



13

Executive Chamber, City of Providence, Rhode Island

Vincent A. Cianci, Jr.  
MAYOR

August 15, 1975

The Honorable  
The City Council of  
The City of Providence  
City Hall  
Providence, Rhode Island

Gentlemen:

Under authority granted to me by Chapter 3, Section 3.18 of the Charter of the City of Providence, Rhode Island, I hereby disapprove and veto the Resolution of the City Council of Providence conveying those certain City owned lots of land situated along the westerly side of Netop Drive and the Northerly side of Spooner Street to Max Klein and Dorothy Klein, 25 Orchard Street, Cranston, Rhode Island.

I have taken this action because the plan under which this land was originally to be conveyed is contrary to the best interests of the residents of the area and to the total development of the area as prepared by the Planning and Urban Development Department of the City of Providence.

Respectfully yours,

*Vincent A. Cianci, Jr.*  
VINCENT A. CIANCI, JR.  
Mayor

VAC:ces  
cas

IN CITY COUNCIL  
DEC 18 1975

READ:  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED

*Vincent Cianci*  
CLERK

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.  
AUG 21 3 19 PM '75

FILED

011 OR 130-111  
96-75

**IN CITY COUNCIL**  
**SEP 4 1975**  
**FIRST READING**  
**REFERRED TO COMMITTEE ON**  
*William Bishop* **CITY PROPERTY**  
**CLERK**

**THE COMMITTEE ON**  
**CITY PROPERTY**  
**Recommends**  
**Dec 8, 1975** **END**

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No.

Approved

RECEIVED  
CITY OF PROVIDENCE  
AUG 7 1975

RESOLVED, that His Honor the Mayor is authorized and empowered to execute a deed conveying those certain City owned lots of land situated along the westerly side of Netop Drive and the northerly side of Spooner Street, numbered five (5) , containing 7,171.842  $\pm$  square feet; six (6) containing 7,396.403  $\pm$  square feet and eight (8) containing 13,488.05  $\pm$  square feet, on subdivision of lot 137 on City Assessor's Plat 90, more particularly defined and outlined on accompanying Plans numbered 063870, dated January 16, 1975, (Lot 5); 063872, dated January 17, 1975, (Lot 6) and 063873, dated January 17, 1975, (Lot 8), P.W. Dept. Engineering Office, City Property Section, each annexed hereto and made a part thereof, to Max Klein and Dorothy Klein, 25 Orchard Street, Cranston, Rhode Island, as tenants by the entirety, for the sum of Eighteen Thousand, Five Hundred (\$18,500.00) Dollars, subject to such terms and conditions as the Mayor and the City Solicitor may impose.

IN CITY COUNCIL  
AUG 7 1975

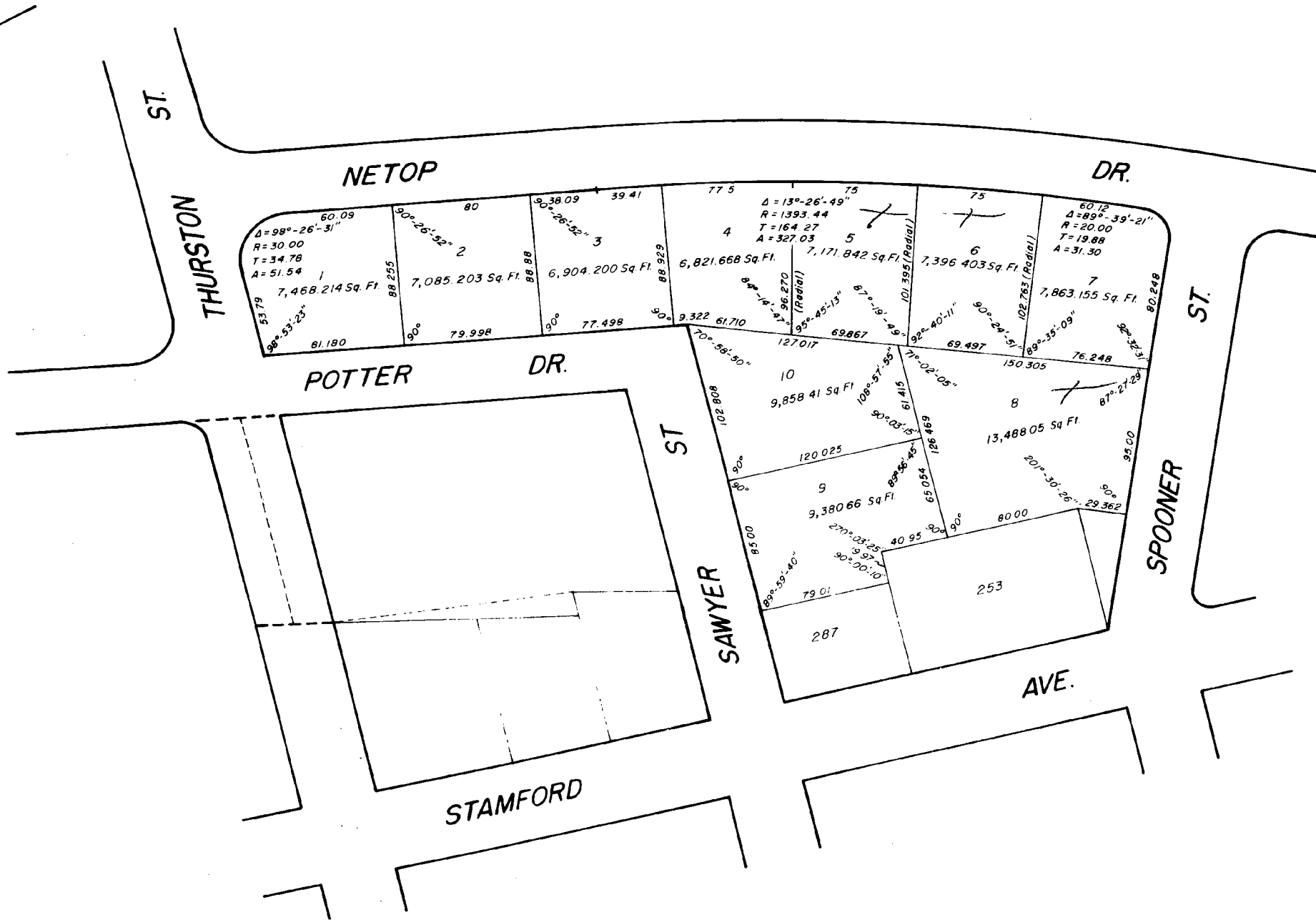
READ AND PASSED

Ralph Fernald PRES.  
William J. [Signature] CLERK

**THE COMMITTEE ON  
CITY PROPERTY**

**Approves Passage of  
The Within Resolution**

*Wm. L. Vesper*  
*July 21, 1975 Clerk*



# **CITY OF PROVIDENCE RHODE ISLAND**

**LAND SALE BY PUBLIC AUCTION ON SITE  
SATURDAY, DECEMBER 21, 1974  
11:00 O'CLOCK A.M. (E.S.T.)**

The Committee on City Property of the City Council will offer FOR SALE BY PUBLIC AUCTION, at NOT LESS than the appraised valuation of Six Thousand Dollars for each lot, set by the City Assessor, the following Ten lots of land, located within that area bounded by Sawyer Street, Potter Drive, Thurston Street, Netop Drive and Spooner Street; being a subdivision of Lot 137 as set out and delineated on City Assessor's Plat 90.

The subdivision of lots being identified and containing areas as follows:

- Lot No. 1—7,468.214 Sq. Ft.
- Lot No. 2—7,085.203 Sq. Ft.
- Lot No. 3—6,094.200 Sq. Ft.
- Lot No. 4—6,821.668 Sq. Ft.
- ✓ Lot No. 5—7,171.842 Sq. Ft.
- ✓ Lot No. 6—7,396.403 Sq. Ft.
- Lot No. 7—7,863.155 Sq. Ft.
- ✓ Lot No. 8—13,488.05 Sq. Ft.
- Lot No. 9— 9,380.66 Sq. Ft.
- Lot No. 10— 9,858.41 Sq. Ft.

A proposed subdivision map of the said lots will be on the above site, one hour before the scheduled sale time for inspection.

The said lots are in a R-1 (One) Family Zone.

The offer will be subject to the recommendation of the Committee on City Property, reserving the right to reject any and all bids; the Approval of the City Council and of His Honor the Mayor.

A deposit of not less than Three Hundred (\$300.00) Dollars, in cash, or by certified check, shall be made at the site by the highest bidder at the Auction.

Payment of the balance of the highest successful bid, when approved, shall be made upon delivery of the deed by the City of Providence.

The purchaser shall cause the deed of conveyance, to be Recorded forthwith, upon receipt thereof, in the Office of the Recorder of Deeds, City Hall, Providence, Rhode Island.

**BY ORDER OF THE COMMITTEE ON CITY PROPERTY**

**COUNCILMAN MICHAEL E. KELLY — CHAIRMAN AND  
COUNCILMEN JOHN M. MURPHY, THOMAS L. PAYNE  
JERRY LORENZO, AND WILLIAM G. BRADSHAW  
VINCENT VESPIA, CITY CLERK**

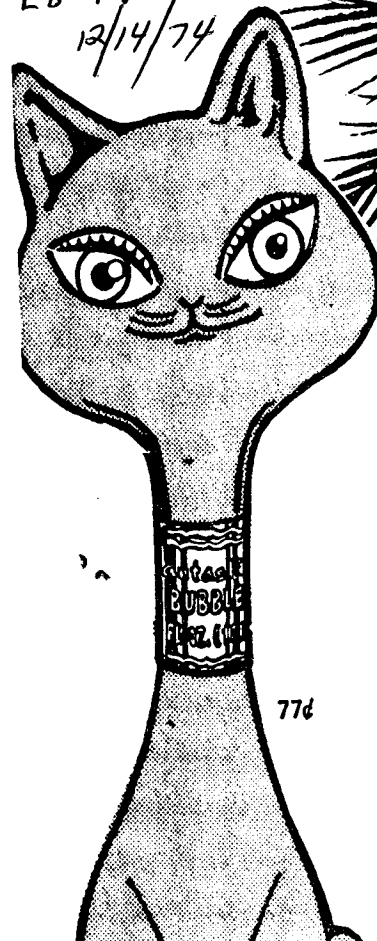
ON SALE SUNDAY, DECEMBER

# EN SU

ed in the Providence Sunday Jour

EB - PJ

12/14/74



77¢



LOVEL  
FOI

7

27-oz.\* bath oi  
21-oz.\* bubble  
spout decanter.  
powder and 1-o  
\*Fl. oz. \*\*Net wt.

77¢



DENNIS D. SHEEHAN  
CITY ASSESSOR

## OFFICE OF CITY ASSESSOR

CITY HALL, PROVIDENCE, RHODE ISLAND 02903

May 14, 1974

TO: Committee on City Property

FROM: Dennis D. Sheehan, City Assessor

SUBJECT: Forestry property on Netop Drive

In response to your request, I have made a study of that certain parcel of land which is designated as Assessors Plat 90 lot 137 for the purpose of estimating its fair market value.

The subject property is located on the westerly side of Netop Drive and also has frontage on Spooner and Thurston Streets. It contains 2.942 acres or 128,161 square feet and has a total of 1067.62 feet of frontage on the three streets. It is zoned R - 1, single family zone, which requires a minimum width of 60 feet and a minimum area of 6000 square feet (except under certain conditions). At the present time the parcel is encumbered by the Department of Public Works Forestry building.

The immediate neighborhood, for the most part, is newly developed (late mid-sixties) and contains new ranch homes in the middle income range. Consequently, the highest and best use for the property would be a subdivision of similar single family dwellings.

If the City is seriously interested in disposing of the property, then the building should be razed, either by the City prior to the sale or by stipulating in the deed that the purchaser must raze it within a reasonable time, say 60 days after gaining title.

There are a number of methods to be utilized in disposing of the parcel: it can be sold as is; it can be subdivided into residential lots and sold on a lot by lot basis; or it can be sold piecemeal on the basis of offers such as that made by Dr. Ramirez.

I would strongly advise against the latter method of disposal, and further suggest that the first method would also not be in the best interest of the City and especially those persons presently residing in the neighborhood. The reason for this is that the City would lose control over how the parcel would be subdivided.



I have submitted herewith three plats which represent what I consider the three best proposals for disposition of this valuable property:

Proposal "A" - the City could sell the parcel as is and avoid the expense of razing the building, installing utilities and curbing, and building roads. However, the City would lose control over how the property is developed, as previously mentioned. Sold in this manner, the City would probably derive \$60,000 to \$65,000 for the parcel.

Proposal "B" - the City would subdivide the parcel into 13 lots with an average width of 80 feet. This conforms with the lots presently in existence along Netop Drive and would thus be in keeping with the neighborhood. It would also encourage the construction of larger, more expensive residences.

This plan would necessitate the construction of a portion of Thurston Street and a short street with cul-de-sac plus the installation of attendant utilities.

These lots would sell for between \$6,000 and \$6,500 each for a total of approximately \$80,000.

Proposal "C" - the City could subdivide the parcel in conformity to the zoning requirements in R-1 zone. This would yield 16 lots, or 3 more than Proposal "B". However, these lots would be much narrower than the normal residential lot in the area, and would probably result in smaller, less expensive homes.

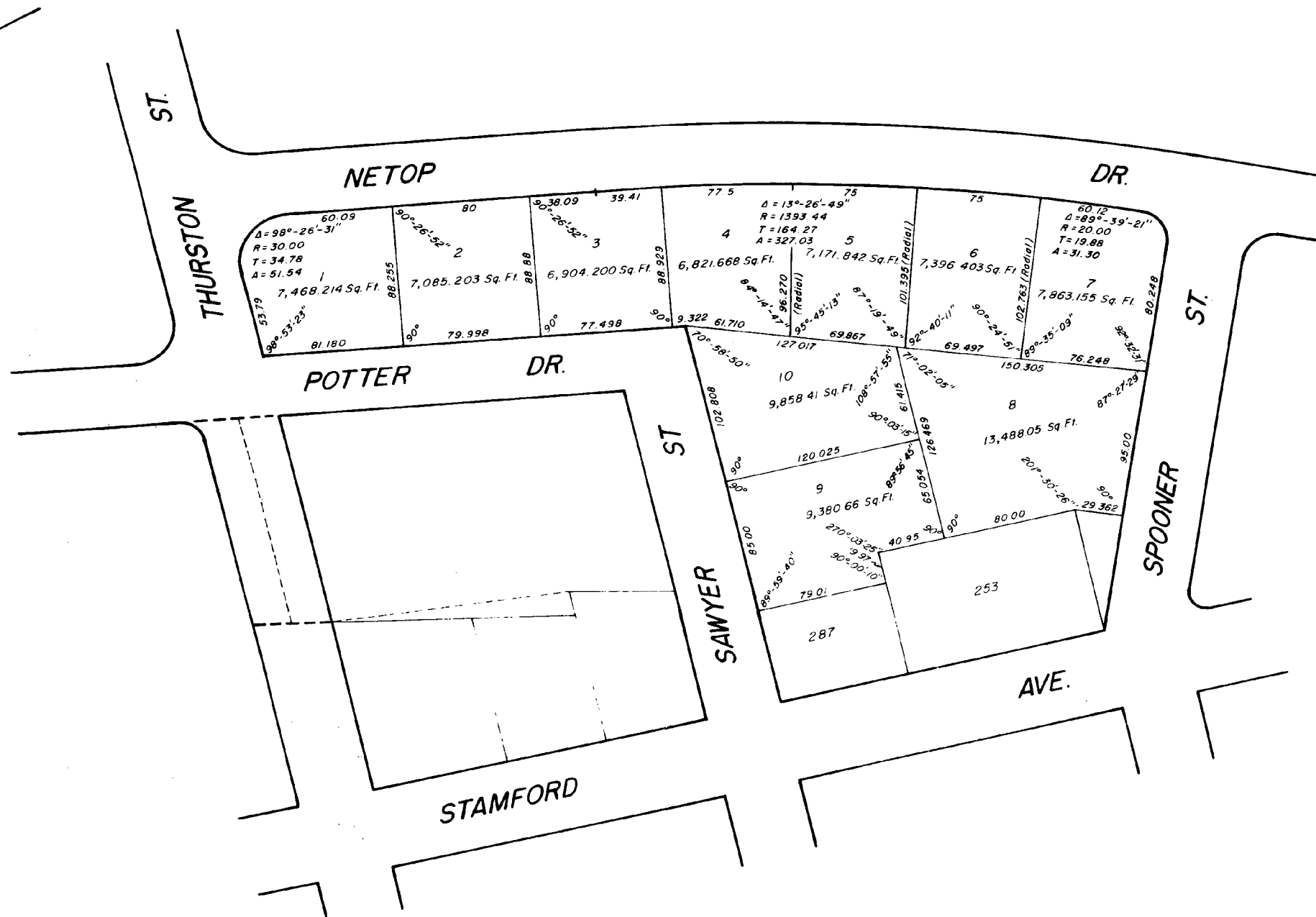
This plan would require the same expenditure for roads and utilities as "B"; and the parcels would sell for between \$5,000 and \$6,000 for an approximate yield of \$95,000.

These totals in plans "B" and "C" are gross totals and the cost of razing the building, construction of roads, installation of utilities and engineering costs must be deducted there from.

There is one other use to which the property could be adapted and that is apartments. This would, of course, require either a change of zone by the City Council or the granting of a variance by the Zoning Board of Review. If proper controls were maintained to insure a well planned apartment complex, I feel sure the residents would welcome such a development.

A purchaser would be willing to pay about \$1,500 per unit for land acquisition, perhaps more. This would yield at least \$65,000 and possibly as much as \$75,000 for the property if apartment development was permitted.

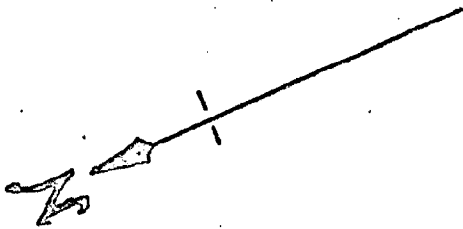
Dennis D. Sheehan,  
City Assessor



NOTE

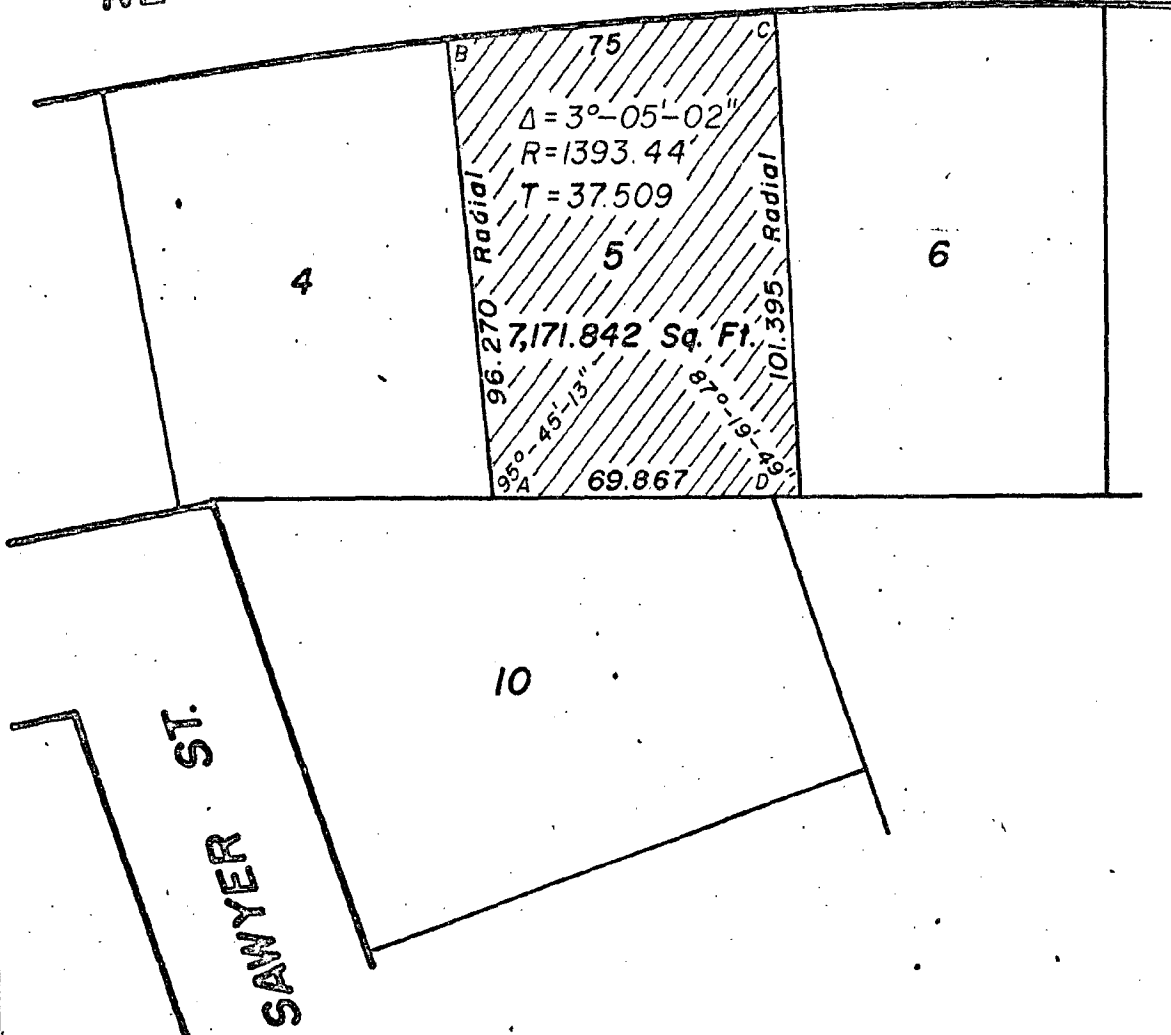
Cross-Hatched Area (A-B-C-D-A)  
Indicates Proposed Sale.

PROVIDENCE, R. I.
P. O. BOX - ENGINEERING OFFICE
CITY PROPERTY SECTION
File No. <u>063870</u>
Date <u>January 16, 1975</u>



NETOP

DR.

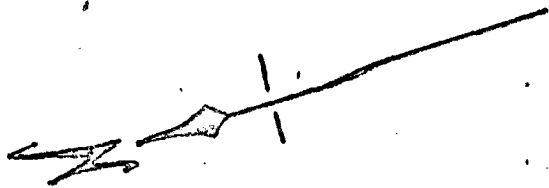


Sale Contingent Upon Approval Of  
Sub-Division Of Forestry Division  
Land In Roger Williams Park.

CITY OF PROVIDENCE, R. I.	
Public Works Dept. - Engineering Office	
Showing <u>Proposed Sale (Roger Williams Park Plat)</u>	
Drawn by <u>Donofrio</u>	Checked by <u>J. M.</u>
Scale <u>1" = 40'</u>	Date <u>Jan. 16, 1975</u>
Corrected by <u>[Signature]</u>	Approved by <u>[Signature]</u>
CHIEF ENGINEER	

768  
H-67

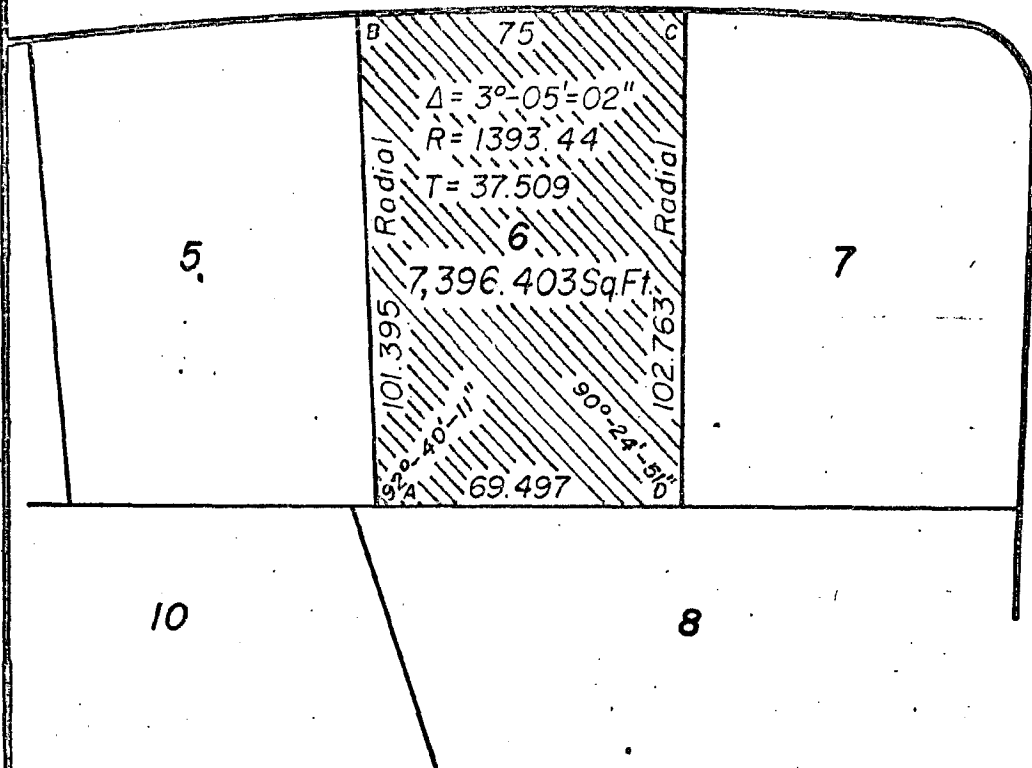
PROVIDENCE, R. I.  
 P. O. BOX - ENGINEERING OFFICE  
 CITY PROPERTY SECTION  
 Plan No. 063872  
 Date January 17, 1975



NETOP

DR.

ST.  
SPOONER



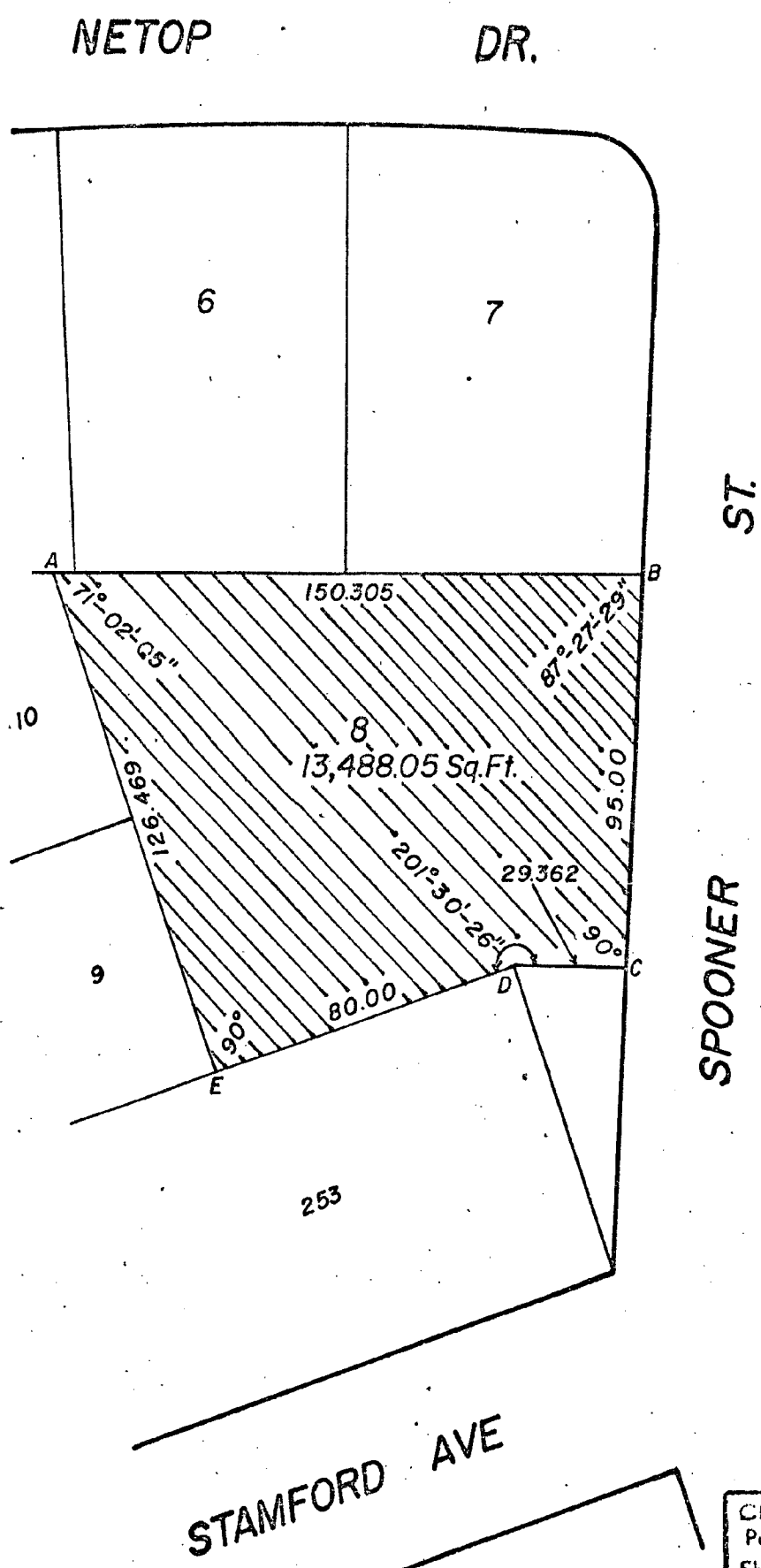
**NOTE**

**Cross-Hatched Area (A-B-C-D-A)  
 Indicates Proposed Sale.**

**Sale Contingent Upon Approval Of  
 Sub-Division Of Forestry Division  
 Land In Roger Williams Park.**

CITY OF PROVIDENCE, R. I.  
 Public Works Dept. - Engineering Office  
 Showing Proposed Sale (Roger Williams  
 Park Plat) Lot 6  
 Drawn by Donofrio Checked by J.A.M.  
 Scale " = 40' Date Jan. 17, 1975  
 Corrected [Signature] Approved [Signature]  
 CHIEF ENGINEER

PROVIDENCE, R. I.  
 P. W. DEPT. - ENGINEERING OFFICE  
 CITY PROPERTY SECTION  
 Plan No. 063873  
 Date January 17, 1975



Note:

Sale Contingent Upon  
 Approval Of Sub-Division Of  
 Forestry Division Land In  
 Roger Williams Park.

STAMFORD AVE

Note:  
 Cross-Hatched Area (A-B-C-D-E-A)  
 Indicates Proposed Sale.

CITY OF PROVIDENCE, R. I.  
 Public Works Dept. - Engineering Office  
 Showing Proposed Sale (R.W. Park Plot)  
 Drawn by J.A.M. Checked by R.D.  
 Scale 1"=40' Date Jan 17, 1975  
 Corrected by [Signature] Associate Engr.  
 Approved [Signature] CHIEF ENGINEER

CITY CLERK'S DEPARTMENT  
CITY HALL  
DECEMBER 22, 1975

Received from Vincent Vespia, City Clerk, checks, copies  
of which are attached in the amount of Nine Hundred (\$900.00)  
Dollars.

*Max Klein*  
\_\_\_\_\_  
MAX KLEIN

DEC 23 2 23 PM '75  
DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

DEC 23 2 23 PM '75  
DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

