

# RESOLUTION OF THE CITY COUNCIL

No. 430

Approved November 15, 2021

RESOLVED, DECREED AND ORDERED:

That the cross-hatched portion of SWAN STREET shown on the accompanying plan entitled "Providence, R.I., P.W. Dept & Engineering Office, Street Line Section Plan No. 064869, dated August 5, 2021," bounded by letters the A-B-C-D-A on said plan, having ceased to be useful to the public, is proposed to be abandoned as a Public Highway. Said Abandonment is specifically conditioned upon the following:

1. Petitioner shall tender the amount of Forty-Eight Thousand Three-Hundred Thirty-Six Dollars (\$48,336.00) to the City of Providence.
2. Petitioner shall either grant as easement, satisfactory to the Petitioner, in favor of Verizon, which will permit retention of its facilities in their existing location, together with the right to inspect, maintain, operate and replace the same and with twenty-four hour access to said facilities, or, in the alternative, should it be determined by the Petitioner that any such facilities need be relocated in order to comply with an intended use, the Petitioner shall assume all costs of relocation.
3. Petitioner shall either grant as easement, satisfactory to the Petitioner, in favor of National Grid, which will permit retention of its facilities in their existing location, together with the right to inspect, maintain, operate and replace the same and with twenty-four hour access to said facilities, or, in the alternative, should it be determined by the Petitioner that any such facilities need be relocated in order to comply with an intended use, the Petitioner shall assume all costs of relocation.
4. Petitioner shall either grant as easement, satisfactory to the Petitioner, in favor of the Providence Water Supply Board, which will permit retention of its facilities in their existing location, together with the right to inspect, maintain, operate and replace the same and with twenty-four hour access to said facilities, or, in the alternative, should it be determined by the Petitioner that any such facilities need be relocated in order to comply with an intended use, the Petitioner shall assume all costs of relocation.

IN CITY COUNCIL  
NOV 04 2021  
READ AND PASSED

JOHN J. IGLIOZZI, PRESIDENT

CLERK

THEREBY APPROVE:

Mayor

Date:

11/15/21

5. If the Providence Water Supply Board facilities are relocated, Petitioner will maintain a private fire hydrant in the vicinity of the current one in front of Assessor's Plat 47 Lot 118.
6. Petitioner will also maintain the street to be abandoned as a private access road for the Providence Fire Department to serve existing buildings, with any dimensional changes requiring approval of the Providence Fire Department. Alternate access may be arranged, but only with the written approval of the Providence Fire Department.
7. Petitioner shall grant an easement over the street to be abandoned in favor of the owners of abutting Assessor's Plat 47 Lot 114 that will provide those owners with twenty-four hour access, without limitation, to said lot. This easement may be located elsewhere if such relocation is satisfactory to the owner of Lot 114.
8. Petitioner shall have a Class I survey prepared by a Professional Land Surveyor, properly licensed by the Board of Registration for Professional Land Surveyors, inasmuch as road abandonments constitute a boundary change pursuant to Informational Bulletin 2003.01 issued by said Board.
9. The Petitioner shall comply with all conditions contained herein within sixty (60) days from the date of passage.
10. Such other terms and conditions as may be reflected in the record and minutes of the City Council Committee on Public Works, and/or as may be deemed appropriate by the Mayor or the Department of Law.

ORDERED, That the Traffic Engineer be and is hereby directed to cause a sign to be placed on the above-named highway abandoned as aforesaid, having thereon the words, "Not a Public Highway," and it is further

ORDERED, That after the entry of this order or decree the City Clerk shall cause a notice thereof to be published in a newspaper published in the County of Providence at least once a week for three successive weeks and a further and personal notice shall be served by the City Sergeant upon every owner of land abutting the above-named highway which has been abandoned who is known to reside within the State.



**CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

**PETITION TO THE CITY COUNCIL**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

THAT, the undersigned respectfully petitions your honorable body for the abandonment pursuant to R.I.G.L. 24-6-1 of that portion of Swan Street located in the City that is identified on Exhibit A and attached hereto and incorporated herein ("Street"). Said Street abuts the following lots on Assessor's Plat 47: 114, 118, 119, 127,145, 832 and 834.

In support of this Petition, the undersigned respectfully represents to this Honorable City Council that the Street has ceased to be useful to the public as it has never been improved for travel and has its terminus on a non-accessible portion of Interstate Route 95..It the event that there are any rights in the Street, other than those of the Petitioners herein, such rights shall be preserved by means of an easement on, over or across such Street, including without limitation, an easement for access to the owners of Lots 114 and 198 on Plat 47.

In the event the undersigned acquires title to the Street as petitioned, the undersigned agrees to pay to the City as consideration for the abandonment the fair market value of the Street and agrees that the final calculation of the area of the Street from which said fair market value will be calculated shall be determined by means of a Class I survey that complies with the requirements of this honorable body and which shall be provided to this honorable body at the expense of the undersigned. However, if it is determined by this honorable body that fair market value of the Street exceeds an amount which, in the judgment of the Petitioners, exceeds the value of the Street that it is willing to pay, the undersigned reserves the right to withdraw this Petition prior to its final passage.

Respectfully Submitted,

THE COLETTA GROUP, LLC

By:

\_\_\_\_\_  
Anthony Coletta, Manager

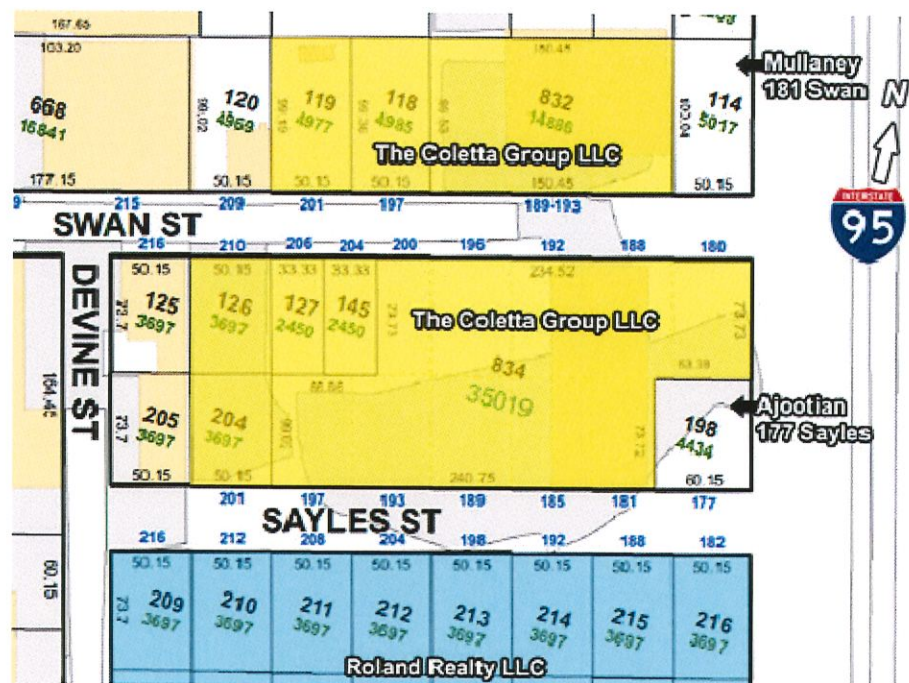
July 22, 2021

The Petitioner is represented in this matter by:

John J. Garrahy, Esquire  
John J. Garrahy Law, LLC  
2088 Broad Street  
Cranston, Rhode Island 02905



EXHIBIT A



## EXHIBIT A



44 Sulton Avenue  
East Providence, RI 02914

Tel (401) 438-5775  
Fax (401) 438-5773  
[watermanengineering.net](http://watermanengineering.net)

### RECOMMENDED PROPERTY DESCRIPTION

#### Portion of Swan Street to be abandoned Providence, Rhode Island

That certain tract or parcel of land situated easterly of Devine Street and westerly of Interstate Route 95 in the City of Providence, Providence County, State of Rhode Island and Providence Plantations, delineated as "Swan Street (to be abandoned)" on that plan entitled "Administrative Subdivision Plan, A.P. 47, Lots 118, 119, 126, 127, 145, 204, 832, 834 & the abandoned portions of Swan St. & Sayles St., Providence, Rhode Island, Coletta Realty Group LLC, 7715 Post Road, North Kingstown, Rhode Island, 02852, Project No. 00-122 Scale: 1"=20' Date: 09/21/2020 by Waterman Engineering Company Richard S. Lipsitz, P.L.S. No. 1837", more particularly bounded and described as follows;

Beginning at a point in the northerly street line of Swan Street, said point being the southeasterly corner of land now or formerly of Sophom Plum & Sopheak Pen, the southwesterly corner of land now or formerly of Swan Street, LLC and the northwesterly corner of the parcel herein-described;

thence proceeding N 75°21'20" E, bounded northerly in part by the said Swan Street, LLC land, in part by land now or formerly of Swan Properties, LLC and in part by land now or formerly of Robert G. Mullancy, a distance of three hundred one and 20/100 (301.20') feet to the westerly highway line of Interstate Route 95 and the northeasterly corner of the parcel herein-described;

thence proceeding S 14°36'27" E, by and with the said highway line of Interstate Route 95, a distance of forty and 12/100 (40.12') feet to other land now or formerly of Swan Properties, LLC and the southeasterly corner of the parcel herein-described;

thence proceeding S 75°21'20" W, bounded southerly in part by the said Swan Properties, LLC land and in part by land now or formerly of Able Auto Sales, LLC, a distance of three hundred one and 18/100 (301.18') feet to the proposed easterly terminus of Swan Street and the southwesterly corner of the parcel herein-described;

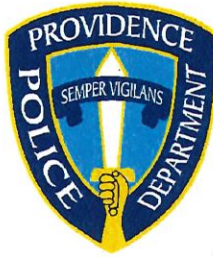
thence proceeding N 14°38'40" W, by and with the said proposed easterly terminus of Swan Street, a distance of forty and 12/100 (40.12') feet to the point and place of beginning.

The above-described parcel contains 12,084 square feet (0.277 acres) of land.









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

5/20/21

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 Abandonment of portion of Swan St as requested by John J Garrahy

Sir,

After reviewing the petition for granting of abandonment by the City of city property located at Swan St abutting lots Plat 47:114, 118, 119, 120, 127, 145, 832, and 834 for the purpose of an easement for access to the owner of lot 110 on Plat 47, dated May 10, 2021, in which the Providence Police Department has no objection to the request.

Respectfully Submitted

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

**STEVEN M. PARÉ**  
Commissioner of Public Safety  
Acting Chief of Department



**JORGE O. ELORZA**  
Mayor

Department of Public Safety, Fire Department  
*"Building Pride in Providence"*

July 12, 2021

The Honorable Michael J. Correia  
Councilman  
Chairman, Committee on Public Works  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

**RE: Petition to Abandon Portion of Swan Street**

Dear Councilman Correia:

I am in receipt of your memorandum regarding the petition that was filed by John J. Garrahy of John J. Garrahy Law, LLC who is requesting to abandon a portion of Swan Street.

After review, it appears there is no objection to this proposal based on fire safety. However, the applicant should be advised of the following:

1. If Providence Water Supply abandons the underground water lines, the owner will be required to maintain a private fire hydrant in the vicinity of the current one in front of lot number 118.
2. Swan Street must be maintained as a private fire department access road serving the existing buildings; changes to its current configuration or dimensions will require approval by the fire marshal's office.

If you have any questions, please feel free to contact my office.

Respectfully,

Steven M. Paré  
Commissioner of Public Safety

cc: Shawn Selleck, City Clerk

Leo J. Perrotta  
Director



Jorge O. Elorza  
Mayor

**DEPARTMENT OF PUBLIC WORKS**

*"Building Pride in Providence"*

August 4, 2021

Honorable Michael J. Correia  
Chairman of the Public Works Committee  
Providence City Council-City Hall  
Providence, R.I. 02903

FILED  
2021 AUG -6 A 10:53  
DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

**RE: Proposed Abandonment of a Portion of Swan St.**

Dear Councilman Correia:

This department has no objection to the proposed abandonment of a portion of Swan St. in conjunction with the attached plan, entitled "Prov., P.W. Dept.-Engineering Office, Street Line Section, Plan No. 064869. Area of abandonment is designated as cross-hatched area (A-B-C-D-A) on the accompanying plan.

Total square footage equals 12,084 square feet.

See accompanying plan for plat and lot numbers.

Full sewer easement required for sewer mains. Petitioner to own and maintain catch basins and their laterals.

According to Informational Bulletin 2003.1 issued by Rhode Island Board of Registration for Professional Land Surveyors, road abandonments constitute a boundary change, and as such, requires a Class 1 survey prepared by a professional Land Surveyor, property licensed by said board.

If we can further assist you in this regard, please advise.

Very truly yours,

Leo J. Perrotta

Director-D.P.W.

cc: Shawn Selleck-City Clerk  
AZ-DPW, B. Nickerson-Planning Dept.  
A. Southgate, Esq.-Law Dept.  
L. Garzone-Tax Assessors

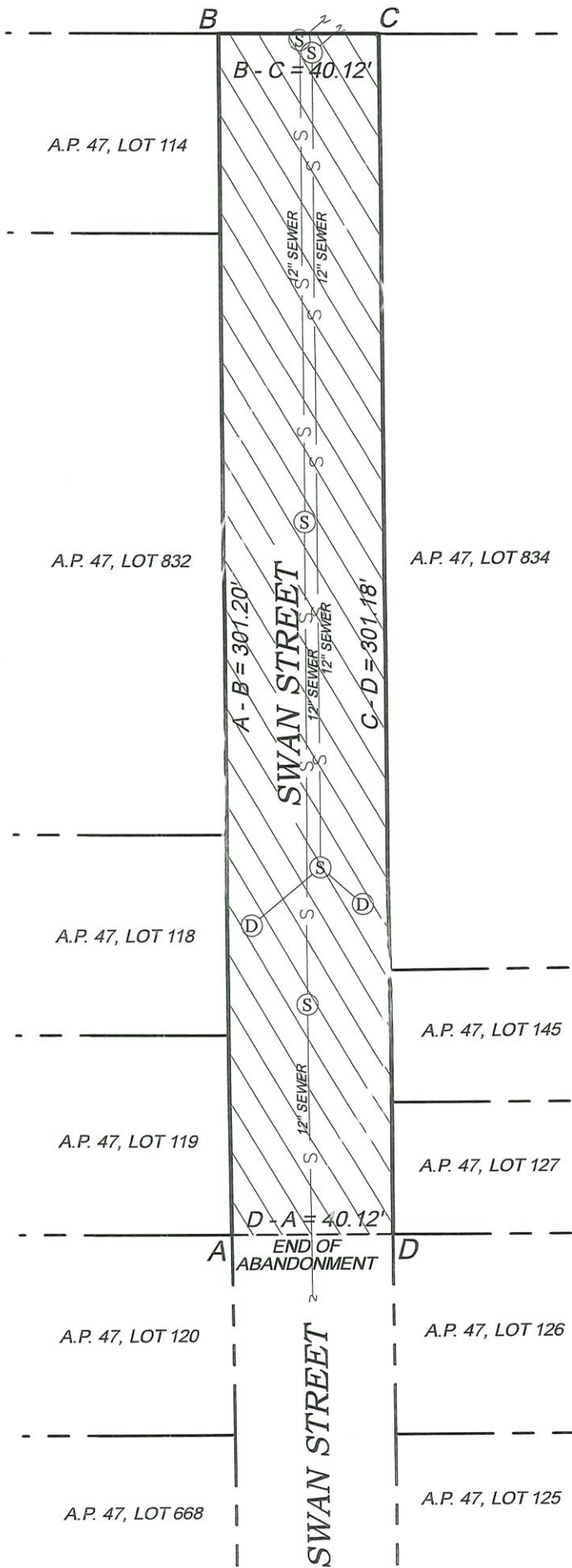
700 Allens Avenue Providence, Rhode Island 02905  
Phone 401-467-7950/Fax 401-941-2567  
[www.providenceri.com/dpw](http://www.providenceri.com/dpw)





# INTERSTATE ROUTE 95

PROVIDENCE, R.I.  
P. W. DEPT. — ENGINEERING OFFICE  
STREET LINE SECTION  
Plan No. 064869  
Date AUGUST 5, 2021



## NOTES / REFERENCES

1. REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD;

A.) PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PLAN, A.P. 47, LOTS 118, 119, 126, 127, 145, 204, 832 & 834, SWAN STREET & SAYLES STREET, PROVIDENCE, RHODE ISLAND, SWAN STREET, LLC, 7715 POST ROAD, NORTH KINGSTOWN, RHODE ISLAND 02852, PROJECT No. 00-122, SCALE: 1"=20', DATE: 09/21/2020 BY WATERMAN ENGINEERING COMPANY."

NOTES: CROSS-HATCHED AREA (A-B-C-D-A) INDICATES PROPOSED ABANDONMENT.

FULL SEWER EASEMENT REQUIRED FOR SEWER MAINS. PETITIONER TO OWN AND MAINTAIN CATCH BASINS AND THEIR LATERALS

TOTAL SQUARE FOOTAGE  
= 12,084 S.F. (0.277 AC.) +/-

CITY OF PROVIDENCE, R.I.  
Public Works Dept. — Engineering Office  
Showing PROPOSED ABANDONMENT OF A PORTION OF SWAN STREET  
Drawn by BJT Checked by BJT  
Scale 1"=40' Date 07/22/2021  
Correct Associate Engr.  
Approved Chief Engineer  
CHIEF ENGINEER







May 13, 2021

*Tap Water Delivers*

Ms. Sheri Petronio  
First Deputy City Clerk  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

The Hon. Jorge O. Elorza  
Mayor

Ricky Caruolo  
General Manager

Subject: Petition to Abandon Portion Tax Assessor's Plat 47, Lot 114, 118, 119,  
120, 127, 145, 832 and 834

Dear Ms. Petronio:

The above referenced portion of Swan St has been reviewed for any impact this action might have on the Providence Water (PW) distribution system. Our records indicate that we own and maintain infrastructure; including a 6" Cast Iron water main, fire hydrant, 6" valve and five service connections within this subject street. Accordingly, Providence Water's position is to oppose this abandonment as proposed.

If you have any further questions, please feel free to contact me at (401) 521-6300, extension 7249.

Respectfully,  
PROVIDENCE WATER

Chuck Brennan  
Manager - Records

cc: P. LePage  
A. Pion  
File

---

#### BOARD OF DIRECTORS

Xaykham Khamsyvoravong  
Chairperson

Joseph D. Cataldi  
Vice Chairperson

Michael J. Correia  
Council President Pro Tempore

Jo-Ann Ryan  
Councilperson

Sara Silveria  
Ex-Officio

Cristen L. Raucci, Esq.  
Member

Dr. Alma M. Guerrero Bready  
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



Elyse Paré  
Tax Assessor

Jorge O. Elorza  
Mayor



PROVIDENCE A CITY THAT WORKS

Janesse Muscatelli  
Deputy City Assessor

**Finance Department  
Office of Tax Assessment**

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

July 21, 2021

RE: Abandonments of Sayles and Swan Streets.

Dear Ms. Petronio,

Per your request we have reviewed the information presented relative to the street abandonments of Sayles and Swan Streets. This office recently met with representatives of the Coletta group, their attorney John J Garrahy and Brad Travers of Waterman engineering in order to better identify where the abandonment would be added. Yesterday we received a plan identified as administrative subdivision plan Coletta Realty group LLC by Waterman engineering Company (attached). Beginning on Sayles Street there are seven parcels identified as parcel "C" through "I" six of these lots contain 1006 ft.<sup>2</sup> one contains 1009 ft.<sup>2</sup> these lots comprised of half of the Sayles street abandonment to be transferred to Roland Realty the grand total of this parcel is 7046 ft. (rounded). The next lot would be the merger of lots 126, 127, 145, 204 and 834 also to be absorbed into that lot is the remainder of Sayles street for a total of 7046 ft.<sup>2</sup> the new lot will have a grand total of 54,391 ft.<sup>2</sup> The third parcel is a combination of plat 47 Lot 118, 119, and 832 added to which will be the portion of sale at Swan Street which is to be abandon containing 12,084 ft.<sup>2</sup> the new grand total for the proposed lot will be 36,861 ft.<sup>2</sup> Following our review of information it is our opinion that the land to be absorbed and abandoned will have a value of four dollars per square foot therefore the following calculations result.

Swan Street 12,084 ft.<sup>2</sup> times \$4 per square foot equals **\$48,336**

A portion of Sayles street to be abandoned 7046 ft.<sup>2</sup> times \$4 per square foot equals **\$28,184**

The land to be absorbed from Sayles street to be abandoned to the Roland realty interest 7046 ft.<sup>2</sup> times \$4 per square foot equals **\$28,184**

We hope this information is useful for your project if we may be any further assistance please don't hesitate to contact us.

Respectfully submitted

  
Elyse Paré  
Tax Assessor

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



City Plan Commission  
Jorge O. Elorza, Mayor

June 16, 2021

Councilman Michael Correia  
Chair, Committee on Public Works  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Attn: Shawn Selleck, City Clerk

**Re: Referral 3493 – Abandonment of Swan Street**  
**Petitioner: The Coletta Group LLC**

Dear Councilman Correia:

At a meeting of the City Plan Commission (CPC) held on June 15, 2021, the CPC considered the request of the petitioner, The Coletta Group LLC, abandon Swan Street, which runs west to east from Devine Street and terminates in a dead end at a non-accessible portion of I-95. It is located between AP 47 lots 114, 118, 119, 120 and 832 to the north and 126, 127, 145 and 834 to the south. Except for lots 120 and 114, all the lots abutting the proposed abandonment area are owned by the petitioner.

**FINDINGS OF FACT**

The Commission made the following findings of fact as required by the City Plan Commission Handbook Policy No. 1: "Criteria and Guidelines for Approval of Street, Highway and Rights-of-way Abandonment":

1. *A public interest has to be clearly demonstrated. A public interest is defined as one or more of the following: public health and safety, adequate provision of transportation, general improvement of traffic patterns and/or circulation, convenient access to properties, avoidance of a nuisance, significant economic development, preservation of a historical or cultural feature, and improvement of the general welfare of the community.*

The portion of Swan Street proposed for abandonment terminates in a dead end and except for lot 120 and 114, all lots abutting it are owned by the applicant. The applicant intends to acquire lot 120, but has not completed the purchase. Lot 114 is occupied by a billboard. The proposed abandonment area appears to be mostly used for accessing property owned by the applicant. If an access easement for lots 114 and 120 were provided, the CPC finds that the abandonment would not have an adverse impact on the public interest.

2. *No negative impact is evident on existing land uses, future plans, zoning, safety, health or welfare of the community by the proposed abandonment.*

If easements to lots 114 and 120 are provided, the CPC finds that no negative impacts are anticipated as it is not apparent that the abandonment will affect future plans for development or existing land use. The CPC found that no negative impact to the health and welfare of the surrounding community is expected as the street is not essential to provide access to other parts of the City.

**DEPARTMENT OF PLANNING AND DEVELOPMENT**

444 Westminster Street, Providence, Rhode Island 02903

401 680 8400 ph | 401 680 8492 fax

[www.providenceri.com](http://www.providenceri.com)

3. *All abutting landowners agree to the proposed abandonment.*

The CPC is unaware of any objections from the owners of lots 114 and 120. The applicant should demonstrate that abutting property owners agree to the abandonment.

4. *No physical or legal access will be denied to any land or property in surrounding areas by the proposed abandonment.*

The CPC found that if easements or similar measures are provided to the owners of lots 120 and 114 to access their lots, it does not appear that any physical or legal access will be denied.

5. *No existing or future public services or facilities need to be protected, provided, or maintained within the right-of-way. An easement retention may be necessary to provide access to, maintain, or provide existing or future service or utility needs.*

It is unknown if any utilities need to be provided or maintained within the public right of way. The CPC required that the applicant grant any necessary easements.

6. *The proposed or intended use of the street and/or adjacent properties must be shown on a petition or plan, and such use shall be in conformance with existing zoning and Comprehensive Plan Objectives.*

A petition and plan were provided. The CPC found the proposal to be consistent with the Comprehensive Plan and purposes of Zoning.

**RECOMMENDATION**

Upon a motion by Commissioner Quezada seconded by Commissioner Bilodeau, the CPC unanimously voted to advise the Committee on Public Works that the petition for abandonment be approved.

In accordance with the CPC's action, the CPC recommends that this portion of Sayles Street be abandoned subject to the following conditions:

- i. All abutters shall agree to the abandonment with no property access being denied.
- ii. The applicant shall grant easements or similar measures to the owners of lots 114 and 120 to access their property.
- iii. The petitioner shall apply for an administrative subdivision to merge the abandoned street with their respective property should the abandonment be approved.
- iv. The petitioners shall grant any necessary easements for access to property, utility access and maintenance.

The CPC voted as follows:

Aye: M. Quezada, H. Bilodeau, M. Gazdacko, L. Torrado, C. West

Sincerely,



Choyon Manjrekar  
Administrative Officer



## **Petronio, Sheri**

---

**From:** Manjrekar, Choyon  
**Sent:** Wednesday, July 14, 2021 3:00 PM  
**To:** Petronio, Sheri; The Coletta Group (thecolettagroup@gmail.com)  
**Subject:** FW: Sayles street abandonment

Hi Sherri, please include the email below as part of the package for the subject abandonment. Thanks.

---

**From:** Jeffrey Knisley <jknisley@rcfp.com>  
**Sent:** Tuesday, June 15, 2021 2:45 PM  
**To:** Manjrekar, Choyon <cmanjrekar@providenceri.gov>  
**Subject:** Sayles street abandonment

Choyon,

Following up on our discussion, I represent Roland Realty. Roland Realty does not object to the proposed abandonment, as long as it has the right to purchase its share of the abandoned property (up to the mid-point of the paper road). Please do not hesitate to contact me if you have any questions or need anything further.

Jeff Knisley

R. Jeffrey Knisley  
Roberts, Carroll, Feldstein & Peirce  
10 Weybosset Street, Suite 800  
Providence, RI 02903

Cell: 401.207.9705

September 7, 2021

City of Providence  
Sheri A. Petronio, First Deputy City Clerk  
25 Dorrance Street  
Providence, RI 02903

*VIA email: c/o Jennifer Emidy (jemidy@providencerigov)*

**Re: Proposed Abandonment of a Portion of Swan Street, Providence, RI**

Dear Ms. Petronio:

Please be advised that after review, it has been determined that The Narragansett Electric Company, d/b/a National Grid, has electrical and gas equipment in the area proposed for abandonment.

National Grid has no objection to the abandonment subject to the following condition: that Swan Properties, LLC (petitioner) will deliver an executed original Grant of Easement to The Narragansett Electric Company for the above-mentioned equipment, said Easement to be of acceptable form to National Grid, as agreed to in the letter dated September 7, 2021, which letter is attached for reference.

Please call me if you have any questions.

Very truly yours,



Joyce-Ann Xifaras  
Real Estate Representative  
National Grid  
(401) 784-7513  
joyce-ann.xifaras@nationalgrid.com

Enclosures: letter

Cc (via email): A. Coletta, Swan Properties, LLC



385 Myles Standish Blvd  
Taunton, MA 02780

May 24, 2021

City of Providence  
Office of the City Clerk  
25 Dorrance Street, RM 311  
Providence, Rhode Island 02903

ATTN: Sheri A. Petronio, First Deputy City Clerk

RE: PETITION TO ABANDON A PORTION OF SWAN STREET

Dear Ms. Petronio,

Upon investigation it has been determined that Verizon presently has facilities along Swan Street, at the section identified to be abandoned.

These facilities include a pole with cables and wires and possible underground facilities that provides service to the surrounding area.

Verizon will not object to the granting of said petition, provided that in the event the petition is granted, the petitioner will convey an Easement to Verizon, which will permit retention of its facilities in existing locations with the right to inspect, maintain, operate and replace the same and with twenty-four hour access to said facilities.

If it is decided by the petitioner that telephone facilities are to be relocated, the petitioner will assume all costs of the relocation.

Sincerely,

Verizon New England Inc.  
Attn: Daryl Crossman - ROW  
385 Myles Standish Blvd  
Taunton, MA 02780

(508) 398-5754 – South Yarmouth Office  
(774) 409-3191 – Taunton 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: May 17, 2021

TO: Sheri A Petronio  
First Deputy City Clerk

FROM: Michael Caruolo, PE  
Interceptor Maintenance Manager

RE: Abandonment of Property  
Swan St, Providence RI

I have received the petition dated May 10, 2021 along with attachments pertaining to the request to abandon a portion of Swan St in Providence RI.

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

5/17/2021 1:12 PM

September 7, 2021

The Narragansett Electric Company  
Real Estate Department  
280 Melrose Street  
Providence, RI 02907

Re: Petition to Abandon (a portion of) Swan Street in the City of Providence

Dear Sir or Madam:

The purpose of this letter is to confirm an agreement relative to the Petition of Swan Properties LLC (petitioner) to the City of Providence for the abandonment of a portion of Swan Street in the City of Providence, Rhode Island.

In consideration of refraining to object to the approval of said Petition, Swan Properties LLC (petitioner) agrees, that in the event that said Petition is approved and the City abandons said portion of Swan Street, an easement acceptable to The Narragansett Electric Company will be granted by Swan Properties LLC (petitioner), which will permit all existing gas and electric facilities to remain in existing locations on said Swan Street in order to provide service to the Petitioner and others.

Please see attached Exhibit A, a property description from Waterman Engineering Company of Swan Street.

Very truly yours,

Swan Properties LLC

*Anthony Coletta*

By: Anthony Coletta  
Its: Manager

Swan Properties LLC



September 10th, 2021

Re: Approval

This letter is to serve as verification that Cox Communications is Acknowledging and approving the abandonment/purchasing of Swan and Sayles street Providence, RI 02905 by Coletta Group. As communicated there will be no need to relocate any cable property of Cox in the abandonment process.

Please contact me at (401) 258-9909 [Joshua.Pacheco@cox.com](mailto:Joshua.Pacheco@cox.com) if you require further assistance.

Sincerely,  
Joshua Pacheco  
Cox Communications  
Construction & Planning  
9 J.P.Murphy Ind. Hwy  
West Warwick, RI 02893  
Phone: (401) 258-9909

FILED  
2021 SEP 10 P 1:28  
DEPT. OF CITY CLERK  
PROVIDENCE, R.I.



✓

# Petition to Abandon Sayles Street, Lower South Providence, RI

Honorable Councilman Michael J. Correia  
Chairman - Committee on Public Works

This letter recognizes that I, James Ajootian have no objections to the abandonment of Sayles Street, Providence, RI requested by The Coletta Group LLC. I acknowledge that an easement over Sayles Street will be granted to me as owner of 177 Sayles Street, LOT 198 for access to my property, utility access and maintenance.

Sincerely,

Mr. James Ajootian  
1-863-271-0939  
[ajootian@rocketmail.com](mailto:ajootian@rocketmail.com)

James Ajootian

07 / 14 / 2021

ROBERT A. PERETTI  
ATTORNEY AT LAW  
CENTURY PLAZA  
1140 RESERVOIR AVENUE, SUITE 201  
CRANSTON, RHODE ISLAND 02920

OFFICE (401) 273-7747

FAX (401) 946-6333

July 22, 2021

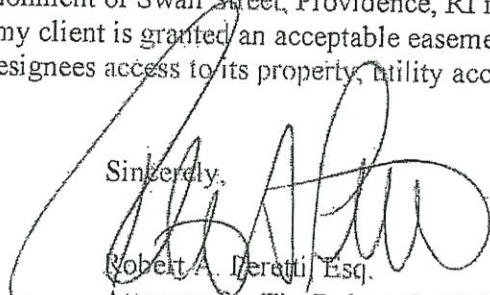
City of Providence  
Committee on Public Works  
Attn: Honorable Councilman Michael J. Correia  
25 Dorrance Street  
Providence, RI 02903

**RE: Petition to Abandon Swan Street, Lower South Providence, RI**

Dear Councilman Correia:

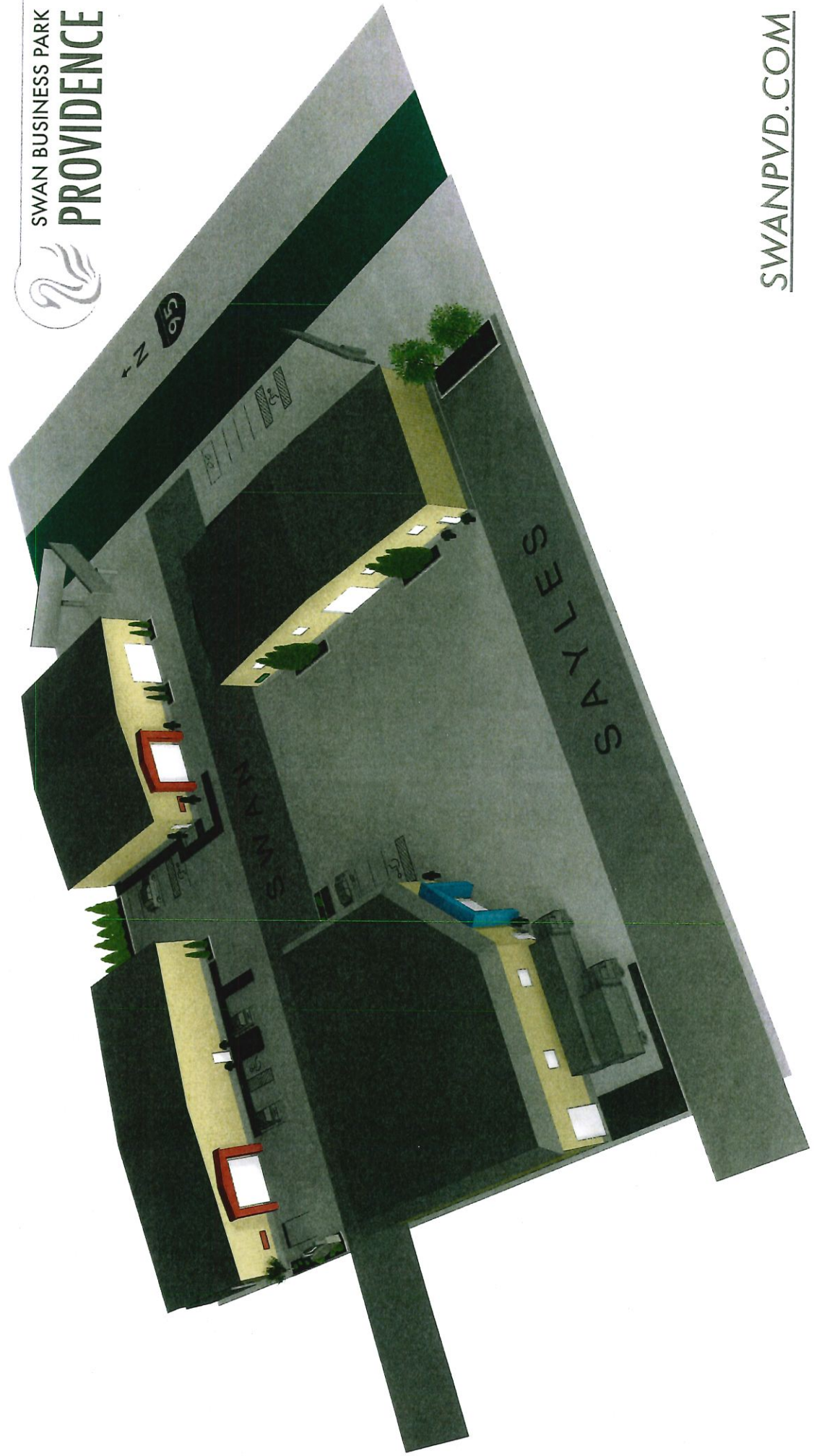
The undersigned represents The Robert G. Mullaney Trust. Please be advised that my client has no objections to the abandonment of Swan Street, Providence, RI requested by the Coletta Group, LLC, provided that my client is granted an acceptable easement over Swan Street that will provide my client and its designees access to its property, utility access and maintenance.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Peretti', is written over the typed name and title.

Robert A. Peretti, Esq.  
Attorney for The Robert G. Mullaney Trust

RAP:lw



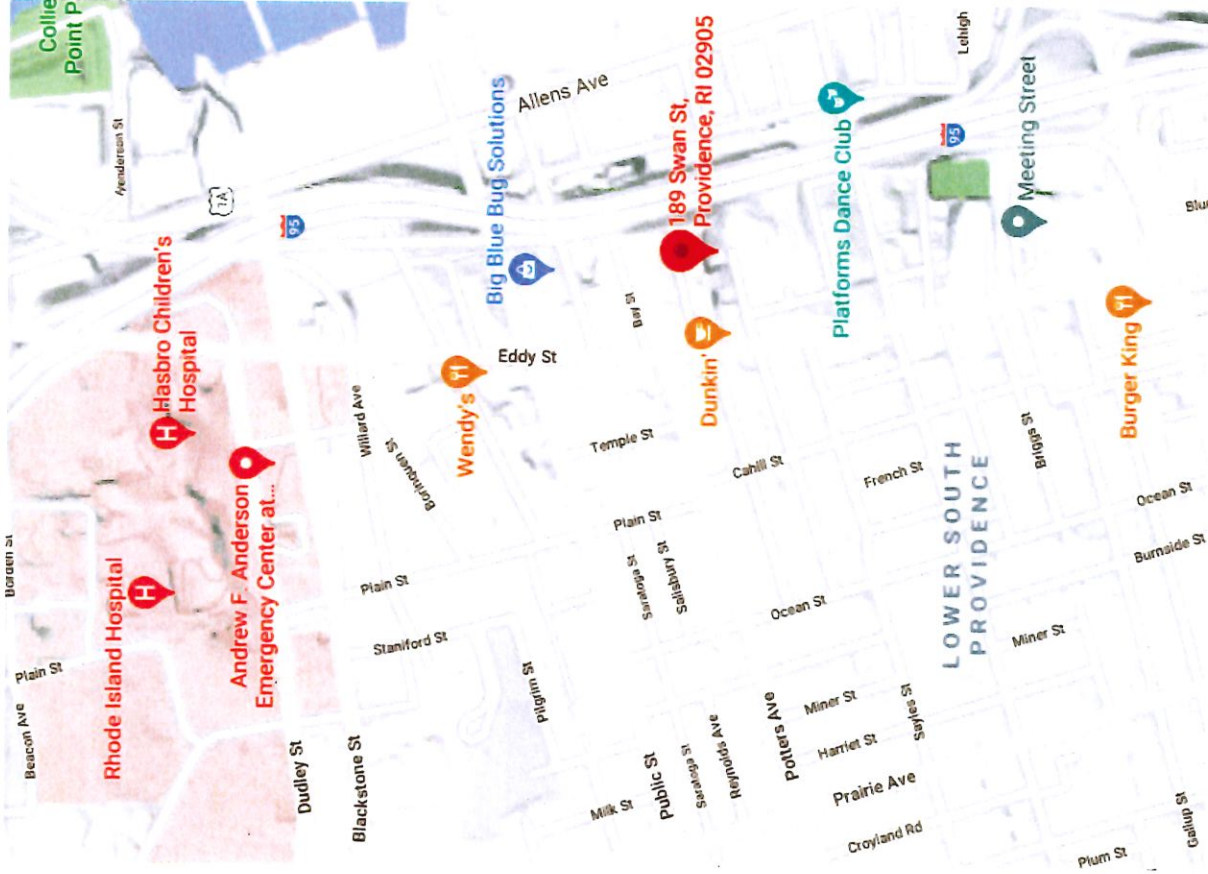
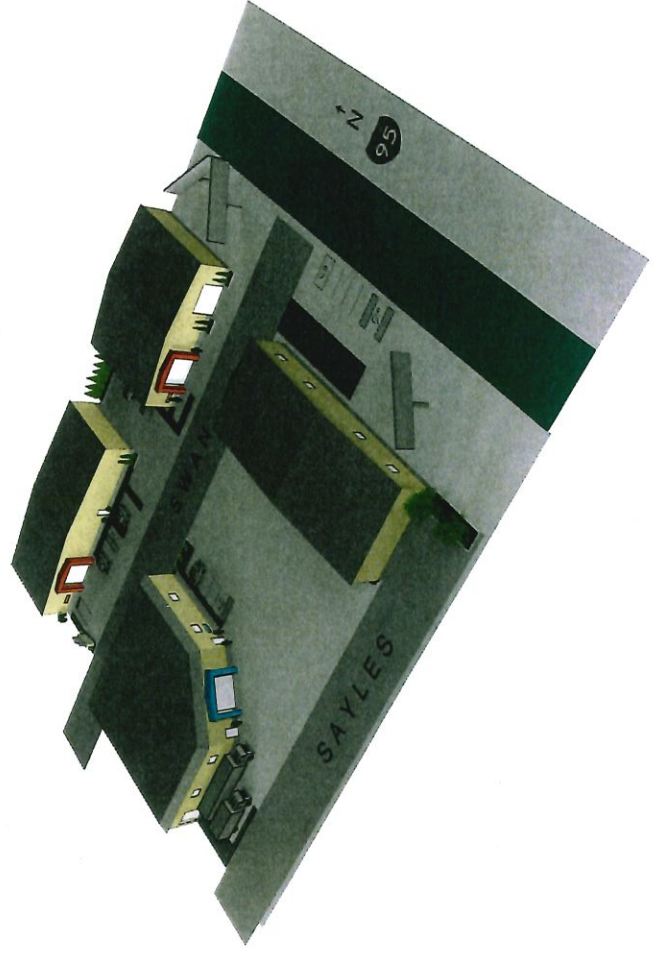




# SWAN BUSINESS PARK OUR VISION

Our Vision is to develop a Business Park in Lower South Providence that offers RI businesses a location to grow and thrive.

The Swan Business Park is located just off Eddy Street 1/4 of a mile between RI Hospital and the Thurbers Avenue access ramps to Interstate 95 North and South.





## SWAN BUSINESS PARK

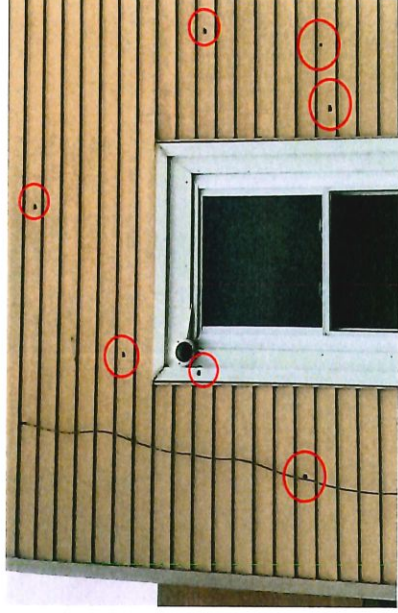
# THE WORK

This area of Swan Street in Lower South Providence has its challenges and is in need of redevelopment.



## ILLEGAL ACTIVITY

An extensive police log of incidents



## BULLET HOLES

Residences covered in bullet holes



## TRASH & BLIGHT

Unregistered vehicles & dumping

[swanpvd.com](http://swanpvd.com)





## SWAN BUSINESS PARK BUSINESSES

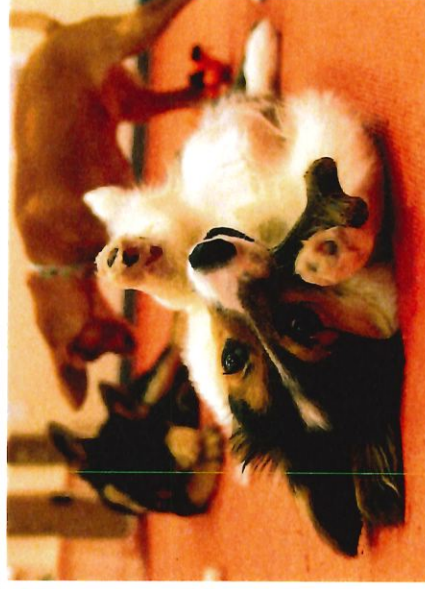


[swanpvd.com](http://swanpvd.com)

## CROSSBONES DOG ACADEMY 189 SWAN STREET

Doctors and Nurses at RI Hospital work long shifts and do not like to leave their dogs home alone. Crossbones is only 1/4 of a mile from RI Hospital offering a variety of services including obedience and behavior training in a clean and professional environment.

[crossbonesdog.com](http://crossbonesdog.com)







## THE COMPOST PLANT

182 SWAN STREET

Turning food scraps and "waste" products into compost and soil mixes that help gardeners and farmers grow more local food. More local food means healthier communities. [compostplant.com](http://compostplant.com)



### DIVERTING WASTE

As of January 2021, The Compost Plant has diverted nearly 20,000 tons of organic waste from RI's only landfill.

### PVD COMPOSTS

Providence has residential food waste pickup services, including this one that delivers right to The Compost Plant on Swan Street.

[providenceri.gov/sustainability/compost/](http://providenceri.gov/sustainability/compost/)

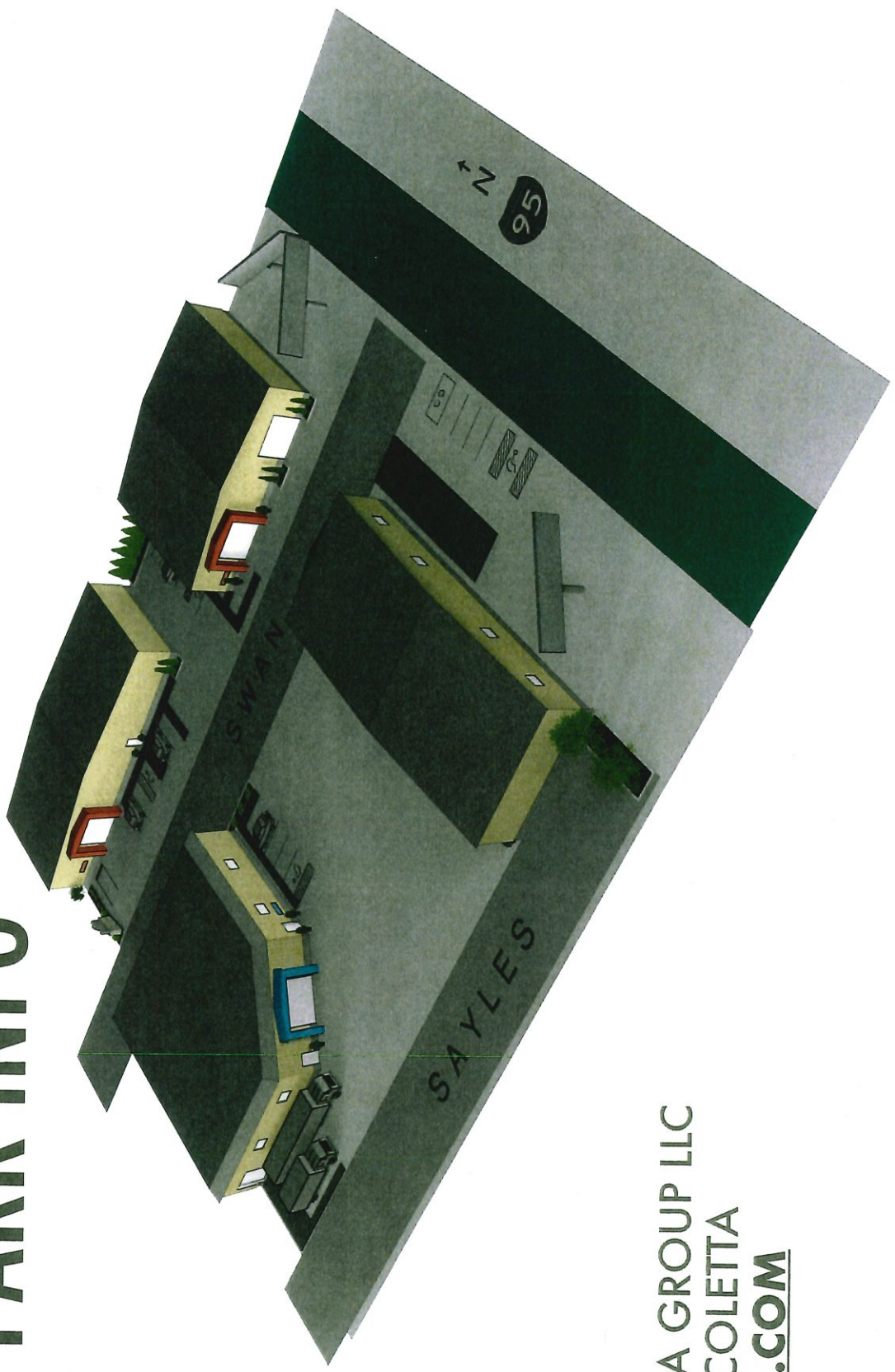
[swanpvd.com](http://swanpvd.com)



# SWAN BUSINESS PARK PARK INFO

Swan Business Park will be comprised of 4 buildings, over 36k square feet available to lease in flex style buildings.

The areas on Swan Street are Zoned M-MU-75



THE COLETTA GROUP LLC  
ANTHONY COLETTA  
**SWANPVD.COM**