listings Service: a database of property listings data available for sale (currently or in the past) maintained and shared by real estate brokers.

Mortgage: a legal document that pledges a property to the lender as security for payment of a debt.

MIP Mortgage Insurance Premium: the amount paid by a mortgagor for mortgage insurance. This insurance protects the investor from possible loss in the event of a borrower’s default on a loan.

Note: a written promise to pay a certain amount of money.

Origination Fee: a fee paid to a lender for services provided when granting a loan, usually a percentage of the face amount of the loan.

PITI principal, interest, taxes, and insurance: the sum components of a mortgage payment. Because PITI represents the total monthly mortgage payment, it helps both the buyer and the lender determine the affordability of an individual mortgage.


P&S Purchase and Sale Agreement: a binding legal contract between two parties that obligates a transaction between a buyer and a seller. ... The agreement finalizes the terms and conditions of the sale, and it is the culmination of negotiations between the buyer and the seller.

Second Mortgage / Second Deed of Trust / Junior Mortgage / Junior Lien: an additional loan imposed on a property with a first mortgage generally, a higher interest rate and shorter term than a “first” mortgage.

Severalty Ownership: ownership by one person only. Sole ownership.

TBE Tenancy By The Entirety: a form of shared property ownership that is reserved only for married couples.

VA Veteran’s Administration Loan: a type of home loan that is only available to US military veterans and their surviving spouses. VA loans are guaranteed by the federal government, allowing lenders to offer more advantageous loan terms.

Donna DeLauro is a Realtor at RE/MAX Real Estate Center in Coventry. She is also a Senior Real Estate Specialist and the Proud Founder of Mature Matters. 401-486-6044 | www.donnadelaurorealstate.com donnadelaur@hotmail.com

Donated by: 1. Marty Webber, RE/MAX Real Estate Center, Johnston Sun Rise. 401-206-9393 2. Frank Antonetti, RE/MAX Real Estate Center. 401-862-9452
Outdoor living spaces have become increasingly popular among homeowners in recent years, and that popularity grew even more over the last year. As social distancing guidelines issued in response to the COVID-19 pandemic encouraged people to stay home as much as possible, a desire for accessible, enjoyable outdoor spaces grew. A 2020 study of Google trends data from the home decor retailer Living Spaces found that searches for items such as patio daybeds and small-space outdoor furniture grew by more than 200 percent between the early part of 2020 and the middle of the year.

If outdoor living spaces are in demand, so, too, are ways to make those spaces as comfortable as possible. There’s much homeowners can do to make the most of their outdoor spaces, but they might feel helpless against some unwanted, often relentless guests: insects. Insects can turn relaxing days on the patio into wars of attrition with hungry bugs like mosquitoes. Thankfully, there are ways to fight back against insects while simultaneously adding a little aesthetic appeal to the backyard. The Farmer’s Almanac notes that planting these insect-repelling plants around the patio or backyard can help homeowners successfully repel unwanted insects, including mosquitoes.

- **Lavender:** Lavender is a fragrant plant that adds a pop of purple and has been known to repel mosquitoes, fleas, flies, and moths.
- **Basil:** Basil can provide the best of both worlds, as it’s been found to repel flies and moths and also makes for a tasty addition to pasta sauces and other dishes.
- **Thyme:** Also a valuable ingredient to keep in the kitchen, thyme can help keep hungry mosquitoes at bay.
- **Mint:** The Farmer’s Almanac warns that it’s easy to overplant mint, so homeowners should only plant with care and make a concerted effort to prevent overgrowth. Also great in the kitchen, mint has long been considered an effective mosquito repellent.
- **Alliums:** Like lavender, alliums can add a burst of purple to your patio. And though they aren’t believed to repel mosquitoes, alliums have been found to be helpful against cabbage worms, aphids, carrot flies, and slugs.
- **Chrysanthemums:** If ants are drawing homeowners’ ire, chrysanthemums may do the trick. These eye-catching flowers also are believed to repel flies and roaches, among other insects.
- **Marigolds:** The scent of this awe-inspiring plant is known to repel mosquitoes and other pests. Marigolds also attract insects like ladybugs that are known to consume aphids, which are minute bugs that reproduce rapidly and feed by sucking sap from plants.
DIY Ideas to Increase Your Home’s Value

Now as much as ever, your home may be a sanctuary for all kinds of expression, from thinking and dreaming to working and playing. Over the past year, homeowners began to consider the intersection of function and design in new ways.

Weekend warriors are dedicating themselves to creating more organized living spaces and making their homes better places for learning, working and living. If you’re considering upgrades to your home, consider these DIY ideas from the experts at Royal Building Products that can increase beauty and resale value.

**Home Office:** Spending more time at home may mean storage space is at a premium, especially if you’re relying on a makeshift home office. You can add a high-impact and functional element to your office with a built-in bookcase or workstation. Consider your materials carefully since they have a big impact on your final results. For example, a versatile alternative to wood is synthetic polyvinyl chloride (PVC) trim, which you don’t need to sand or prime before painting, ultimately saving time, energy and money. While PVC is slightly more expensive than some wood options, it also requires less maintenance long-term.

**Bathroom:** By updating worn-out items, modernizing fixtures and creating a more functional space, you can expect to recoup up to 50% of a bathroom’s remodel cost, according to the National Association of the Remodeling Industry. If you’re considering an on-trend look like shiplap, a practical solution like Royal prefinished PVC Shiplap can help create a clean, comfortable space. It’s waterproof, mold resistant, flexible and works well in spaces with many slants and angles. Plus, it’s lightweight and easy to install.

**Entryway:** A home’s foyer offers the first impression of its interior, teasing the personality of architecture and decor found with each step deeper inside. Whether bold and dramatic, tranquil and serene, or something in between, the entryway often sets the tone for a home’s ambience. Details like decorative molding and lattice trim can create a striking entryway for almost any home style.

**Exterior:** Whether you’re sprucing up an outdoor living space or simply want to boost curb appeal, subtle enhancements can make a big impact. For example, board and batten shutters offer an attractive, low-fuss way to highlight your home’s windows. Painting the front door is another low-cost way to freshen up your exterior. Or invite a touch of nature by adding flower boxes to your front porch or windows.

Find more creative inspiration, tools, tips and practical steps for every level of DIY-er at buildroyaldiy.com.

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Tyler Rose, founder and owner of CleanCo 401, has taken his passion and love for collecting sneakers and turned it into a thriving business.

The sneaker culture came to be in the 1980s with the introduction of Michael Jordan’s “Air Jordan” sneaker line.

“I started collecting sneakers in middle school,” said Rose, 24, who graduated from North Providence High School in 2015 and still lives in the town. “It became an addiction, buying all these sneakers. They almost became like trading cards.”

Collecting, buying and selling sneakers has changed dramatically in the last decade with the growing popularity of streetwear and casual-culture.

“When I first started collecting, you would just sit in front of your local sneaker store the night before a release and wait for the store to open,” Rose said. “But with more and more people collecting sneakers, companies have invested in raffle systems that people from all over the world can sign up for, which increases the difficulty of getting your hands on a new pair of Air Jordans that you want.”

With the revival of the sneaker culture came price spikes in new sneakers, as well as sneaker services – something Rose knew he could take advantage of.
It’s always fun digging around in the attic of an old house. It can be hot, cold, dirty and nasty, but sometimes you find things that are so cool.

Last week I was in a house in Connecticut to search for military items. The place was in disrepair, the roof was leaking, and animals were living up in the attic. It was a hoarder situation and not really that pleasant. I spotted a few things and then needed a break went outside for some fresh air. There were a few other workers up there trying to clean it out and one came out with an armful of old clothing. In the pile I spotted something that caught my eye and immediately dug into the pile.

There were some 19th century civilian clothes with moth damage and dirt, but the collar of another coat made me move faster. In the middle of the pile was a dark blue coat with white lace in two rectangles and white woolen cording around the edge of the collar. I pulled it out and brushed some of the dirt off. My eyes hadn’t deceived me. It was a Schuykill Arsenal Model 1832 infantry sergeants coat! I looked inside the right sleeve cap and sure enough found the arsenal size markins which were a tell-tale sign. Two light half inch or so dots meant it was a size two for a very small soldier. I was stunned as I had only seen one of these before 30 years ago in the collection of the Smithsonian Institution.

Schuykill Arsenal was founded in 1799 and built in 1800 at Philadelphia to manufacture and supply clothing for the army. Arguably it is most famous for supplying the Lewis & Clark expedition in 1804. It was the major manufacturer and supplier of clothing to the army till the Civil War and the advent of sewing machines and the need for contractors to supply such a huge army. Before that time, Schuykill had tailor that cut the clothing in four sizes that would fit most of the young soldiers, then paid soldiers wives by the piece to assemble them. During the Civil War, they were inspected to make sure that nobody cheated and used a sewing machine. Even then the quality of hand sewn clothing was considered superior to machine sewn garments.

But back to this coat, somewhere along the line the owner had taken the majority of buttons off, probably to sell thinking that the garment had no value. Given its age it is in need of restoration work as it has some lose seams and moth damage but the fact that it survives at all is a miracle to me. What is it worth? Time will tell. I can say that for me it was priceless to find such an amazing thing balled up in an attic. I was glad I was there as it might have been tossed into a dumpster and lost forever but now it will go to a museum or private collection and be restored for others to study.
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I ask JESUS to be my Savior and my Lord.
I pray in JESUS’ NAME. Amen.

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Agent, Vincent S. Podmaska Insurance Agency
vinny@grahaminsuranceone.com
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"When I first started cleaning sneakers and taking it seriously, it was only for my own collection and for some of my friends," he said. "Then I started watching sneaker restorers on YouTube and different social media platforms, and realized that there was a lot of money to be made."

Rose started to take before and after photos of sneakers that he had cleaned, and posted the images to his Instagram account.

"I knew that if I really wanted to start a business, I needed to develop a following," he said. "I know my work is good and that I can make used, old sneakers look good as new. I just needed other people to see that as well."

While his Instagram started to develop a following with fans throughout the country, Rose knew that he needed to distinguish himself from other sneaker cleaners and restorers.

"I started to invest in my company," he said. "I bought ultraviolet LED lights in order to remove the natural yellowing that occurs on sneakers from old age."

Like any good businessman, Rose also explored what made renowned sneaker restorers popular.

"Restoring sneakers is an art," he said. "The really good ones can take an unwearable pair of sneakers and make them look good as new through techniques like sole-swapping, de-yellowing and painting."

Rose followed in the footsteps of popular sneaker restorers to further expand his brand.

"Creating a YouTube channel and posting weekly content was a new way to interact with my fans and give them an insight into my personality," he said.

Rose started to post his cleaning process, sneaker cleaner reviews, mystery box openings and giveaways on his YouTube channel.

"Different sneaker cleaner companies started sending me products to review on my channel," he said. "I've reached out to different companies, and they've even started supplying me with things like shoe racks that I do giveaways for on my channel."

Rose's social media platforms and networking have even given him access to sneakers that have not been officially released yet.

"This client that I cleaned a few sneakers for got his hands on a pair of the Jordan 1 Shadow 2.0s," he said. "He accidentally got a pen mark on them and sent them to me for a cleaning. I was excited to be able to include a video about them on my YouTube channel because I knew that people would be interested in seeing a cleaning and a review of a pair of sneakers that don't officially release until May 15."

The cleaning and review video of the sneaker was Rose's most successful video yet, garnering 924 hits.

Rose keeps perfecting his craft of restoring sneakers and plans on making custom sneakers in the future.

"At the end of the day, all people want to do is be able to make money off their passions and the things they love to do," Rose said. "If you can make a living off doing what you love to do, you never have to work a day in your life."

Follow Rose and CleanCo 401 on Instagram (@cleanco401) and check out his YouTube channel.

Robert Altomari is a student at the University of Rhode Island.