

RESOLUTION OF THE CITY COUNCIL

No. 234

Approved May 24, 2024

RESOLVED, DECREED AND ORDERED:

Petitioner BOUTROS SALO & BOGHOS LLC, a domestic limited liability company with offices at 3 Presidential Way in Lincoln, has requested an easement over a portion of the sidewalk next to property at 235 Meeting Street (Assessor's Plat 13, Lot 45). The City hereby grants Petitioner two easements under and across the shaded portions of the public sidewalk along Meeting Street shown on the accompanying plan by Joseph N. McPhee II entitled "Updated Site Plan, C-4.0," dated March 28, 2024, for the purpose of installing stormwater spillway trenches. Said easement shall have the following conditions:

1. This easement is appurtenant to the property at 235 Meeting Street, more specifically described as Assessor's Plat 13 Lot 45, and shall run with the land.
2. Petitioner, its successors, and assigns, agree to maintain the trench drainage system within the public right-of-way. This includes, but is not limited to, cleaning and clearing the system (including the catchment area of the street) of any debris or blockages, complete or partial. This also includes, but is not limited to, the repair or replacement of the sidewalk above in the event of cracking or other damage due to the presence or function of the drainage system (whether functioning correctly or not). Petitioner, its successors, and assigns also agree to indemnify, hold harmless, and defend the City of Providence from any claims connected to the presence or function of the drainage system (whether functioning correctly or not). These covenants shall run with the land and be binding on subsequent owners of the property at 235 Meeting Street.
3. Petitioner shall apply for all applicable permits, including for excavation, for the installation of the drainage system.
4. All work performed on the sidewalk shall be done to the specifications and satisfaction of the City Engineer.
5. Petitioner shall cooperate with and not impede the existing utilities running through said easement.

6. Petitioner shall tender Eighteen Hundred Dollars (\$1,800.00) to the City of Providence.
7. His Honor the Mayor is authorized to execute a document for recording in the Land Evidence Records consistent with this resolution upon request from the Petitioner.

IN CITY COUNCIL
MAY 16 2024
READ AND PASSED



RACHEL M. MILLER, PRESIDENT


CLERK

I HEREBY APPROVE.



Mayor

Date: 5/24/24

**CITY OF PROVIDENCE
STATE OF RHODE ISLAND**

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

November 09, 2023

RE: Easement Petition for 235 Meeting Street, Providence, RI - Plat: 13 Lot: 45

On behalf of the property Owner, Boutros Salo & Boghos LLC of 3 Presidential Way Lincoln, RI 02865 we are petitioning the city council requesting easement for use of the sidewalk portion of the Public Right of Way. This easement is for installation of an 8" wide x 6" deep storm drainage spillway trench crossing sidewalk in (2) locations. A new (4) story structure is fully permitted and under construction at the property. The original and proposed conditions at site call for 100% impervious surfaces. NBC has granted its permit with a stipulation that no water entering combined sewer / storm line in the street. Project was permitted with surface flow across sidewalk but is limited to (2) 4' wide segments as building occupies the balance of street property line. These trench drains, which are to be cast-in-place within a haunch of the placed concrete sidewalk are an extension of manufactured trench drains managing storm water on the site and will transfer stormwater of ~2,000 SF lot to gutter of street where it may proceed to nearby NBC separated storm drain catch basin. Drainage calculations were prepared by D'Amico Engineering Tech. Trench area exceeds 100 year storm flow. This plan has been reviewed and recommended to the council for consideration of this easement petition by Craig J. Hochman, PE PVD DPW City Engineer with stipulation that an executed agreement for maintenance of spillway facility will be recorded in the land evidence records.

Proposed Maintenance Agreement language:

[Boutros Salo & Boghos LLC], their successors, and assigns agree to maintain the trench drainage system within the sidewalk are of the public right-of-way. This includes, but is not limited to, cleaning and clearing the system (including the catchment area in the street) of any debris or blockages (complete or partial). This also includes, but is not limited to, the repairing or replacing the sidewalk above in the event of cracking or other damage due to the presence or function of the drainage system, (whether functioning correctly or not). [Boutros Salo & Boghos LLC], their successors, and assigns also agree to indemnify, hold harmless, and defend the City of Providence from any claims connected to the presence or function of the drainage system (whether functioning correctly or not). These covenants shall run with the land and be binding on subsequent owners of the site.

Please find attached:

Meeting Street Building Elevation

Site Survey

Spillway Trench Detail

Grate Specification

Thank you for your consideration.

Joseph N. McPhee, II - Architect

20 Westwood Road Lincoln RI 401-632-7255



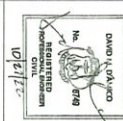
CIVIL SHEET 3 OF 6

**EXISTING
CONDITIONS
AND
DEMO PLAN**

[illegible]

CLASS I PROPERTY LINE AND TOPOGRAPHIC SURVEY CONDUCTED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE
CRANSTON, RI 02920
PHONE: 401-463-9896
FAX: 401-463-0039

PROPOSED 4-STORY MIXED-USE
COMMERCIAL BUILDING
235 MEETING STREET
PROVIDENCE, RHODE ISLAND
AP 13, LOT 45





PROPOSED 4-STORY MIXED-USE COMMERCIAL BUILDING
235 MEETING STREET
PROVIDENCE, RHODE ISLAND
AP 13, LOT 45

REVISIONS:
 NO DATE DESCRIPTION

DESIGNED BY: DAD
CHECKED BY: DAD
DATE: 11/11/12
PROJECT NO.: 21000011

PERMIT PLAN

SITE PLAN

C3.0

D'AMICO ENGINEERING TECHNOLOGY, INC.
 Civil / Transportation / Land Use
 2080 Mineral Spring Ave., North Providence, RI 02911
 (401) 652-1470 Fax: (401) 253-1100 www.damicoengr.com



December 21, 2022

SUBJECT: Indirect Sewer Connection Permit SC220287
New Commercial Building
235 Meeting Street, Providence, RI

The Narragansett Bay Commission (NBC) has received and reviewed your sewer connection permit application package. Attached please find the NBC sewer connection permit which was approved and became effective on December 21, 2022. Please thoroughly review the attached permit and note the special conditions, which are as follows:

1. The Permittee **MUST** contact Mr. Craig Hochman, P.E., City of Providence Engineer, at (401) 467-7950 for possible additional conditions.
2. The NBC is approving this **COMMERCIAL** sewer connection for **ONLY** **SANITARY** sewage flow through NBC facilities. The Permittee is advised to install a backflow preventer on all sanitary connections according to all city and/or state requirements.
3. The discharge of stormwater through this connection **IS STRICTLY PROHIBITED**. Roof drains, sump pumps or any type of storm drainage **MUST NOT** be discharged to the sanitary sewage system. The Permittee is advised to include various stormwater mitigation methods such as: rain barrels for the down spouts, landscape areas, decorative planters, green roofs, green walls, and/or tree wells.
4. The Permittee **MUST** submit, by mail or email, the attached Connection Completion Form to the NBC Permits Department within 10 business days from the date of this **COMMERCIAL** sewer connection is physically installed.
5. This **COMMERCIAL** Sewer Connection Permit is valid for one (1) year and expires on December 21, 2023. This connection must comply with all City/Town and/or State requirements.
6. This **COMMERCIAL** sewer connection permit **MUST** be posted on the construction site throughout the construction process.
7. The NBC is **NOT** responsible for construction means, methods or materials used for this building connection to the public sewer system. The Permittee/Property Owner assumes all responsibility for current and future damage caused by faulty design, workmanship, or defective material.
8. The NBC is approving the sewer connection permit application associated with the plans identified as DETec, Inc. Project No. 21-0004-01 Revision No. 2 dated 12/7/2022 and stamped by David M. D'Amico P.E. of DETec, Inc. the engineer on record. The Permittee must receive approval from the NBC for any sewer connection work that deviates from the approved design plans submitted on 12/7/2022.
9. **STORMWATER**. It is NBC's understanding that the information detailed in your application indicates that NO stormwater will be discharged to NBC facilities. If there is a stormwater connection, the Permittee **MUST** contact the appropriate City/Town officials for review and approval.

Indirect Sewer Connection Permit SC220287
New Commercial Building
235 Meeting Street, Providence, RI

10. **WASTEWATER.** Upon receipt of this COMMERCIAL Sewer Connection Permit, the Permittee MUST apply for and be issued a WASTEWATER DISCHARGE PERMIT prior to sewer discharge. Please contact the NBC Pretreatment Department, at (401) 461-8848 (ext. 490) for additional information.
11. **DISCONNECTION.** The Permittee must submit a disconnection request form to the NBC Interceptor Maintenance Department for existing sewer lines on site not planned for use. Please contact the Interceptor Maintenance Department at (401) 461-8848 Extension 313 or email PermitInspections@narrabay.com.

If you should have any questions regarding this permit, please feel free to contact the Permits Department at 461-8848 (ext. 434).

Sincerely,

Digitally signed
by Ross Dean
Date:
2022.12.21
15:31:36-05'00'

Ross Dean
Narragansett Bay Commission
Planning Manager

cc: Mr. Craig Hochman, P.E., City of Providence
NBC Customer Service
NBC Interceptor Maintenance
NBC Pretreatment

NARRAGANSETT BAY COMMISSION

SEWER CONNECTION PERMIT

SEWER
CONNECTION

December 21, 2023

EXPIRATION
DATE

SEWER
CONNECTION

SC220287

PERMIT
NUMBER

issued to
Paul Boutros - Boutros Investments

for

235 Meeting Street (New Commercial Building)

within the City/Town of

PROVIDENCE

The above named property address may make sewer connection(s) to:

Meeting Street

PLAT NUMBER(S):

13

LOT NUMBER(S):

45

This (these) Sewer Connection(s) will be to the **City Owned** sewer system within the **Field's Point** wastewater treatment facility district. The 1 building(s) to which the Sewer Connection(s) will service is(are) classified as: **Commercial - Indirect Sewer Connection**.

The Narragansett Bay Commission (NBC) approves this sewer connection provided that the person accepting this permit shall in every respect conform to the terms of the application on file in the office, and Section 1.4 of The NBC Rules and Regulations for Use of Wastewater Facilities as amended. Failure to comply with the terms of the application and/or terms of this permit may subject the permittee to civil and/or criminal penalties of up to \$25,000.00 per day per violation pursuant to R.I.G.L. § 46-25-25.2 and § 46-25-25.3. The NBC requires the use of low-flow fixtures. Any changes to the information in the permit application and accompanying materials must be reported to the NBC. This permit is not transferable without the written consent of the NBC.

Acceptance of these plans by the NBC does not constitute any form of guarantee or insurance with respect to the performance of the equipment and process reviewed, nor does it relieve the permittee from the responsibility of modifying equipment as necessary in the future to produce an effluent which meets NBC discharge limitations. The NBC does not assume responsibility for means, methods or techniques used, or for the safety of construction works, the site, or for compliance by the users with any other applicable laws and regulations. Rather, the NBC review and approval is specifically to evaluate if NBC facilities can accommodate the quantity and quality of wastewater proposed for discharge and to ensure that connections to NBC owned facilities are properly made.

The issuance of this sewer connection Permit does not relieve the Permittee and/or Property Owner of responsibility/liability for any obstruction, harm, or other limitation(s) to the NBC's facilities or functionality caused by the activities of the Permittee and/or Property Owner or their agents or contractors. Permittee and/or Property Owner understand, agree, and acknowledge that should any obstruction, harm or limitation to the NBC's facilities or functionality be discovered during or after the construction process, the Permittee and/or Property Owner will be fully responsible for removal or correction of such obstruction, harm or limitation and/or costs associated with corrections of any obstruction, harm, or other limitation(s) to the NBC's facilities or functionality.

● PERMIT CONDITIONS ●

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2. The NBC is approving this **COMMERCIAL** sewer connection for **ONLY SANITARY** sewage flow through NBC facilities. The Permittee is advised to install a backflow preventer on all sanitary connections according to all city and/or state requirements.
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6. This **COMMERCIAL** sewer connection permit **MUST** be posted on the construction site throughout the construction process.

Meg Goulet

Meg Goulet P.E.: Director of Operations & Maintenance

December 21, 2022

DATE

NARRAGANSETT BAY COMMISSION

SEWER CONNECTION PERMIT

SEWER
CONNECTION

December 21, 2023

EXPIRATION
DATE

SEWER
CONNECTION

SC220287

PERMIT
NUMBER

issued to
Paul Boutros - Boutros Investments

for

235 Meeting Street (New Commercial Building)

within the City/Town of

PROVIDENCE

The above named property address may make sewer connection(s) to:
Meeting Street

PLAT NUMBER(S):

13

LOT NUMBER(S):

45

PERMIT CONDITIONS CONTINUED

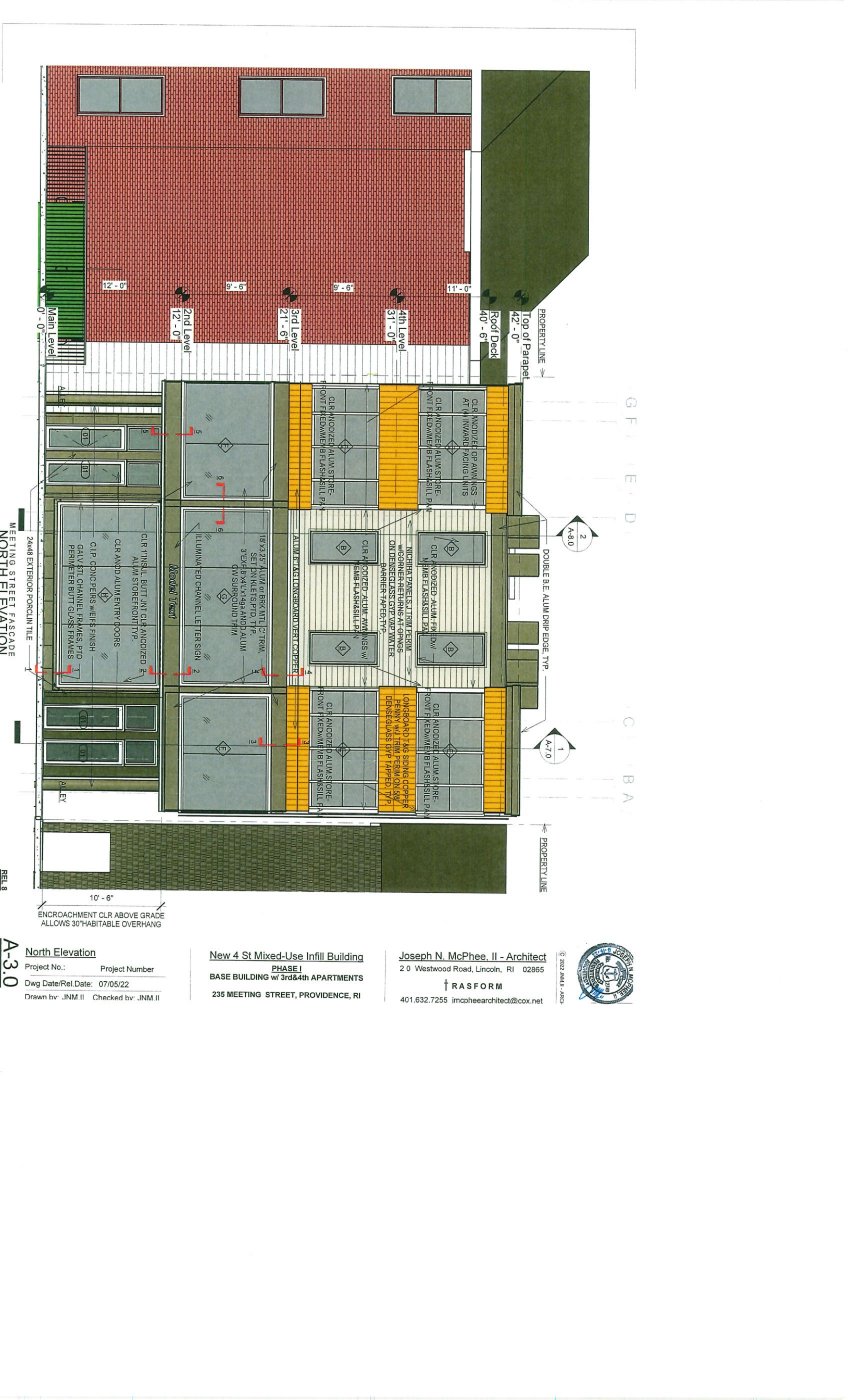
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Meg Goulet

Meg Goulet P.E. Director of Operations & Maintenance

December 21, 2022

DATE



A-3.0

REL 8

MEETING STREET FASCAD
NORTH ELEVATION

North Elevation

Project No.: Project Number
Dwg Date/Rel. Date: 07/05/22
Drawn by: JNM II Checked by: JNM II

New 4 St Mixed-Use Infill Building
PHASE I
BASE BUILDING w/ 3rd&4th APARTMENTS
235 MEETING STREET, PROVIDENCE, RI

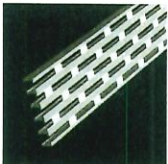
Joseph N. McPhee, II - Architect
20 Westwood Road, Lincoln, RI 02865
† RASFORM
401.632.7255 jmcphearchitect@cox.net

© 2022 JNM II - ARCH





Page 1 of 1



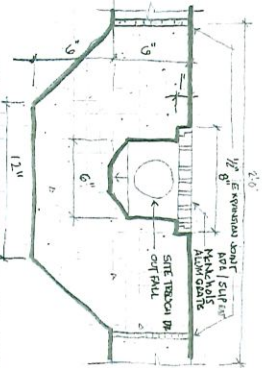
McNICHOLS® Plank Grating
Heavy Duty Extruded Plank, HD EXT, Aluminum Alloy 5053 16 Extension
Rectangular, Vented (6" Width), 1" Channel Depth, Grooved Surface, 3%
Open Area, 6" x 240"

McNICHOLS® Plank Grating Heavy Duty Extruded Plank, HD EXT
Aluminum Alloy 5053 16 Extension, 16" Width, Rectangular, Vented (6"
Width), 1" Channel Depth, Grooved Surface, Long Way of Opening (LWO)
Parallel to length of Heavy Duty Extruded Plank, 16" Extension Through
End Side of Heavy Duty Extruded Plank, Parallel to Width of Heavy Duty
Extruded Plank, 3% Open Area

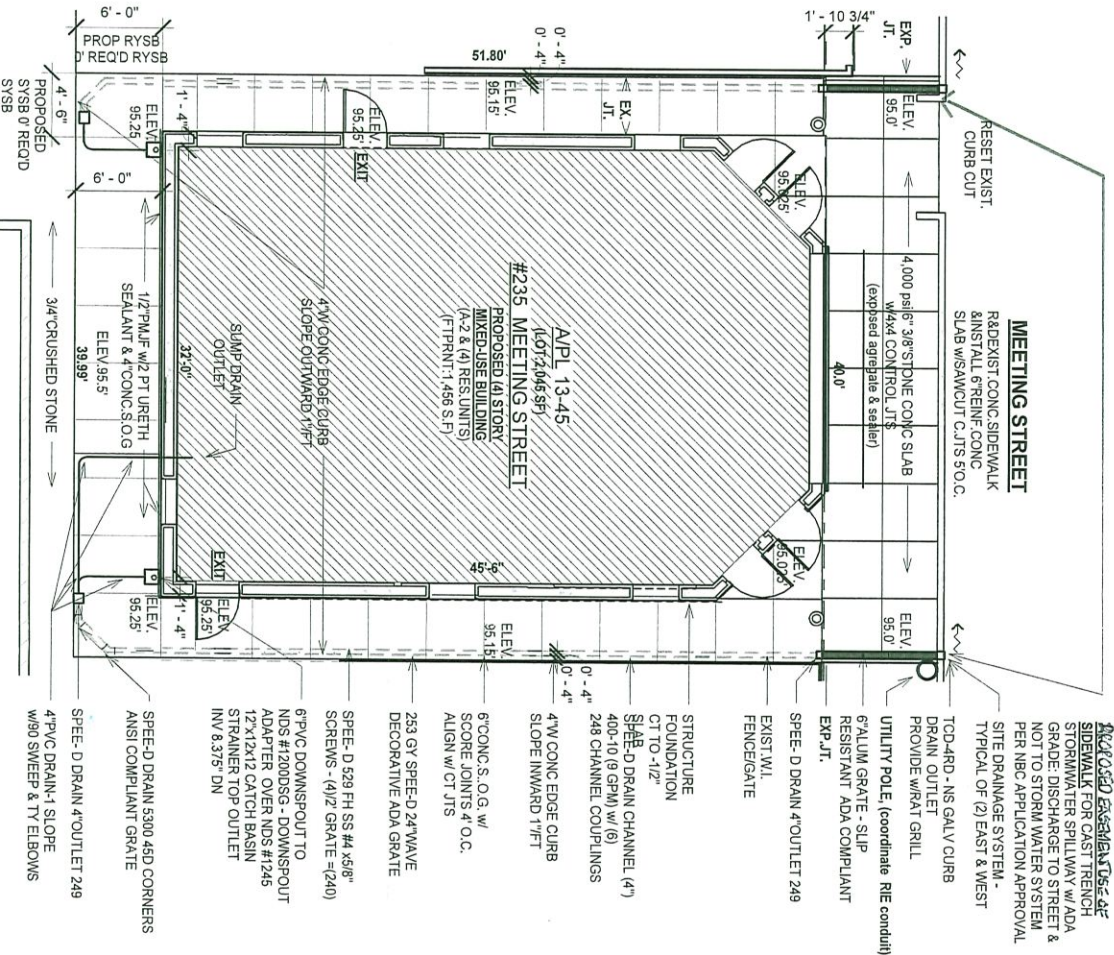
ITEM #353996020 6" x 240"

ITEM SPECIFICATIONS

Item Number	2353996020
Product Line	Plank Grating
Construction Type	HD Extruded Plank
Series Type & Name	Heavy Duty Extruded Plank, HD EXT
Primary Material	Aluminum (AL)
Alloy Grade on Type	Alloy 5053 T6 (6061T6)
Material Finish	Mill Finish
Gauge/Thickness	Aluminum Extension Extruded Plank, 16" Width, HD EXT, Heavy Duty Extruded Plank, 16" Width, HD EXT, Heavy Duty Extruded Plank, 16" Width, HD EXT, Heavy Duty
Surface Profile	Rectangular, Vented (6" Width, HD EXT, Heavy Duty Extruded Plank, 16" Width, HD EXT, Heavy Duty Extruded Plank, 16" Width, HD EXT, Heavy Duty
Vent Size	6" x 24"
Vent Shape	Rectangular, Slot with Upset Flanges
Surface Width	6"
Length Way of Opening (LWO) Parallel to	Length of Heavy Duty Extruded Plank
Channel Depth	1"
Product Surface	Grooved
End Pattern	Shaped Through Both Ends
Percent Open Area	3%
Weight	2.20 lbs./Square Foot
Product Form	Panel
Sheet Width x Length	6" x 240" (Cut Lengths Available)



PROPOSED STORMWATER SPILLWAY TRENCH
EASEMENT PETITION



DRAINAGE PLAN

SCALE: 1/8"=1'-0"

New 4 St Mixed-Use Infill Building
PHASE I
BASE BUILDING w/ 3rd&4th APARTMENTS
235 MEETING STREET, PROVIDENCE, RI

Joseph N. McPhee, II - Architect
20 Westwood Road, Lincoln, RI 02865
† RASFORM
401.632.7255 imcpheearchitect@cox.net

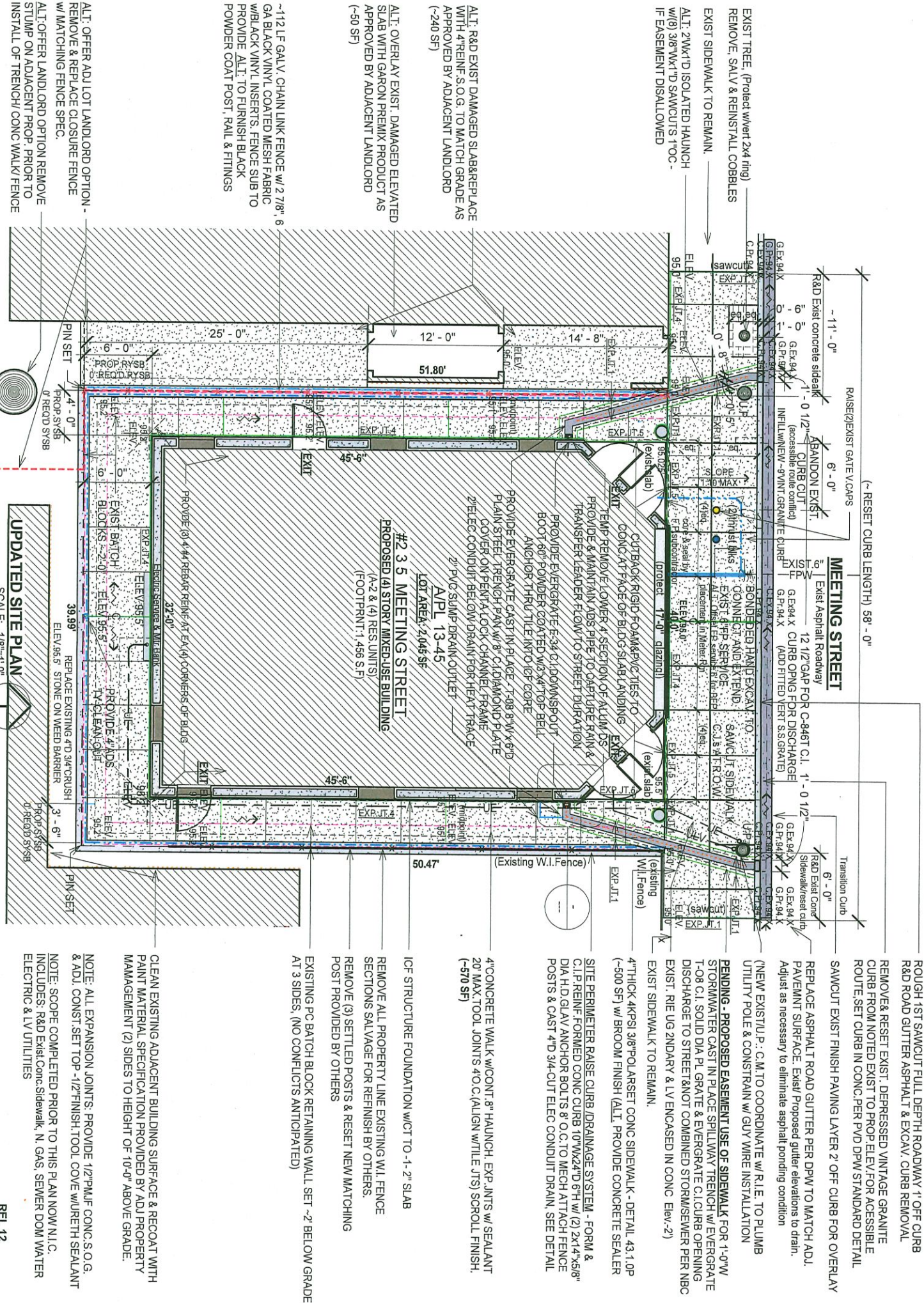
© 2022 JNM, II - ARCH



Drainage Plan

Project No.: Project Number
Dwg Date/Rel.Date: 07/05/22
Drawn by: JNM, II Checked by: JNM, II

C-4.0



Updated Site Plan

Project No.: Project Number

Dwg Date/Rel.Date: 03/28/24

Drawn by: JNM, II Checked by: JNM,II

New 4 St Mixed-Use Infill Building

PHASE I

BASE BUILDING w/ 3rd&4th APARTMENTS

235 MEETING STREET, PROVIDENCE, RI

Joseph N. McPhee, II - Architect

20 Westwood Road, Lincoln, RI 02865

† RASFORM

401.632.7255 jmcphearchitect@cox.net





PROVIDENCE POLICE DEPARTMENT
Traffic Bureau
325 Washington St., Providence, RI 02903

12/14/2023

To: Sheri A. Petronio, City of Providence First Deputy City Clerk
From: Cpt Luis F. San Lucas, Traffic Bureau Commanding Officer
Subject: Petition to the City Council for granting of Easements for use of the sidewalk portion of the public right of way located on Assessor's Plat 13, Lot 45 (235 Meeting St)

Sir,

After reviewing the petition for granting of easement for use of the sidewalk portion of the public right of way located on Assessor's Plat 13, Lot 45 (235 Meeting St), dated December 12, 2023. The Providence Police Department has no objection to the request.

Respectfully Submitted

Luis F. San Lucas
/////original signed/////

Petronio, Sheri

From: Simoneau, Derek
Sent: Tuesday, March 12, 2024 3:59 PM
To: Petronio, Sheri
Subject: City Council Petition 235 Meeting St

Hello Sheri,

The Providence Fire Department has reviewed the Petition to the City Council in regards to the Easement Petition for 235 Meeting St Plat: 13 Lot:45, the department has no objections to this petition.

Thank You



Derek Simoneau
Fire Marshal

Providence Fire Department
325 Washington Street
Providence, RI 02903
Office: 401-243-6061
Mobile: 401-339-1651





CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

December 14, 2023

Oscar O. Vargas, Chairman of Committee on Public Works
Providence City Hall
25 Dorrance Street
Providence, RI 02903

RE: Easement Petition
235 Meeting Stret – Sidewalk Drainage

Dear Chairman Vargas,

The Department of Public Works has reviewed the petition for easement for the installation of a sidewalk drain at 235 Meeting Stret (AP13/45) and has no objection.

If approved, the landowner must execute a maintenance agreement and record it in the land evidence records prior to installation. This agreement states that the owner, its assigns and successors must maintain the system and any obstacles in the Public ROW that could compromise full function of the system (snowplow drift, leave debris, etc). and repair any future sidewalk damage caused by the drain system. A physical alteration permit must be obtained prior to the work

Feel free to contact me with any questions.

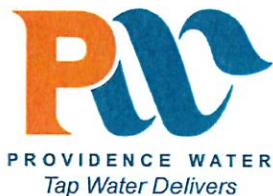
Sincerely,

A handwritten signature in black ink, appearing to read "Patricia A. Coyne-Fague".

Patricia A. Coyne-Fague, Esq.
Director

PCF/cjh
Attachment: Petition to the City Council
cc. Hochman, Angelino

DEPARTMENT OF PUBLIC WORKS, 700 ALLENS AVENUE, PROVIDENCE, RI 02905
PHONE (401) 680-7500 | FAX (401) 941-2567



December 18, 2023

Ms. Sheri Petronio
City Clerk's Office
Providence City Hall
25 Dorrance Street
Providence, RI 02903

The Hon. Brett P. Smiley
Mayor
Ricky Caruolo
General Manager

BOARD OF DIRECTORS

Ateesh S. Chanda
Chairperson
Joseph D. Cataldi
Vice Chairperson
Juan M. Pichardo
Council President Pro Tempore
Oscar O. Vargas
Councilperson
Sara Silveria
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Cristen L. Raucci, Esq.
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Member
Carissa R. Richard
Secretary
William E. O'Gara, Esq.
Legal Advisor

MEMBER

Rhode Island Water Works Assn.
New England Water Works Assn.
American Water Works Assn.
Water Research Foundation

An EPA WaterSense Partner

(401) 521-6300

125 Dupont Drive
Providence, RI 02907

www.provwater.com

Follow us @provwater

Like us at:
facebook.com/Providencewater

Subject: Easement Petition for 235 Meeting St, Providence, RI – Plat 13 Lot 45

Dear Ms. Petronio:

The original referenced Easement Petition to the City Council was reviewed for any impact this action might have on the Providence Water (PW) distribution system. Our records indicate that PW has an 8-inch water main on Meeting Street approximately thirty (30) feet North of the subject parcel and two (2) water services entering the subject parcel, a 2-inch domestic service approximately fifteen (15) feet from the West property line and a 4-inch fire service approximately twenty (20) feet from the East property line. Accordingly, PW has no concerns, and the proposed easements will have no direct impact on Providence Water's distribution system.

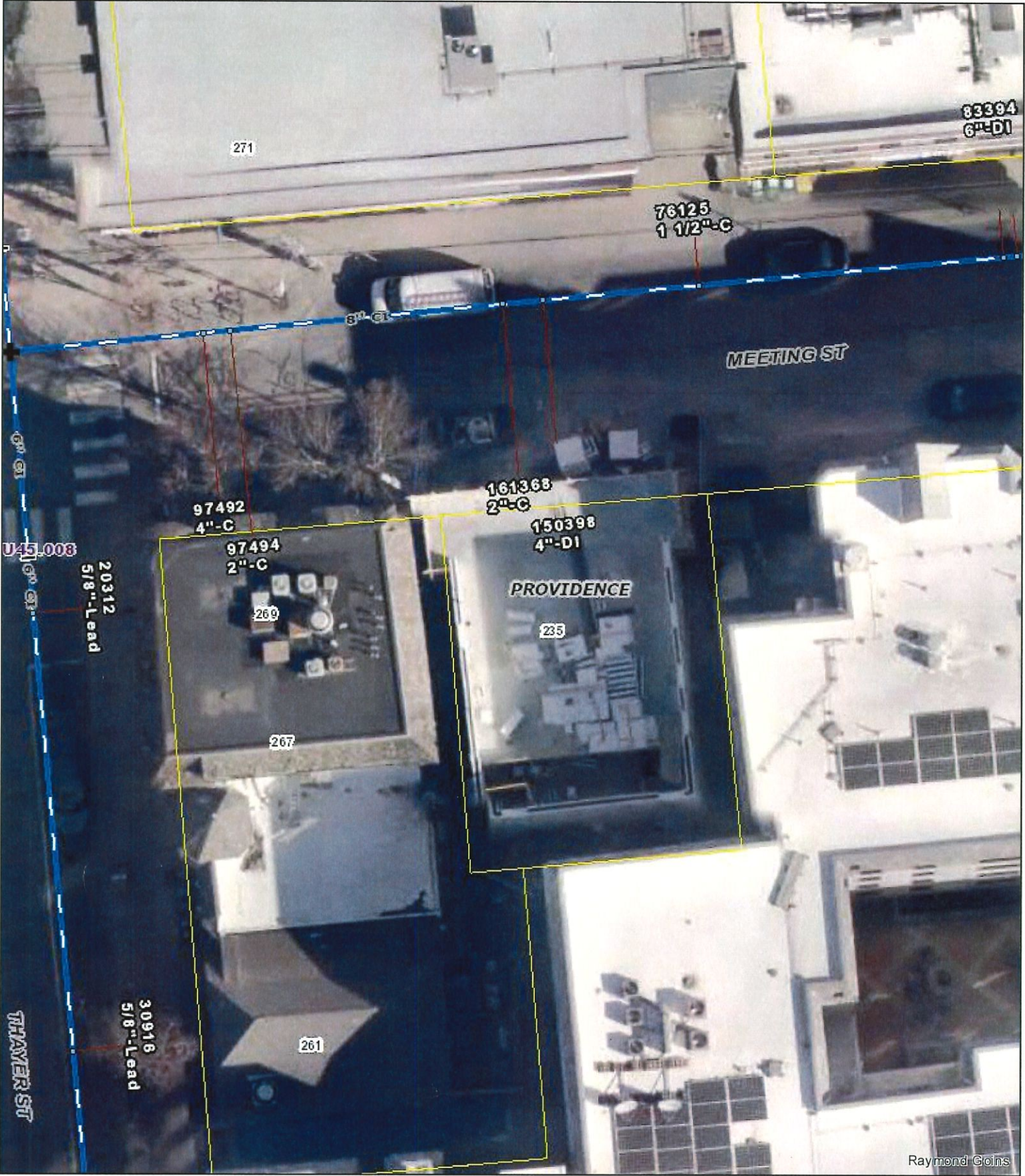
Should there be any questions regarding this information, please contact the Providence Water Engineering Department at (401) 521-6300 extension 7213 for assistance.

Respectfully,
PROVIDENCE WATER SUPPLY BOARD

Michael A. DiNobile
Manager of Technical Services

CC: File

235 Meeting Street, Providence



DISCLAIMER: This map does not represent a legal document. Providence Water makes no warranty, expressed or implied, regarding the accuracy, completeness or usefulness of information presented. Users of this information assume all liability for its fitness for a particular use.



December 18, 2022

Petronio, Sheri

From: Falvey, Hannah
Sent: Wednesday, March 20, 2024 1:17 PM
To: Petronio, Sheri
Cc: Nilsson, Wendy
Subject: Committee on Public Works - Petition Review

Good afternoon Sheri,

On behalf of Wendy Nilsson, regarding ***Petition from Joseph N. McPhee, II, Architect, 20 Westwood Road, Lincoln, Rhode Island 02865 on behalf of the property owner Boutros Salo & Boghos, LLC, 3 Presidential Way, Lincoln, Rhode Island 02865, dated November 9, 2023, requesting and easement for use of the sidewalk portion of the public right-of-way located on Assessor's Plat 13, Lot 45 (235 Meeting Street).***

We have reviewed and have no responsive information.

Best regards,
Hannah



Hannah Falvey
Graphic Designer &
Confidential Executive Assistant
to the Superintendent of Parks

She / Her
Parks Department
Dalrymple Boathouse
1000 Elmwood Ave
Providence, RI 02905
hfalvey@providenceri.gov



MAYOR BRETT P. SMILEY
CITY OF PROVIDENCE

Department of the City Clerk
Sheri A. Petronio, First Deputy City Clerk
25 Dorrance St.
Providence, RI 02903

January 25, 2024

RE: Easements on 235 Meeting Street

Dear Ms. Petronio,

At your request, we have reviewed plans and specifications for the sale of two subterranean easements located on assessor's plat 13 lot 45, 235 Meeting St., Providence, RI 02906. The purpose of the easement is to build 2 drainage culverts under the sidewalk to reduce the amount of run off across the sidewalk surface, the resulting drainage will be deposited into the gutter along the street.

We have estimated that the subterranean easements will be two feet wide by seven- and one-half feet long each for a total of 30 square feet located at the boundary lines of the subject site. To arrive at our opinion, we have reviewed assessment information within the subject location to arrive at a value consistent with the last revaluation cycle.

Based on our findings we found that the price per square foot for the land at the subject site would have a value of \$120 per square foot. A 50% adjustment would be applied due to the easement being subterranean. The total amount of square footage has been calculated to be 30 square feet. Therefore, the calculation would be \$60 times 30 square feet for a **total valuation of \$1,800.**

We hope this information is useful for your overall decision. If we may be of any further assistance, please don't hesitate to contact us.

Respectfully submitted,


Deputy City Assessor

Office of Tax Assessment

City of Providence Assessor's Office • City Hall, Room 208
25 Dorrance St • Providence RI 02903 • (401) 680-5229
providenceri.com/assessor

Petronio, Sheri

From: Espinal, Peter (Contractor) <PEspinal@RIEnergy.com>
Sent: Tuesday, May 7, 2024 9:18 AM
To: Petronio, Sheri
Subject: [EXTERNAL] FW: 235 Meeting Street Recommendations
Attachments: bae28062-f1e3-11ee-9cf6-000d3a0e0930.pdf; 235 Meeting Street proposed work.pdf

Good Morning,

Please see comments below regarding 235 meeting street. The comments concern the existing gas servicing the property and some clearances.

Thank you

Peter Espinal
Right of Way Agent | RI Property Services
280 Melrose Street, Providence, RI 02907
O: (401) 799-7807
PEspinal@rienergy.com



Business Use

Business Use

From: May Zhen (RI Energy) <MZhen@rienergy.com>
Sent: Wednesday, April 3, 2024 2:24 PM
To: Espinal, Peter (Contractor) <PEspinal@RIEnergy.com>
Subject: RE: 235 Meeting Street Recommendations

Hi Peter,

Attached is the gas map at 235 Meeting Street in Providence. There is an active 2-in plastic gas service from the 12-in cast iron gas main in the street to the existing building. The 12-in cast iron may be 3.5 ft +/- from the existing curb. We don't know what the drainage work at the sidewalk will involve... RIE wants a minimum 5-ft horizontal clearance and 12-in vertical clearance (if crossing) from the proposed drainage work. Also depending on construction activities, the existing gas service may need to be cut and cap prior to start of work.

Thanks,

May Y. Zhen
RI Energy – Public Works Engineering

Business Use

From: Zhen, May <MZhen@RIEnergy.com>
Sent: Monday, April 1, 2024 6:12 PM
To: May Zhen (RI Energy) <MZhen@ng.rienergy.com>
Subject: FW: 235 Meeting Street Recommendations

Business Use

Business Use

From: Espinal, Peter (Contractor) <PEspinal@RIEnergy.com>
Sent: Thursday, March 28, 2024 2:09 PM
To: Zhen, May <MZhen@RIEnergy.com>; Montalto, Christopher J <CJMontalto@RIEnergy.com>; McNaught, Andrew D <ADMcNaught@RIEnergy.com>
Subject: 235 Meeting Street Recommendations

Good Afternoon,

I received the attached from the City Clerk in Providence. New construction at 235 Meeting Street. They are installing some drainage trenches within the sidewalk in the public ROW. Just looking to confirm what UG facilities we may have that could be impacted. Similar to an abandonment, they are looking for any potential comments we may have on the proposed construction within the sidewalk and any interference with our infrastructure. Page 9 on the attachment has the clearest construction plan.

The plan already notes one Pole near the location of the eastern trench. Please just let me know if there are any other facilities not noted on the plan that may be impacted.

Thank you very much. Look forward to hearing from you.

Peter Espinal
Right of Way Agent | RI Property Services
280 Melrose Street, Providence, RI 02907
O: (401) 799-7807
PEspinal@rienergy.com



Business Use

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MEETING ST

MEETING ST

mechanical joint
1 1/2' cover

12 - CI - LP - 1949

1929

2-PE-LP-2000

THAYER ST

269



Outside Plant Engineering
44 Old Townhouse Road
South Yarmouth, MA 02664

December 20, 2023

City of Providence
Office of the First Deputy City Clerk
Attn: Sheri A. Petronio
25 Dorrance Street
Providence, Rhode Island 02903

ATTN: Sheri A. Petronio, First Deputy City Clerk

RE: EASEMENT USE ON A PORTION OF MEETING STREET

Dear Ms. Petronio,

Upon investigation it has been determined that Verizon presently no facilities at this area of #235 Meeting Street where the requested Easement is proposed.

Verizon will not object to the granting of said Easement.

Sincerely,

A handwritten signature in black ink that reads "Daryl Crossman".

Verizon New England Inc.
Attn: Daryl Crossman - ROW
44 Old Townhouse Rd
South Yarmouth, MA 02664

(508) 398-5754 – South Yarmouth Office
daryl.crossman@verizon.com - Email

The Narragansett Bay Commission
Interceptor Maintenance
One Service Road
Providence, Rhode Island 02905

401 • 461 • 8848
401 • 461 • 6551 FAX

<http://www.narrabay.com>



Vincent J. Mesolella
Chairman

Laurie A. Horridge
Executive Director

MEMORANDUM
from the Interceptor Maintenance Section

DATE: January 2, 2024

TO: Sheri A Petronio
First Deputy City Clerk

FROM: Nicole Klebauskas

RE: Permanent Easement
235 Meeting St, Providence

I have received the petition dated December 12, 2023 along with attachments pertaining to the request to easement request for 235 Meeting St in Providence RI.

The Narragansett Bay Commission has no facilities within in this area designated. Therefore, we have no objections to the easement of the requested portion of Bay St, Providence as depicted in the request.

Nicole Klebauskas
Technical Assistant
Narragansett Bay Commission
1 Service Road
Providence, RI 02905
nklebauskas@narrabay.com
401-461-8848 ext. 309
401-461-6551 fax



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

May 7, 2023

Mr. Oscar O. Vargas
Chairman on Committee on Public Works
Providence City Hall
25 Dorrance Street
Providence, RI 02903

**RE: Easement Petition – Revised Sketch
235 Meeting Street Sidewalk Drainage**

Dear Chairman Vargas,

The Department of Public Works has reviewed the revised drawing for the proposed sidewalk drainage at 235 Meeting Street, dated March 28, 2024 and has no objections.

Feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Craig Hochman".

Craig J. Hochman, PE
Chief Engineer

Attachment: Revised Sketch
cc. Angelino, Coyne-Fague