

RESOLU: manilla  
**RESOLUTION OF THE CITY COUNCIL**

No. 111

*Approved* February 11, 1998

RESOLVED, DECREED AND ORDERED

That the following named street shown as cross-hatched area on the accompanying plan entitled "Providence Plan, Rhode Island Department of Public Works-Engineering Office, street line section Plan No. 064570 dated November 9, 1995

Viz: Manilla Street, (portions of), shown as a cross-hatched area on accompanying plan and designated by the letters (A-B-C-D-A) having ceased to be useful to the public and is proposed to be abandoned as public highway, said abandonment is specifically conditioned precedent upon the following:

(1) Petitioner shall tender the amount of Six Thousand Three Hundred Eighteen Dollars and Fourty Cents (\$6,816.40) in legal tender U.S. currency to the City of Providence.

(2) The Petitioner shall convey an easement acceptable to the Narragansett Electric Company which will permit retention of its facilities in their existing location, together with the right to inspect, maintain, operate and replace the same with twenty-four (24) hour access to said facilities, or in the alternative should 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) The Petitioner shall convey an easement acceptable to 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 (24) hour access to said facilities, or in the alternative should it be determined b 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) That the Petitioner shall meet each of the conditions to which reference is made in that communication from the Providence City Plan Commission dated November 27, 1995, (a) before road construction begins the petitioner must install a retaining wall that will edge Manilla Street and 128 Lubec Street; (b) The Petitioner shall provide a landscape strip along the northern lot line of 128 Lubec

IN CITY COUNCIL  
Aug 3 1995  
FIRST READING  
REFERRED TO COMMITTEE ON  
PUBLIC WORKS

Michael R. Clene CLERK

THE COMMITTEE ON

Public Works  
Recommends  
Barbara A. Quinn  
Clerk

10/22/97

G. H. Hall 10/22/97

THE COMMITTEE ON  
PUBLIC WORKS  
Approves Passage of  
The Within Resolution

Barbara A. Quinn  
Clerk  
12/22/97

IN CITY COUNCIL

1/8/98

And Referred Back  
To The Committee on

Public Works

Michael R. Clene CLERK

THE COMMITTEE ON  
PUBLIC WORKS  
Approves Passage of  
The Within Resolution

Barbara A. Quinn  
Clerk

1/21/98

From the Clerk's Desk

Street as the same is shown on Petitioner's Petition to the City Council and further make those site improvements referenced therein as Exhibit "A".

ORDERED, That the Traffic Engineer be and he 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 COUNCIL

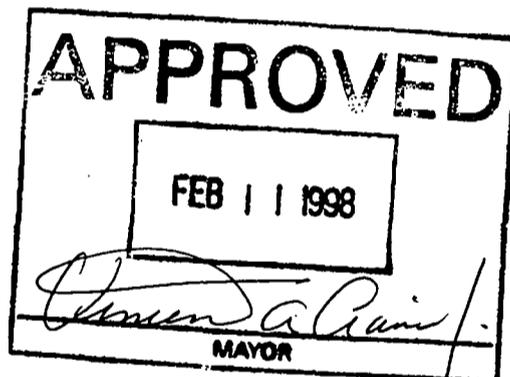
FEB 5 1998  
READ AND PASSED

*Evelyn V. Fargnoli*

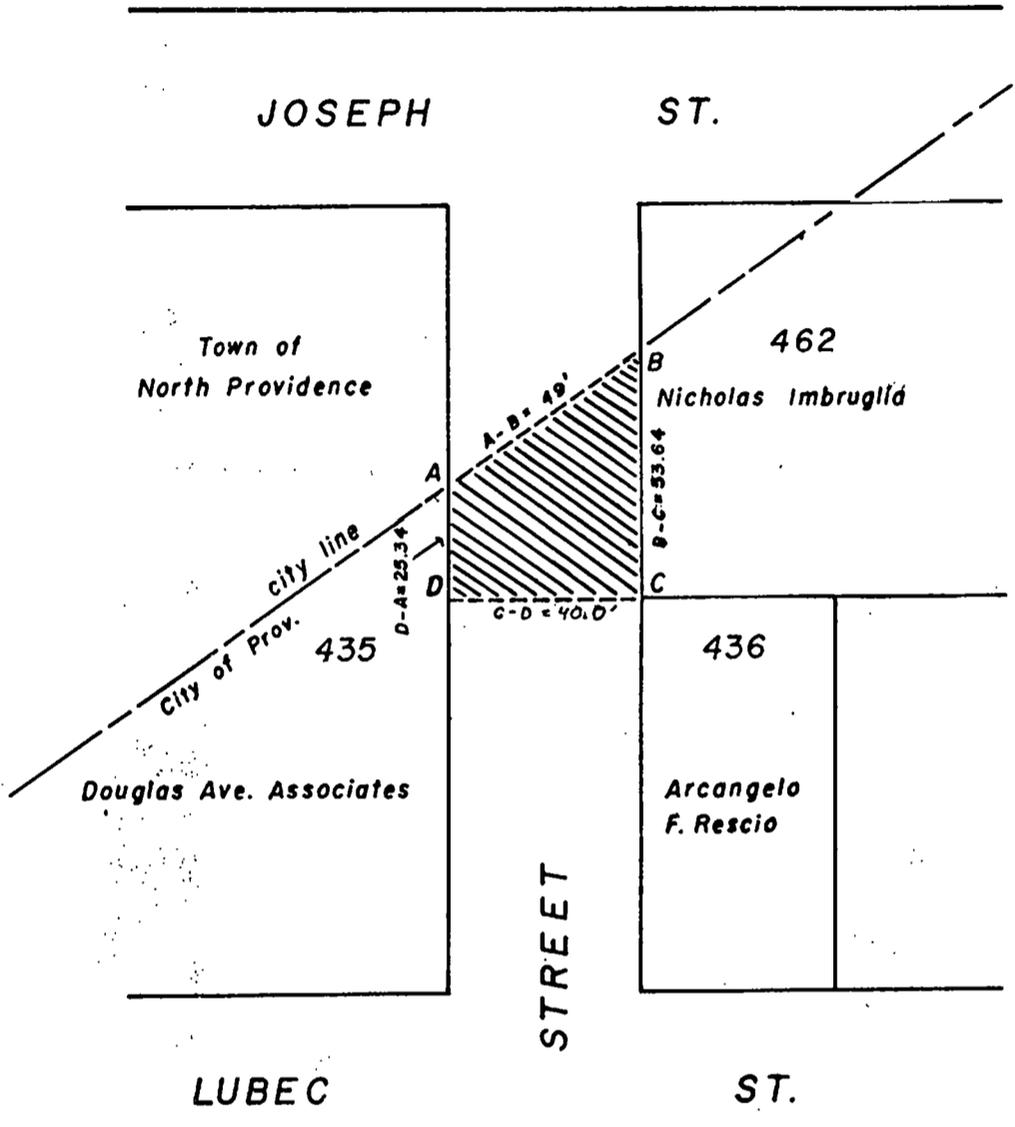
PRES.

*Michael B. Clement Jr*

CLERK



PROVIDENCE, R. I.  
 P.W. DEPT.-ENGINEERING OFFICE  
 STREET LINE SECTION  
 Plan No. 064570  
 Date NOV. 9, 1995



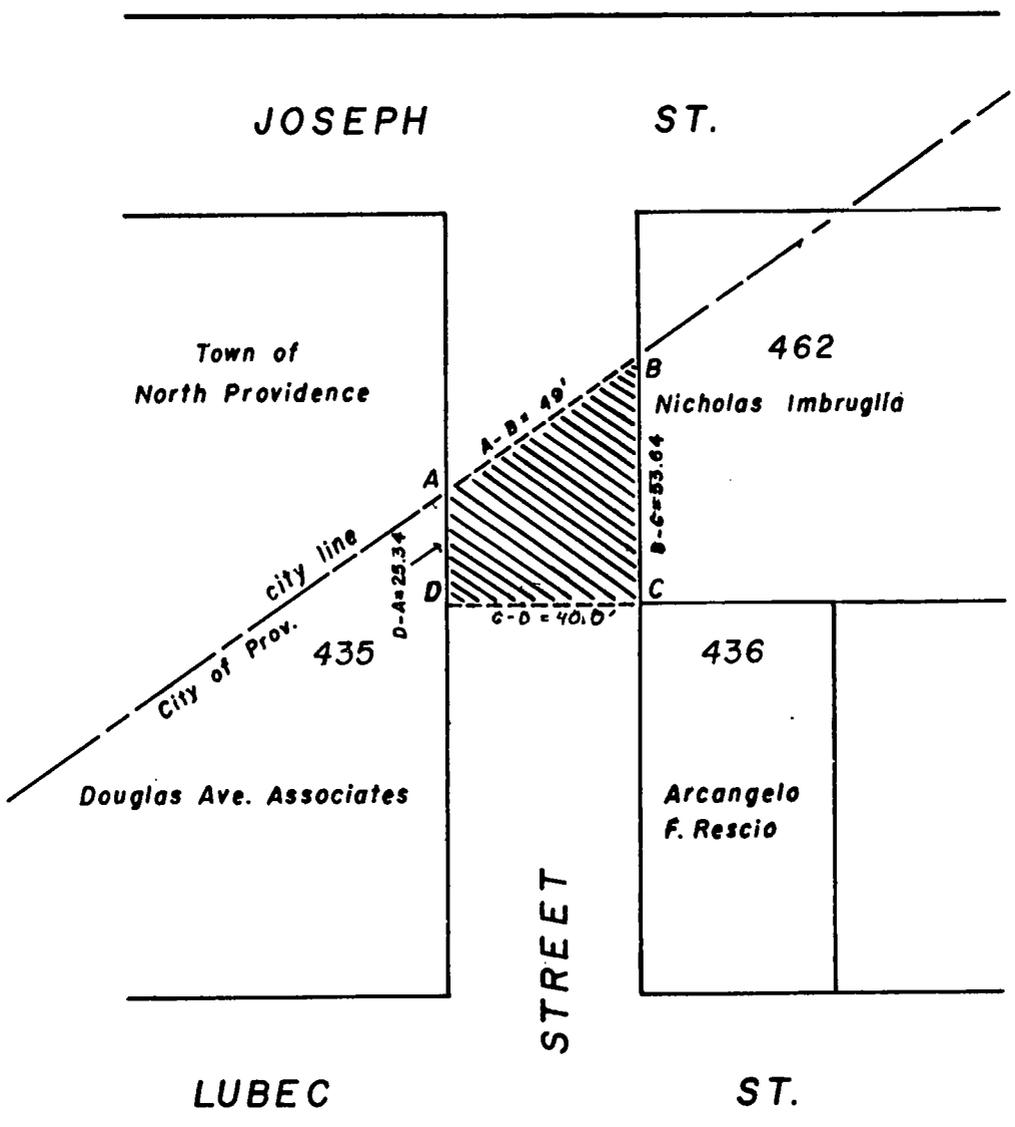
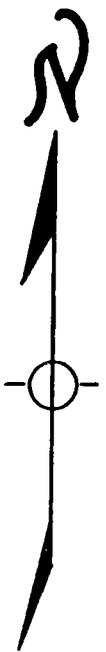
NOTES: Cross-Hatched Area (A-B-C-D-A) Indicates Proposed Abandonment of a Portion of Manila St.

Abandonment Area = 1579.6 sqft.

CITY OF PROVIDENCE, R. I.

Sec. # 111 Approval 2/11/98

PROVIDENCE, R. I.  
 P.W. DEPT.-ENGINEERING OFFICE  
 STREET LINE SECTION  
 Plan No. 064570  
 Date NOV. 9, 1995



NOTES: Cross-Hatched Area (A-B-C-D-A) Indicates Proposed Abandonment of a Portion of Manila St.

Abandonment Area = 1579.6 sqft.

CITY OF PROVIDENCE, R. I.  
 Public Works Dept. - Engineering Office  
 Showing Proposed Abandonment & Regrad-  
 ing of a Portion of Manila St.  
 Drawn by: Steve Z. Checked by: J.A.M.  
 Scale: 1" = 40' Date: 11-9-95  
 Correct J.A. Martin Associate Engr.  
 Approved [Signature]  
 CHIEF ENGINEER

Lot Numbers Taken from A.P. 79

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*

CITY OF PROVIDENCE

To abandon that portion of Manilla Street located to the North of the rear lot line of Lot 436 on Plat 79 running northerly to the North Providence town line and;

~~To allow the regrading of Manilla Street running from the rear line of the house located on Lot 436 on Plat 79 northerly toward the end of Manilla Street.~~ KC

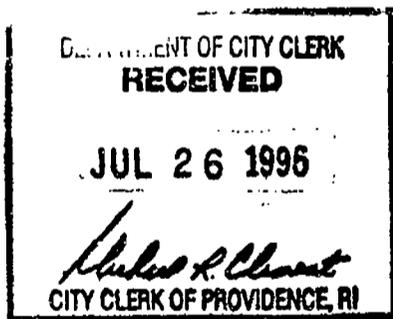
Petitioner is reconfiguring access to the commercial development to allow for the construction of a commercial building on Lot 435 on Plat 79. The abandoned portion of Manilla Street will measure approximately 1,600 s.f. ~~The regraded portion of Manilla Street will measure approximately 1,200 s.f.~~ KC

BY: DOUGLAS AVENUE ASSOCIATES, INC.

BY:



K. MACARTHUR COATES  
VICE PRESIDENT



Abandonment of a portion of Manilla Street  
Check #000365 - \$75.00  
Hospital Trust Bank  
Douglas Avenue Associates, Inc. - K. MacArthur Coates, Vice President

111



IN CITY COUNCIL  
AUG 3 1995  
FIRST READING  
REFERRED TO COMMITTEE ON  
PUBLIC WORKS

*Michael A. Clement* CLERK

THE COMMITTEE ON  
*Public Works*  
Recommends

*Barbara A. Quinn*  
Clerk

10/22/97  
G. H. Lee 10/22/97

THE COMMITTEE ON  
PUBLIC WORKS  
Approves Passage of  
The Within Resolution

*Barbara A. Quinn*  
Clerk  
12/22/97  
PROVIDENCE  
JUL 26 1 00 PM '95

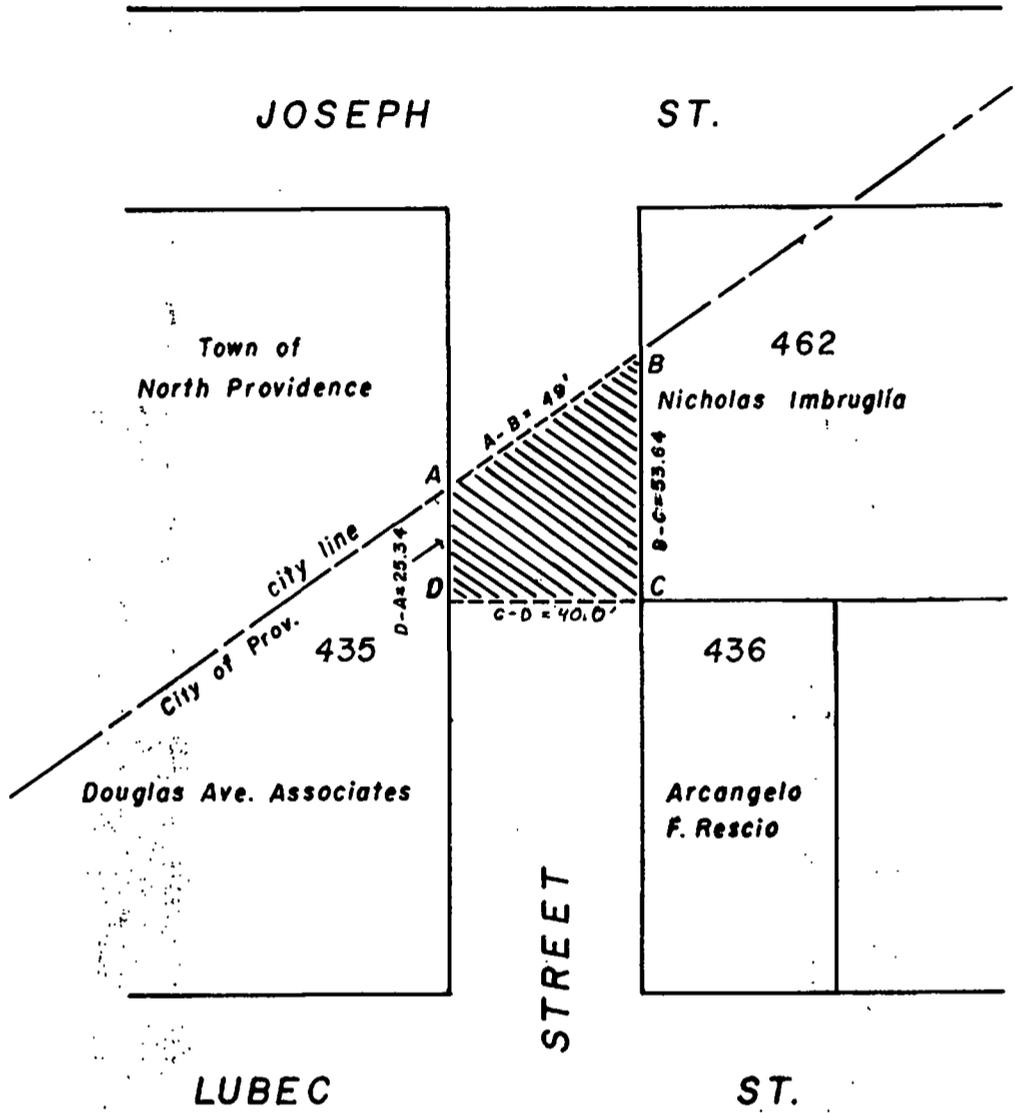
IN CITY COUNCIL  
1/8/98

And Referred Back  
To The Committee on  
*Public Works*  
*Michael A. Clement* CLERK

THE COMMITTEE ON  
PUBLIC WORKS  
Approves Passage of  
The Within Resolution  
*Barbara A. Quinn*

*From The Clerk's Desk*

PROVIDENCE, R. I.  
 P.W. DEPT.-ENGINEERING OFFICE  
 STREET LINE SECTION  
 Plan No. 064570  
 Date NOV. 9, 1995



NOTES: Cross-Hatched Area (A-B-C-D-A) Indicates Proposed Abandonment of a Portion of Manila St.

Abandonment Area = 1579.6 sqft.

Lot Numbers Taken from A.P. 79

CITY OF PROVIDENCE, R. I.  
 Public Works Dept.-Engineering Office  
 Showing Proposed Abandonment & Regrad-  
ing of a Portion of Manila St.  
 Drawn by: Steve Z. Checked by: J.A.M.  
 Scale: 1" = 40' Date: 11-9-95  
 Correct J.A. Murrie Associate Engr.  
 Approved [Signature]  
 CHIEF ENGINEER

THE CITY OF PROVIDENCE

CITY SERGEANT'S OFFICE

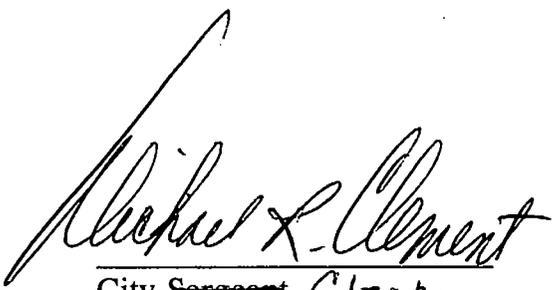
**THIS IS TO CERTIFY**, That I have caused the notice, of which a true copy is hereto annexed, to be served upon the following named persons, by handing to each of said persons, or by leaving at their last and usual place of abode in this State a true copy of said notice, to wit:

**PETITION TO ABANDON A PORTION OF MANILA STREET.**

<u>PLAT</u>	<u>LOT</u>	<u>NAME AND ADDRESS</u>
79	435	Douglas Avenue Associates 1414 Atwood Avenue Johnston, RI 02919 Mailing Address 38 Prospect Street Hartford, CT 06115
79	436	Arcangelo F. Rescio 113 Lubec Street Providence, RI 02904
79	462	U.S. Development 15 Manila Street Providence, RI 02904 Mailing Address 1414 Atwood Avenue Johnston, RI 02919

**PETITIONER**

K. MacArthur Coates  
Douglas Avenue Associates  
1414 Atwood Avenue  
Johnston, RI 02919



City Sergeant Clerk

9/30/97

Councilman Peter S. Mancini  
Ward 14

JOHN J. PARTINGTON  
COMMISSIONER

COLONEL URBANO PRIGNANO, JR.  
CHIEF OF POLICE



VINCENT A. CIANCI, JR.  
MAYOR

Department of Public Safety, Police Department  
"Building Pride in Providence"

*Manilla*

December 8, 1995

Councilman Robert M. Clarkin  
Department of City Clerk  
City Hall  
25 Dorrance Street  
Providence, RI 02903

Dear Councilman Clarkin:

Attached you will find correspondence from Lieutenant Guido Laorenza, Commanding Officer, Traffic Division, with regards to petitions of abandonment of Bay Street, a portion of Manilla Street and a portion of Chalkstone Avenue.

Lieutenant Laorenza finds that after conducting on-site studies of each location there is no reason not to grant petition of abandonment.

If you have any further questions regarding the aforementioned information, please contact Lieutenant Laorenza at 272-3121 ext. 2133.

Sincerely,

A handwritten signature in black ink, appearing to read "Urbano Prignano, Jr.", is written over the typed name.

URBANO PRIGNANO, JR.  
Colonel  
Chief of Police

UP/kks

Attachments

PROVIDENCE POLICE DEPARTMENT  
TRAFFIC BUREAU  
LT. GUIDO LAORENZA

Nov. 29, 1995

TO: COLONEL URBANO PRIGNANO, CHIEF OF POLICE  
FROM: LT. GUIDO LAORENZA, DIRECTOR, TRAFFIC BUREAU  
SUBJECT: ABANDONMENT OF PORTION OF MANILLA ST.

SIR:

After conducting an on-site study of the Manilla St. area, our Office found no reason not to grant the petition of abandonment.

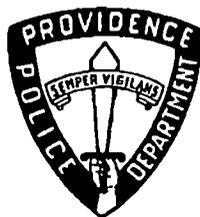


Respectfully Submitted,

Lt. Guido Laorenza  
Director Traffic Bureau

JOHN J. PARTINGTON  
COMMISSIONER

COLONEL URBANO PRIGNANO, JR.  
CHIEF OF POLICE



VINCENT A. CIANCI, JR.  
MAYOR

Department of Public Safety, Police Department

"Building Pride in Providence"

November 3, 1995

The Honorable Robert M. Clarkin  
Chairman  
Committee on Public Works  
City Hall  
Providence, RI 02903

Dear Councilman Clarkin:

Attached is a memorandum from Lt. Laorenza, Director, Traffic Bureau, regarding the abandonment of a portion of Manilla Street.

As you can see, the Lieutenant does not see a problem with this request.

If you require further assistance with this matter, please do not hesitate to contact Lieutenant Laorenza at 272-3121, ext. 2133.

Sincerely,

A handwritten signature in black ink, appearing to read "Urbano Prignano, Jr.", written in a cursive style.

URBANO PRIGNANO, JR.  
Colonel  
Chief of Police

UP:lmi

Attachment

# PROVIDENCE POLICE DEPARTMENT

November 2, 1995

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To: Commissioner John J. Partington

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From: Lieutenant Guido A. Lorenza, Director of Traffic Bureau

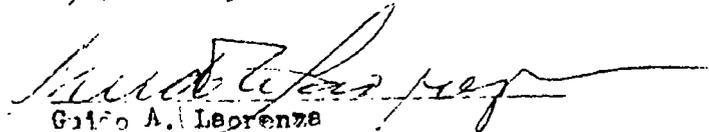
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Subject: Abandonment of a Portion of Manilla St.

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Sir: I have studied the Petition submitted to me. I find no reason why the Petition to abandon that Portion of Manilla St. north of the rear lot line of the house located on Lot #36 on Plat 79 should not be granted.

Respectfully Submitted,



Guido A. Lorenza  
Lieutenant  
Director Traffic Bureau

Providence Fire Department  
Division of Fire Prevention  
209 Fountain Street  
Providence, Rhode Island 02903-3255  
(401) 421-8290

3 Nov 95

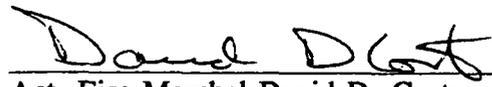
Councilman Robert M. Clarkin  
Committee on Public Works  
City Hall  
Providence, R.I. 02903

Councilman Clarkin,

I have reviewed the petitions for abandonment of the following streets:

- 1) Unnamed gangway that runs between Commadore and Touro Streets
- 2) Chalkstone Avenue, at rear of property owned by Maria F. Rego
- ✓ 3) Manila Street, from lot 436 on plat 79 to North Providence town line.
- 4) Portions of Treasea Street and right of way- from Middletown Street to King Phillip Street.
- 5) Gilbert Street from Bridgham Street to Hammond Street.

After inspecting the areas involved for each of these petitions, the Fire Department has no objections to granting all of the requests.

  
\_\_\_\_\_  
Act. Fire Marshal David D. Costa

Vincent A. Cianci Jr.  
Mayor  
John J. Partington  
Commissioner

James F. Rattigan  
Chief of Department  
David D. Costa  
Fire Marshal



**PROVIDENCE FIRE PREVENTION DIVISION**  
*"Smoke Detectors Save Lives"*

November 4, 1997

Chairman Robert M. Clarkin  
Committee on Public Works  
City Hall  
Providence, R.I. 02903

Chairman Clarkin,

After review of the proposal to abandon a portion of Manila Street (see attached), the Fire Department has no objection.

Yours truly,

A handwritten signature in black ink, appearing to read "David D. Costa".

David D. Costa  
Fire Marshal

Ferdinand C. Ihenacho, P.E.

Director



VINCENT A. CIANCI, JR.

Mayor

Department of Public Works

*"Building Pride In Providence"*

Sept. 11, 1997

Hon. Robert M. Clarkin  
Chairman of the Public Works Comm.  
Prov. City Council - City Hall  
Prov., R.I. 02903

Re: Resubmission of Plan # 064570 (Revised)  
Proposed Abandonment, Portion Manila St.

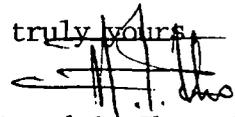
Dear Councilman Clarkin:

This department has no objection to the portion abandonment of Manila St. which was formerly objected to in our letter to you of 3/25/96, attached herewith.

The portion abandonment appears on City of Providence Plan, entitled, "Providence, R.I., P.W. Dept. - Engineering Office, Street Line Section, Plan No. 064570, dated 11/9/1995" Portion abandonment is shown as cross-hatched area, noted as A-B-C-D-A, on the accompanying plan. Lot numbers were taken from Providence Assessor's Plat 79. The abandoned area constitutes 1579.6 Sq. Ft.

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

Very truly yours,

  
Ferdinand C. Ihenacho, P.E.  
Director

CC: John D'Amico, Esq.      Orig.- M. Clement - City Clerk ✓  
G. Florio, Ass't.Dir./DPW  
JTM  
JLC  
SZ

700 Allens Avenue ● Providence, Rhode Island 02905

(401) 467-7950 (Voice) ● 751-0203 (TDD) ● 941-2567 (Facsimile)

PROPOSED ABANDONMENT  
PORTION OF MANILA ST.

PLAT 79 LOT 435 DOUGLAS AVE. ASSOCIATES  
121 LUBEC ST. PROV.

MAILING ADDRESS: 38 PROSPECT ST. HARTFORD, CONN. 06115

LOT 436 ARCANGELO F. RESCIO  
113 LUBEC ST. PROV.

LOT 462 U.S. DEVELOPMENT  
15 MANILA ST. PROV.

MAILING ADDRESS: 1414 ATWOOD AVE. JOHNSTON, R.I. 02919

ARMANDO PARILLO  
*Chairman*

JOEL D. LANDRY, II, ESQ.  
*Vice Chairman*

ROBERT J. KILDUFF, ESQ., P.E.  
*Secretary*

FERNANDO S. CUNHA, ESQ.  
*Legal Advisor*

BOYCE SPINELLI  
*Ex-Officio*



VINCENT A. CIANCI, JR.  
*Mayor*

RICHARD O. RAFANOVIC, P.E.  
*General Mgr./Chief Engr.*

JOSEPHINE DIRUZZO  
*City Councilwoman*

EVELYN V. FARGNOLI  
*City Councilwoman*

MARY A. NOCERA  
*Member*

JOSEPH D. CATALDI  
*Member*

November 3, 1997

Mr. Michael Clement  
City Clerk  
City Hall  
25 Dorrance Street  
Providence, R.I 02903

Subject: Petition for Street Abandonment  
Manilla Street (P/O)  
Providence, R.I.

Dear Mr. Clement:

We have reviewed the Petition to Abandon a Portion of Manilla Street for potential impact on the Providence Water Supply Board (PWSB) system. Our records indicate that this portion of Manilla Street - has in place a PWSB 6-inch water main. Accordingly, this main must remain as situated in the event the abandonment is approved.

Therefore, the PWSB has no objection to the proposed street abandonment, provided that the petitioner grant a full utility easement to the PWSB to maintain, construct, repair, etc. the existing water main and appurtenances, and that no permanent construction, whatsoever, be allowed within the easement. Wording of the easement shall be subject to review by the PWSB as to form and content.

If you have any questions, please feel free to contact me at (401)521-6300-EXT 182

Respectfully,

Providence Water Supply Board  
Richard O. Rafanovic, P.E.  
Chief Engineer/General Manager

A handwritten signature in black ink, appearing to read "Peter McLaughlin".

By: Peter McLaughlin  
Regulatory Services Program Manager

cc: P.Gadoury, P.E.  
Syl Pauley, P.E.  
Robert Kilduff  
Petitioner  
File

C:\My Files\MANILLA.LAST.upd:XXX:June 10, 1996:1

ARMANDO PARILLO  
*Chairman*

JOEL D. LANDRY, II, ESQ.  
*Vice Chairman*

JAMES LOMBARDI  
*Secretary*

FERNANDO S. CUNHA, ESQ.  
*Legal Advisor*

BOYCE SPINELLI  
*Ex-Officio*



VINCENT A. CIANCI, JR.  
*Mayor*

RICHARD O. RAFANOVIC, P.E.  
*General Mgr./Chief Engr.*

JOSEPHINE DI RUZZO  
*City Councilwoman*

EVELYN V. FARGNOLI  
*City Councilwoman*

MARY A. NOCERA  
*Member*

JOYCE TESSERIS  
*Member*

November 21, 1995

Mr. Michael Clement  
City Clerk  
City Hall  
25 Dorrance Street  
Providence, Rhode Island 02903

SUBJECT: Petition for Street Abandonment  
Manila Street (P/O)  
Providence

Dear Mr. Clement:

We have reviewed the referenced Petition for impact on the Providence Water system. Our records indicate that Providence Water owns and maintains a 6-inch asbestos cement water main that is located where the abandonment and regrading is proposed, generally north of Lubec Street in the City of Providence. A residence at 15 Manila Street has its water service connected to this portion of the main.

Without having the benefit of the Petitioner apprising Providence Water of their plans, the following concerns are raised:

- ◆ Lot No. 462 on A.P. 79 will be left without any frontage along a public street, in apparent contravention to City Zoning Ordinances. In effect it will become "landlocked."
- ◆ The elevation of the northernmost end of Manila Street is approximately ten (10) feet higher than the parking area of the Admiral Plaza. The elevation of the Plaza opposite the northwest (rear) corner of the house at 113 Lubec Street (A.P. 79, Lot No. 436) is approximately six (6) feet below Manila Street. It is unclear how much regrading is being proposed by the Petitioner and how it will affect the operation of the Providence Water main. Mains are generally placed with fifty-four (54) inches of cover over them.

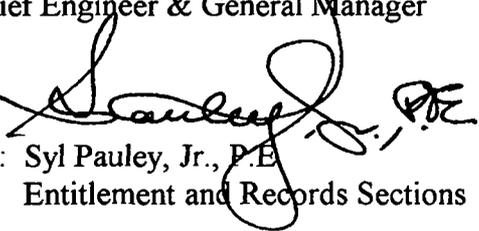
Mr. M. Clement  
Petition for Street Abandonment  
Manila Street (P/O), Providence, RI  
November 21, 1995  
Page 2 of 2

Due to the seeming major impact on the Providence Water system at this location, it is requested that the Committee on Public Works require that the Petitioner provide Providence Water with a detailed engineered site plan, profile and construction details for review before taking any further action on the Petition. If this cannot be done, or the Petitioner does not address the concerns noted above, Providence Water objects to the Petition and respectfully requests the City Council not approve the same.

If you have any questions, please feel free to contact me at 521-6300 EXT 170.

Respectfully,

PROVIDENCE WATER SUPPLY BOARD  
Richard O. Rafanovic, P.E.  
Chief Engineer & General Manager



By: Syl Pauley, Jr., P.E.  
Entitlement and Records Sections

SP/s

cc: P. Gadoury, P.E.  
R. Kilduff, P.E.  
V. LaGreca  
File

ARMANDO PARILLO  
*Chairman*

JOEL D. LANDRY, II, ESQ.  
*Vice Chairman*

JAMES LOMBARDI  
*Secretary*

FERNANDO S. CUNHA, ESQ.  
*Legal Advisor*

BOYCE SPINELLI  
*Ex-Officio*



VINCENT A. CIANCI, JR.  
*Mayor*

RICHARD O. RAFANOVIC, P.E.  
*General Mgr./Chief Engr.*

JOSEPHINE DI RUZZO  
*City Councilwoman*

EVELYN V. FARGNOLI  
*City Councilwoman*

MARY A. NOCERA  
*Member*

JOYCE TESSERIS  
*Member*

October 30, 1995

Mr. K. MacArthur Coates  
Douglas Avenue Associates, Inc.  
1414 Atwood Avenue  
Providence, Rhode Island

SUBJECT: Petition for Street Abandonment  
Manila Street (P/O)  
Providence, Rhode Island

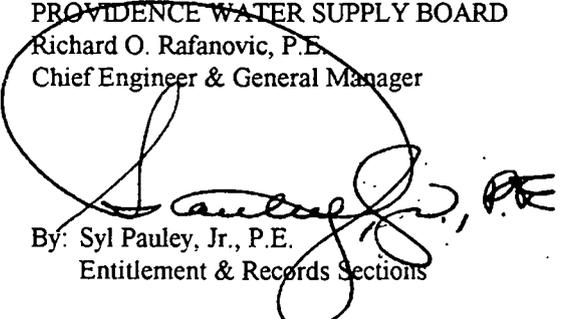
Dear Mr. Coates:

We have received a copy of a Petition to the City Council for the Abandonment of a portion of the referenced street—north of the rear lot line of Lot No. 436 on A.P. 79 to the North Providence Town Line—from the Providence City Clerk. It is the Policy of the Providence Water Supply Board to collect a fee, as authorized by the R.I. Public Utilities Commission, to review this type of request. Please forward your check in the amount of \$75.00, made payable to the "CITY COLLECTOR, PROVIDENCE WATER SUPPLY BOARD", at your earliest convenience. **Our review will commence as soon as we receive your payment.**

If you have any questions, please do not hesitate to contact me at (401) 521-6300 EXT 170.

Very truly yours,

PROVIDENCE WATER SUPPLY BOARD  
Richard O. Rafanovic, P.E.  
Chief Engineer & General Manager

  
By: Syl Pauley, Jr., P.E.  
Entitlement & Records Sections

SP/s

cc: P. Gadoury, P.E.  
R. Kilduff, P.E.  
M. Clement, City Clerk  
File

FEECOL43.SAM

Traffic Engineer  
IRENE J. TESTA  
Director



VINCENT A. CIANCI, JR.  
Mayor

Department of Traffic Engineering  
"Building Pride In Providence"

MEMORANDUM

TO: Councilmen Robert Clarkin, Chairman  
Committee on Public Works

FROM: Irene J. Testa *Irene J. Testa*

DATE: January 7, 1998

RE: PENDING MATTER

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REQUEST: To abandon Manila Street.

DISPOSITION: No objection to said abandonment.

NANCY L. DERRIG  
SUPERINTENDENT OF PARKS



VINCENT A. CIANCI, JR.  
MAYOR

Department of Public Parks  
*"Building Pride In Providence"*

October 30, 1995

Mr. Michael Clement  
City Clerk  
Office of the City Clerk  
City Hall  
Prov., R.I.

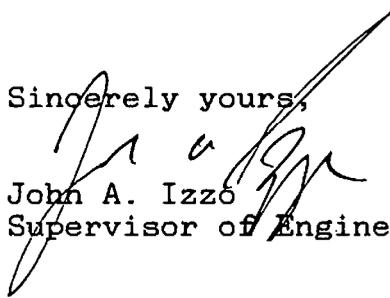
RE: Abandonment of a portion of Chalkstone Ave.,  
& a portion of Manilla St.

Dear Mr. Clement:

Upon review of all Department of Public Parks Plans, and records. It is the conclusion of the Parks Department that the abandonment of a portion of the above mentioned streets, will in no way effect any Park Department existing facility, and or future plans for that area.

Enclosed is a map indicating the street in question marked in **RED**, and the nearest Park Department facility marked in **GREEN**.

Sincerely yours,

  
John A. Izzo  
Supervisor of Engineering & Planning





B P.

## MEMORANDUM

**DATE:** January 6, 1998

**TO :** Thomas E. Deller, Deputy Director

**FROM:** William G. Floriani, Assistant Director  
Project Management and Construction

**RE :** APPRAISAL STREET ABANDONMENT  
MANILLA STREET

---

Pursuant to a request from Ms. Barbara Poirier of the City Clerks office, I have completed an appraisal of this abandonment.

The parcel contains 1,579.6 sq. ft. and is zoned C-2. The Petitioner plans to use this land to enhance the access of his commercial development. Based on recent sales in the area it is this appraisers opinion that the value is as follows, provided there are no easements required.

1,579.6 sq. ft. at \$4.00 per ft.=\$6,300.00 rounded

GEORGE CALCAGNI  
CHAIR



VINCENT A. CIANCI, JR.  
MAYOR

## PROVIDENCE CITY PLAN COMMISSION

*"Planning Providence's Future"*

November 27, 1995

Committee on Public Works  
City Clerk's Office  
City Hall  
Providence, Rhode Island 02903

Attention: Michael R. Clement, City Clerk

Subject: CPC REFERRAL NO. 3081 - ABANDONMENT OF A NORTHERN  
PORTION OF MANILA STREET

Gentlemen:

The City Plan Commission at its November 20, 1995 regular monthly meeting reviewed and evaluated the proposed abandonment of a northern portion of Manila Street located to the north of the rear lot line of Lot 436 on Assessor's Plat 79 and running northerly to the North Providence town line.

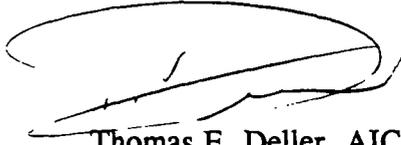
The petitioner is Mr. K. Macarthur Coates, Vice President of Douglas Avenue Associates, Inc., and owner of adjacent lot 435 on Assessor's Plat 79.

The petitioner is reconfiguring an access to the commercial development to allow for the construction of a commercial building on lot 435.

A field inspection revealed that subject portion of Manila Street is a paved public right-of-way serving the adjacent residential properties: Lot 462 and Lot 461. Lot 462 contains a two and half story, two-family structure in good condition. The surrounding one- and two-family dwellings are in very good condition and are located in an Two-Family District (R-2) Zone. Lot 435 is zoned General Commercial District (C-2) and is part of a large commercial plaza located in North Providence along Douglas Avenue.

The City Plan Commission would advise the Committee on Public Works that no objection is offered to this abandonment under the condition that the petitioner satisfy two conditions. One, before road construction begins the petitioner must install a retaining wall that will edge Manila Street and 128 Lubec Street. Two, the petitioner provide a landscape strip as shown on plans submitted with the petition along the northern lot line of 128 Lubec Street. Provided that these conditions are met and that all other site improvements indicated on Exhibit A will be installed the Commission approves the abandonment of this portion of Manila Street.

Regards,

A handwritten signature in black ink, appearing to read 'T. Deller', is written over a large, hand-drawn oval scribble.

Thomas E. Deller, AICP  
Deputy Director  
Planning and Development

cc: R. Clarkin, Chairman, Committee on Public Works  
w/ Attachments

cprefer.13

CITY PLAN COMMISSION  
PROVIDENCE, R. I.

Ref. No. 3081 Subject: ABANDONMENT OF NORTHERN PORTION OF MANILA STREET  
 Plat No.: 79 Lot No. \_\_\_\_\_  
 Lot Area: ~ 2,800 sq. ft

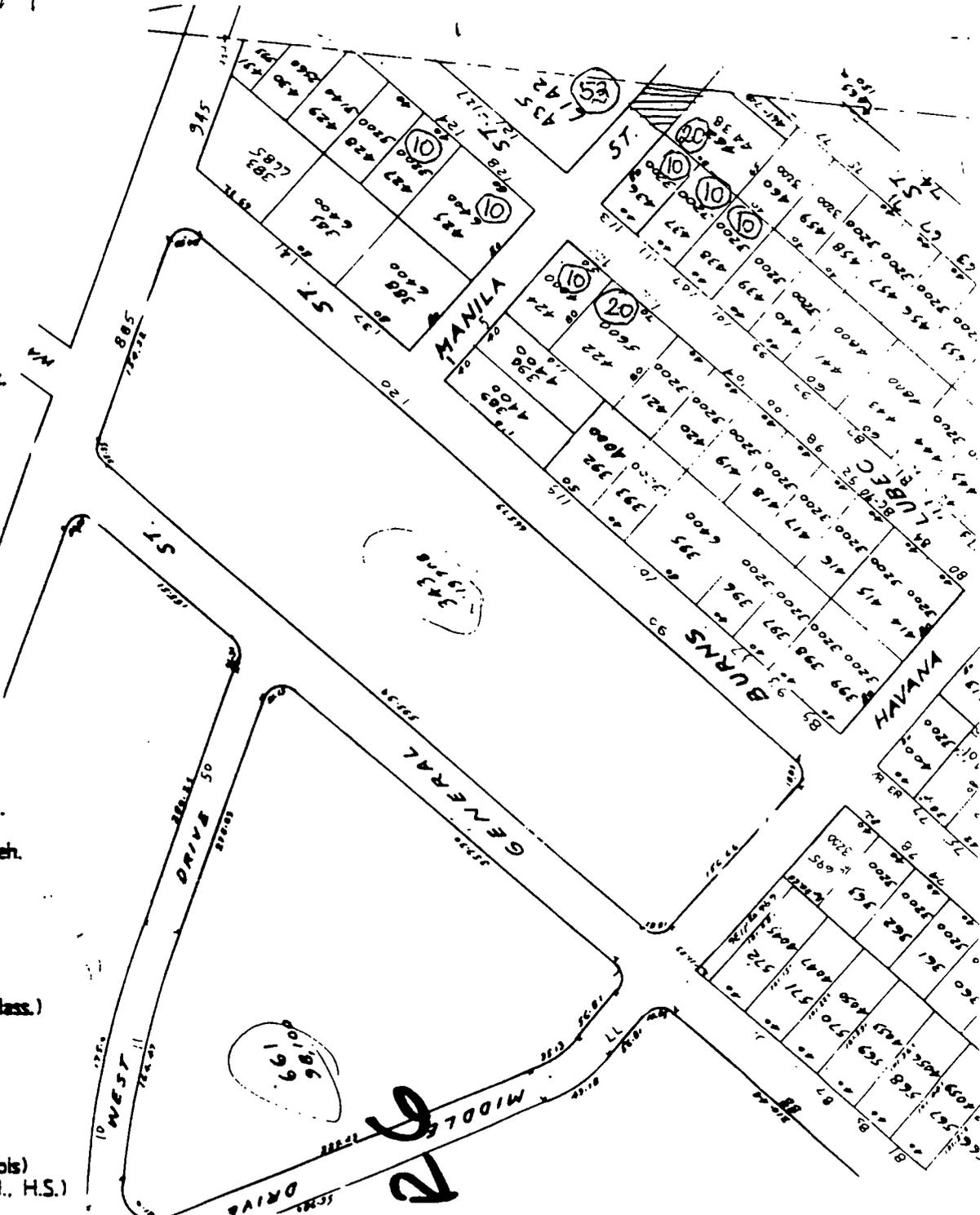
LAND USE LEGEND

- 00 Vac. Land
- 10 One Fam.
- 11 One Fam. & Nonres.
- 12 One Fam. & Home Occ.
- 13 One Fam. & Prof. Off.
- 15 Auxiliary to Res.
- 20 Two Fam.
- 21 Two Fam. & Nonres.
- 22 Two Fam. & Home Occ.
- 23 Two Fam. & Prof. Off.
- 25 Two Fam. & One Fam.
- 30 Three Fam.
- 31 Three Fam. & Nonres.
- 32 Three Fam. & Home Occ.
- 33 Three Fam. & Prof. Off.
- 35 Three Fam. & One Fam.
- 36 Three Fam. & Two Fam.
- 40 Apt. 4 Fam. or More
- 41 Apt. & Nonres.
- 42 Apt. & Home Occ.
- 43 Apt. & Prof. Off.
- 45 Apt. & One Fam.
- 46 Apt. & Two Fam.
- 47 Apt. & Three Fam.
- 48 Lodging House
- 49 Fraternity
- 51 Limited Comm.
- 52 Parking Lot
- 53 Gen. Comm.
- 54 Nonstruct. Gen. Comm.
- 55 Parking Gar.
- 56 Heavy Comm.
- 57 Nonstruct. Heavy Comm.
- 58 Auto. Service Sta.
- 59 Stor. Gar. for Comm. Veh.
- 64 Gen. Ind.
- 65 Nonstruct. Gen. Ind.
- 67 Heavy Ind.
- 68 Nonstruct. Heavy Ind.
- 71 Utility
- 75 Railroad
- 81 Instit. (not elsewhere class.)
- 82 Parochial School
- 83 Church
- 84 Private School or Coll.
- 85 Cemetery
- 91 Park, Golf Course
- 92 Playground & Playfield
- 95 Public Bldg. (exc. schools)
- 96 Public School (E.S., J.H., H.S.)



AREA IN QUESTION

Date: 11/15/95 By: OT Scale: \_\_\_\_\_



GEORGE CALCAGNI  
CHAIR



VINCENT A. CIANCI, JR.  
MAYOR

## PROVIDENCE CITY PLAN COMMISSION

*"Planning Providence's Future"*

November 27, 1995

Committee on Public Works  
City Clerk's Office  
City Hall  
Providence, Rhode Island 02903

Attention: Michael R. Clement, City Clerk

Subject: CPC REFERRAL NO. 3081 - ABANDONMENT OF A NORTHERN  
PORTION OF MANILA STREET

Gentlemen:

The City Plan Commission at its November 20, 1995 regular monthly meeting reviewed and evaluated the proposed abandonment of a northern portion of Manilla Street located to the north of the rear lot line of Lot 436 on Assessor's Plat 79 and running northerly to the North Providence town line.

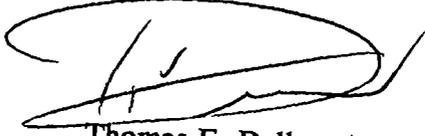
The petitioner is Mr. K. Macarthur Coates, Vice President of Douglas Avenue Associates, Inc., and owner of adjacent lot 435 on Assessor's Plat 79.

The petitioner is reconfiguring an access to the commercial development to allow for the construction of a commercial building on lot 435.

A field inspection revealed that subject portion of Manilla Street is a paved public right-of-way serving the adjacent residential properties: Lot 462 and Lot 461. Lot 462 contains a two and half story, two-family structure in good condition. The surrounding one- and two-family dwellings are in very good condition and are located in an Two-Family District (R-2) Zone. Lot 435 is zoned General Commercial District (C-2) and is part of a large commercial plaza located in North Providence along Douglas Avenue.

The City Plan Commission would advise the Committee on Public Works that no objection is offered to this abandonment under the condition that the petitioner satisfy two conditions. One, before road construction begins the petitioner must install a retaining wall that will edge Manila Street and 128 Lubec Street. Two, the petitioner provide a landscape strip as shown on plans submitted with the petition along the northern lot line of 128 Lubec Street. Provided that these conditions are met and that all other site improvements indicated on Exhibit A will be installed the Commission approves the abandonment of this portion of Manila Street.

Regards,

A handwritten signature in black ink, appearing to read 'T. Deller', is enclosed within a hand-drawn oval.

Thomas E. Deller, AICP  
Deputy Director  
Planning and Development

cc: R. Clarkin, Chairman, Committee on Public Works  
w/ Attachments

cprefer.13

CITY PLAN COMMISSION  
PROVIDENCE, R. I.

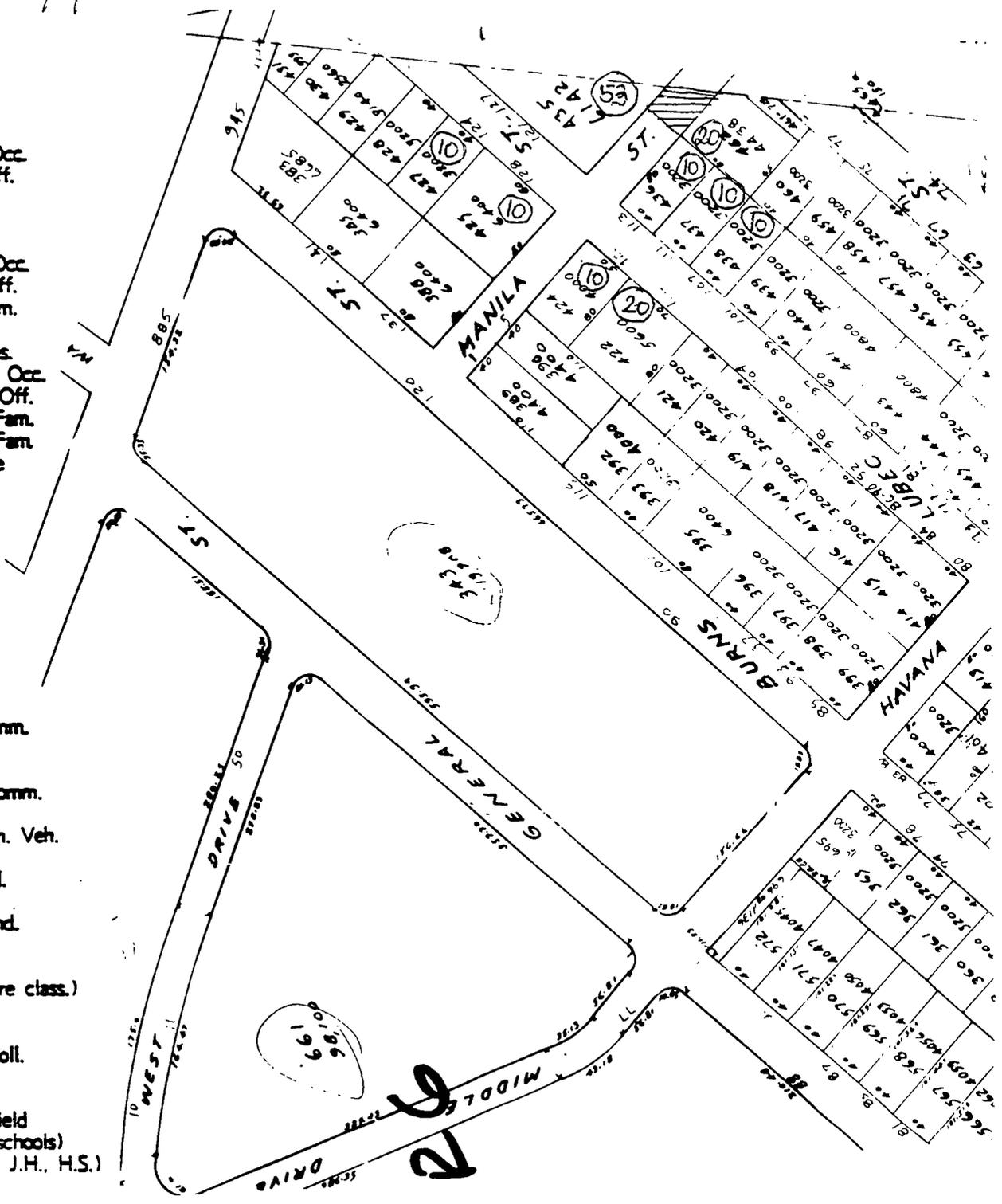
Ref. No. 308 Subject: ABANDONMENT OF NORTHERN PORTION OF MANILA STREET

Plat No. 79 Lot No. \_\_\_\_\_

Lot Area ~ 2,800 sq. ft

LAND USE LEGEND

- 00 Vac. Land
- 10 One Fam.
- 11 One Fam. & Nonres.
- 12 One Fam. & Home Occ.
- 13 One Fam. & Prof. Off.
- 15 Auxiliary to Res.
- 20 Two Fam.
- 21 Two Fam. & Nonres.
- 22 Two Fam. & Home Occ.
- 23 Two Fam. & Prof. Off.
- 25 Two Fam. & One Fam.
- 30 Three Fam.
- 31 Three Fam. & Nonres.
- 32 Three Fam. & Home Occ.
- 33 Three Fam. & Prof. Off.
- 35 Three Fam. & One Fam.
- 36 Three Fam. & Two Fam.
- 40 Apt. 4 Fam. or More
- 41 Apt. & Nonres.
- 42 Apt. & Home Occ.
- 43 Apt. & Prof. Off.
- 45 Apt. & One Fam.
- 46 Apt. & Two Fam.
- 47 Apt. & Three Fam.
- 48 Lodging House
- 49 Fraternity
- 51 Limited Comm.
- 52 Parking Lot
- 53 Gen. Comm.
- 54 Nonstruct. Gen. Comm.
- 55 Parking Gar.
- 56 Heavy Comm.
- 57 Nonstruct. Heavy Comm.
- 58 Auto. Service Sta.
- 59 Stor. Gar. for Comm. Veh.
- 64 Gen. Ind.
- 65 Nonstruct. Gen. Ind.
- 67 Heavy Ind.
- 68 Nonstruct. Heavy Ind.
- 71 Utility
- 75 Railroad
- 81 Instit. (not elsewhere class.)
- 82 Parochial School
- 83 Church
- 84 Private School or Coll.
- 85 Cemetery
- 91 Park, Golf Course
- 92 Playground & Playfield
- 95 Public Bldg. (exc. schools)
- 96 Public School (E.S., J.H., H.S.)



AREA IN QUESTION

Date: 11/15/95 By: OT Scale: \_\_\_\_\_

**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:**

*The undersigned respectfully petitions your honorable body*

To abandon that portion of Manilla Street located to the North of the rear lot line of Lot 436 on Plat 79 running northerly to the North Providence town line and;

To allow the regrading of Manilla Street running from the rear line of the house located on Lot 436 on Plat 79 northerly toward the end of Manilla Street.

Petitioner is reconfiguring access to the commercial development to allow for the construction of a commercial building on Lot 435 on Plat 79. The abandoned portion of Manilla Street will measure approximately 1,600 s.f. The regraded portion of Manilla Street will measure approximately 1,200 s.f.

BY: DOUGLAS AVENUE ASSOCIATES, INC.

BY:



K. MACARTHUR COATES  
VICE PRESIDENT

*35 Smithfield Rd*

*N. Prov 02904*

SAM



Rhode Island

Department of City Clerk

MEMORANDUM

RECEIVED

PLANNING DIVISION

DATE: October 25, 1995

TO: John Palmieri, Department of Planning & Development

SUBJECT: PETITION TO ABANDON A PORTION OF  
MANILLA STREET

CONSIDERED BY: Councilman Robert M. Clarkin, Chairman, Committee  
on Public Works

DISPOSITION: The accompanying petition is referred to you for study,  
report and recommendation and report back in writing to  
the above-named committee as soon as practical.

*Barbara A. Palmieri*  
Sene Deputy City Clerk



Abandoned Area = 1,560 S.F.



Regraded Area = 1,330 S.F.

N/F  
VIRGINIA PRETE  
ET. UX.

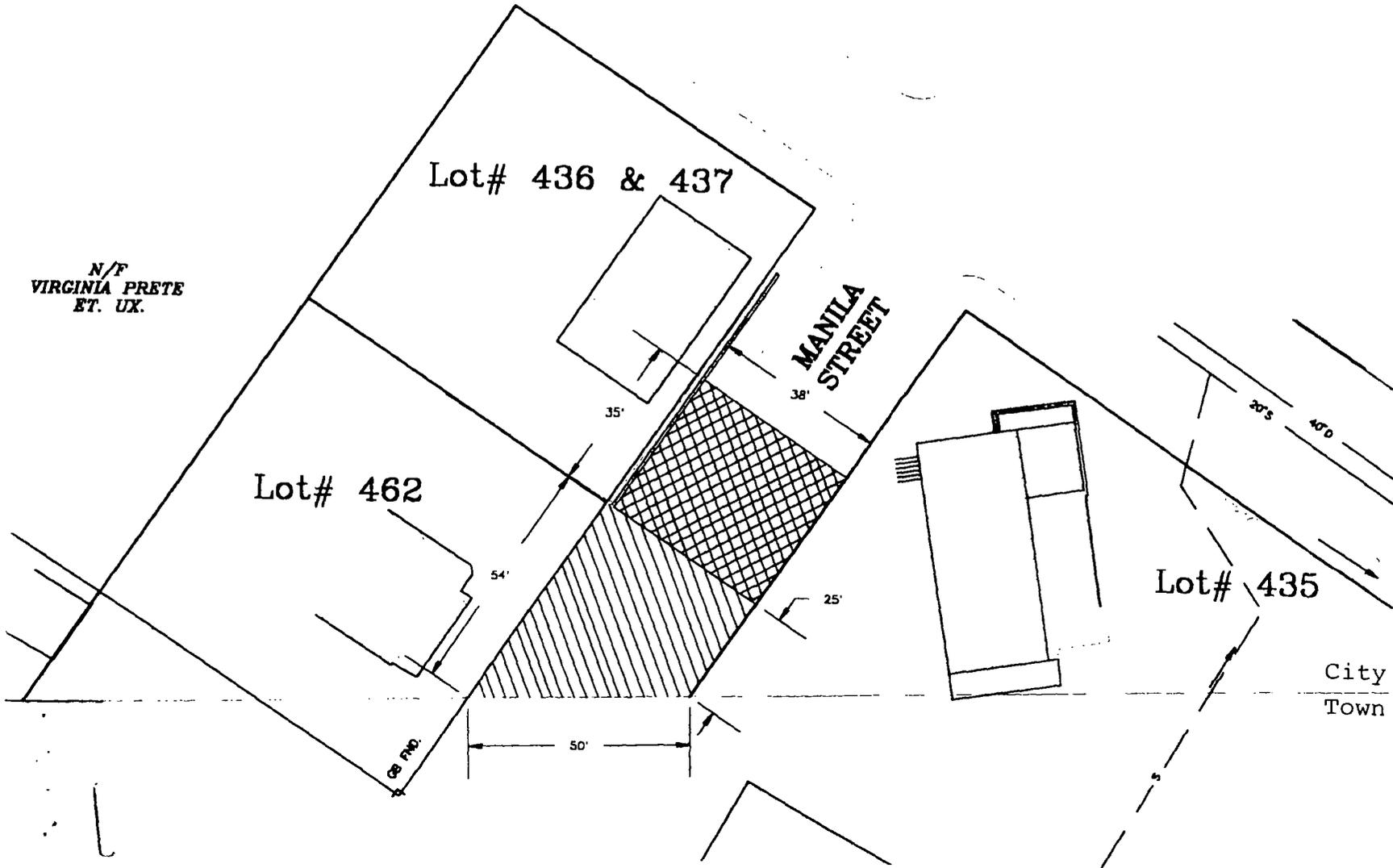
Lot# 436 & 437

MANILA  
STREET

Lot# 462

Lot# 435

City of Providence  
Town of North Providence



**Department of Planning and Development**

400 Westminster Street

Providence, Rhode Island 02903

Mr. Michael R. Clement  
City Clerk  
City Hall

GEORGE CALCAGNI

Chair



VINCENT A. CIANCI, JR.

Mayor

## PROVIDENCE CITY PLAN COMMISSION

*"Planning the Future of Providence"*

August 26, 1997

Councilman Robert M. Clarkin, Chairman  
Committee on Public Works  
City Council Office  
City hall  
Providence, Rhode Island 02903

Attention: Michael R. Clement, City Clerk ✓

Subject: CPC Referral No. 3081 - Abandonment of a northern portion of Manila Street.

Dear Councilman Clarkin:

In response to a petition dated August 25, 1997, we found the subject abandonment is still pending before the Committee on Public Works.

In absence of any additional facts, data or changes, the City Plan Commission recommendation remains the same as stated in the letter to the Committee on Public Works dated November 27, 1995 and herewith attached.

If there are any questions regarding this matter please call Thomas E. Deller at 351-4300, extension 604.

Sincerely,

A handwritten signature in black ink, appearing to read "T. E. Deller", written over a horizontal line.

Thomas E. Deller, AICP  
Deputy Director

attachment

3081clerkltr



## PROVIDENCE CITY PLAN COMMISSION

*"Planning Providence's Future"*

November 27, 1995

Committee on Public Works  
City Clerk's Office  
City Hall  
Providence, Rhode Island 02903

Attention: Michael R. Clement, City Clerk

Subject: CPC REFERRAL NO. 3081 - ABANDONMENT OF A NORTHERN  
PORTION OF MANILA STREET

Gentlemen:

The City Plan Commission at its November 20, 1995 regular monthly meeting reviewed and evaluated the proposed abandonment of a northern portion of Manilla Street located to the north of the rear lot line of Lot 436 on Assessor's Plat 79 and running northerly to the North Providence town line.

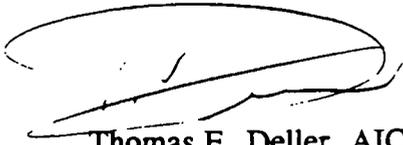
The petitioner is Mr. K. Macarthur Coates, Vice President of Douglas Avenue Associates, Inc., and owner of adjacent lot 435 on Assessor's Plat 79.

The petitioner is reconfiguring an access to the commercial development to allow for the construction of a commercial building on lot 435.

A field inspection revealed that subject portion of Manilla Street is a paved public right-of-way serving the adjacent residential properties: Lot 462 and Lot 461. Lot 462 contains a two and half story, two-family structure in good condition. The surrounding one- and two-family dwellings are in very good condition and are located in an Two-Family District (R-2) Zone. Lot 435 is zoned General Commercial District (C-2) and is part of a large commercial plaza located in North Providence along Douglas Avenue.

The City Plan Commission would advise the Committee on Public Works that no objection is offered to this abandonment under the condition that the petitioner satisfy two conditions. One, before road construction begins the petitioner must install a retaining wall that will edge Manila Street and 128 Lubec Street. Two, the petitioner provide a landscape strip as shown on plans submitted with the petition along the northern lot line of 128 Lubec Street. Provided that these conditions are met and that all other site improvements indicated on Exhibit A will be installed the Commission approves the abandonment of this portion of Manila Street.

Regards,

A handwritten signature in black ink, appearing to read 'T. Deller', enclosed within a hand-drawn oval.

Thomas E. Deller, AICP  
Deputy Director  
Planning and Development

cc: R. Clarkin, Chairman, Committee on Public Works  
w/ Attachments

cprefer.13



The Narragansett Electric Company  
280 Melrose Street  
P.O. Box 1438  
Providence, Rhode Island 02901-1438

January 15, 1996

Ms. Barbara A. Poirier  
Department of City Clerk  
Providence City Hall  
25 Dorrance Street  
Providence, Rhode Island 02903

Re: Petition to Abandon a Portion of Manila Street

Dear Barbara:

The Narragansett Electric Company (NECo) presently has overhead distribution facilities situated on the proposed abandoned portion of Manila Street. Please understand that NECo has no objections to the abandonments provided that in the event the streets are abandoned, an easement acceptable to NECo will permit the retention of our facilities in their existing locations.

If you have any questions feel free to call me at 401-784-7209.

Sincerely,



Michael D. DiNezza  
Senior Real Estate Representative

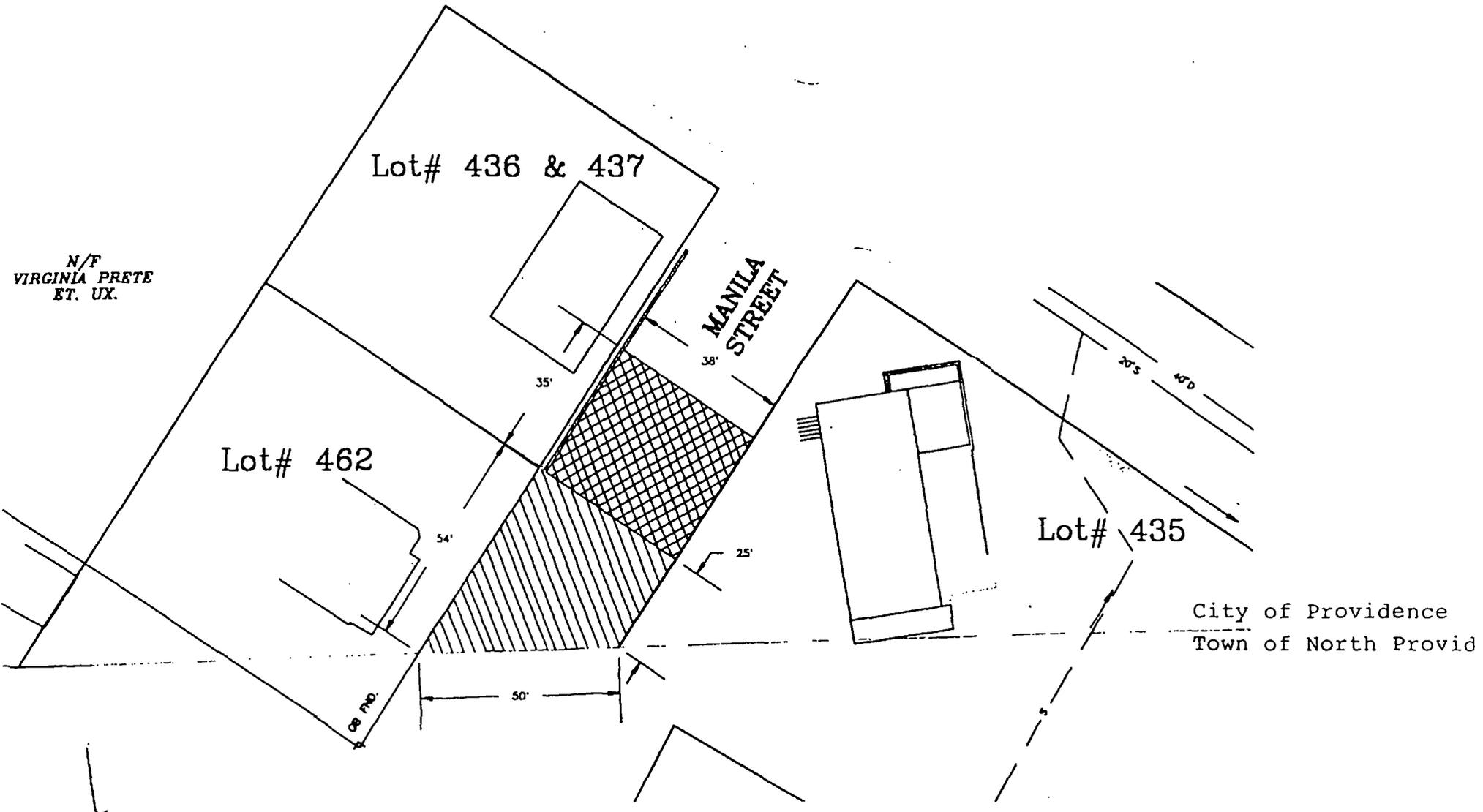
Enclosures



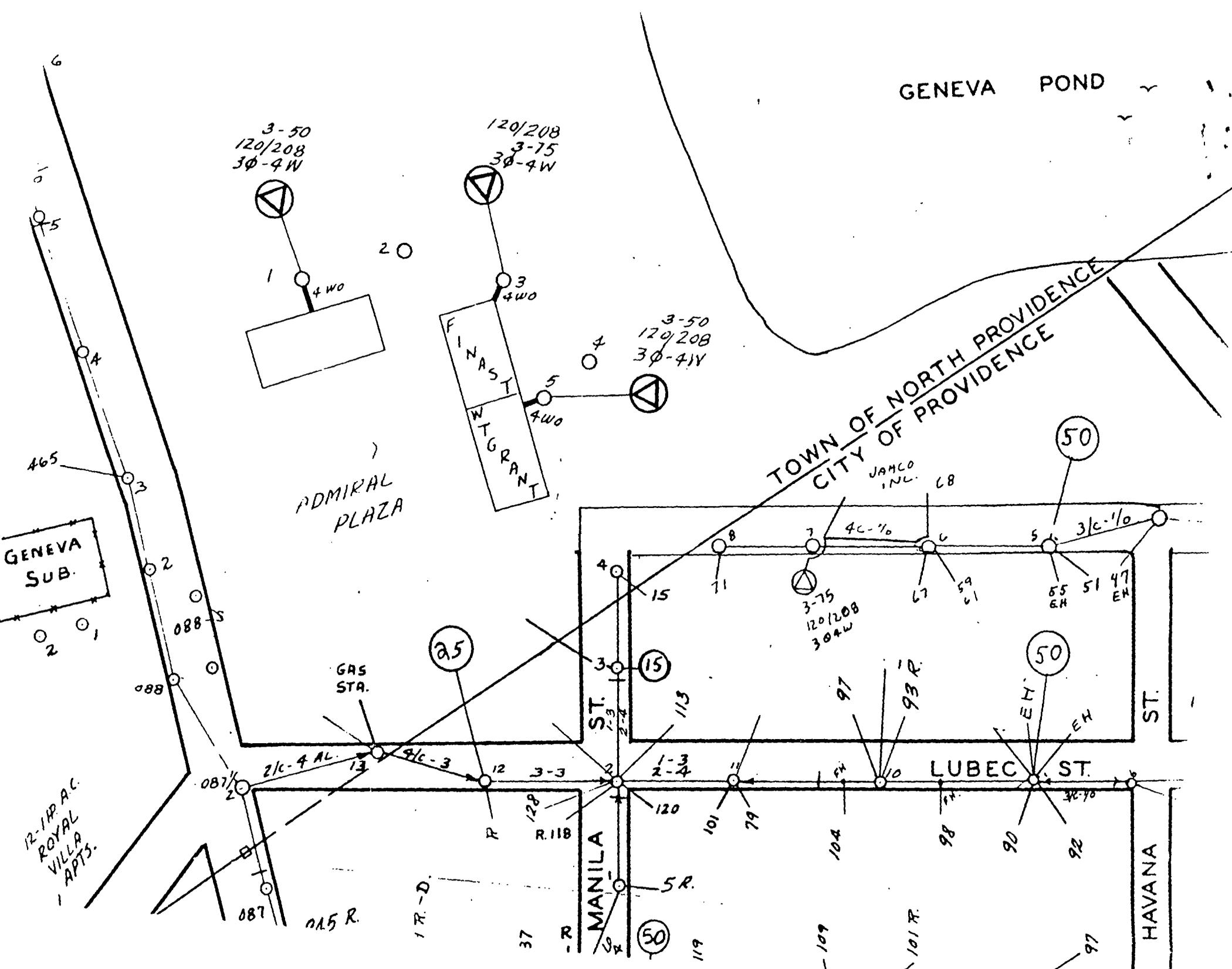
Abandoned Area = 1,560 S.F.



Regraded Area = 1,330 S.F.



GENEVA POND





September 29, 1997

Providence City Council  
Providence City Hall  
25 Dorrance Street  
Providence, Rhode Island 02903

Attn: Mr. Robert Clarkin

RE: PETITION TO ABANDON A PORTION OF MANILA STREET.

Dear Sir:

Upon investigation by our Engineering Department, it has been determined that Bell Atlantic formally (Nynex) currently has one pole scheduled for removal upon completion of construction project. Therefore, an easement is not required.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mary C. Hanley". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Mary C. Hanley  
E/P Manager - Right of Way



November 10, 1997

Councilman Robert M. Clarkin  
Chairman, Committee on Public Works  
City of Providence  
City Hall  
Providence, RI 02903

RE: Petition to Abandon a Portion of Manila St. Adjacent to A.P. 79, LOT 462

Dear Councilman Clarkin:

The Providence Gas Company does not operate any underground facilities within the portion of Manila St. adjacent to assessors plat 79, lot 462. We have no objection to the proposed abandonment and no easement will be required.

Sincerely,

Thomas P. Gavula  
Director of Engineering

cc: K. MacArthur Coates



November 3, 1995

Councilman Robert M. Clarkin  
Providence City Council  
City Hall  
Eddy Street  
Providence, Ri 02903

RE: Petition to abandon a portion of Manilla Street

Dear Councilman Clarkin:

Providence Gas Company ("PROVGAS") hereby objects to the abandonment of that portion of Manilla Street located to the north of the rear lot line of Lot 436 on Plat 79 running northerly to the North Providence town line.

There are gas mains in the area, as well as a service to 29 Smithfield Road, North Providence, and the proposed regrading will negatively impact our facilities.

Please call me at 272-5040, extension 521, if you require additional information.

Sincerely,

Thomas P. Gavula, Director  
Engineering & Project Management

TPG/kg

cc: E. Benoit



The Foundry Corporate Office Center  
144 Fountain Street - Suite 500  
Providence, RI 02903-5739  
401 • 277 • 6682  
401 • 277 • 2544 FAX  
401 • 277 • 6682 TDD  
<http://www.nbcrti.com>

Chairman  
Paul Filippone, PE  
Executive Director



October 25, 1997

Ms. Barbara Poirier  
Second Deputy Clerk  
City Hall  
25 Dorrance Street  
Providence, RI 02903

SUBJECT: Abandonment of City-Owned Property

Dear Ms. Poirier:

We have reviewed your memoranda and documentation concerning the abandonment of approximately 1,600 square feet of Manilla Street, Providence, R. I.

The NBC does not own any facility on this street. Therefore, we do not have any objection to the abandonment of this property for the construction of a commercial building on lot 43 on plat 79.

We appreciate your notification of these abandonment and the opportunity to comment.

Sincerely,

John Zuba  
Project Coordinator

Jz:lz

cc: Joe Filippone

*Letter that  
Kelly Coates  
promised to fax  
at the meeting -*

The Foundry Corporate Office Center  
235 Promenade Street – Suite 500  
Providence, RI  
02908-5739  
401 • 277 • 6680  
401 • 277 • 2584 Fax  
401 • 277 • 6680 TDD

Rep. Vincent J. Mesolella  
Chairman

Paul Pinault  
Executive Director



November 1, 1995

Ms. Barbara A. Poirier  
Second Deputy  
Department of City Clerk  
City Hall  
Providence, RI 02903

SUBJECT: Abandonment of Property  
Providence, RI

Dear Ms. Poirier;

I received your October 25, 1995 memo, for an abandonment of a portion of Manilla Street, Providence, RI. Your memo outlines that the petitioner is reconfiguring access to the commercial development to allow for the construction of a commercial building on Lot 436 on Plat 79.

In order to complete my review, please submit a drawing indicating Lot 435, Plat 79 and the proposed section of Manilla Street to be abandoned and regraded.

If you have any questions, please call me at 277-6680.

Sincerely,

A handwritten signature in black ink, appearing to read "John Zuba", written over a horizontal line.

John Zuba  
Project Coordinator

JZ/amr

cc: Joe Filippone

RESOLU: manilla

# RESOLUTION OF THE CITY COUNCIL

No. 111

Approved February 11, 1998

## RESOLVED, DECREED AND ORDERED

That the following named street shown as cross-hatched area on the accompanying plan entitled "Providence Plan, Rhode Island Department of Public Works-Engineering Office, street line section Plan No. 064570 dated November 9, 1995

Viz: Manilla Street, (portions of), shown as a cross-hatched area on accompanying plan and designated by the letters (A-B-C-D-A) having ceased to be useful to the public and is proposed to be abandoned as public highway, said abandonment is specifically conditioned precedent upon the following:

(1) Petitioner shall tender the amount of Six Thousand Three Hundred Eighteen Dollars and Fourty Cents (\$6,816.40) in legal tender U.S. currency to the City of Providence.

(2) The Petitioner shall convey an easement acceptable to the Narragansett Electric Company which will permit retention of its facilities in their existing location, together with the right to inspect, maintain, operate and replace the same with twenty-four (24) hour access to said facilities, or in the alternative should 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) The Petitioner shall convey an easement acceptable to 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 (24) hour access to said facilities, or in the alternative should it be determined b 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.

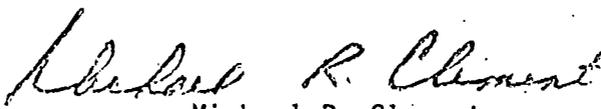
(4) That the Petitioner shall meet each of the conditions to which reference is made in that communication from the Providence City Plan Commission dated November 27, 1995, (a) before road construction begins the petitioner must install a retaining wall that will edge Manilla Street and 128 Lubec Street; (b) The Petitioner shall provide a landscape strip along the northern lot line of 128 Lubec

Street as the same is shown on Petitioner's Petition to the City Council and further make those site improvements referenced therein as Exhibit "A".

ORDERED, That the Traffic Engineer be and he 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.

A true copy,  
Attest:

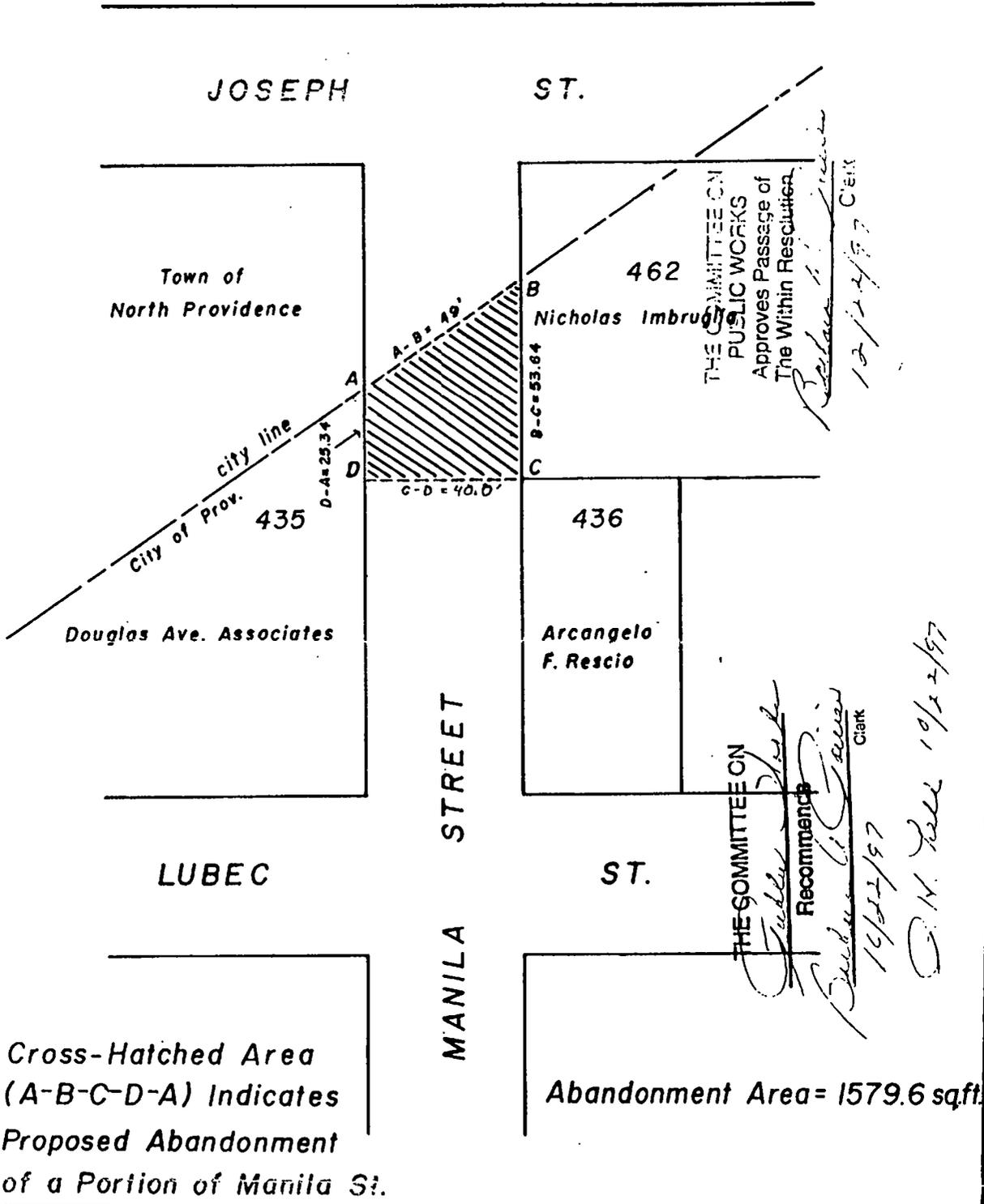


Michael R. Clement  
City Clerk



IN CITY COUNCIL  
11/21/97

PROVIDENCE, R.I.  
P.W. DEPT. ENGINEERING OFFICE  
STREET LINE SECTION  
No. 064570  
NOV. 9, 1997  
PUBLIC WORKS  
Approves as to  
The Within Rec.



THE COMMITTEE ON  
PUBLIC WORKS  
Approves Passage of  
The Within Resolution.  
12/12/97 Clerk

THE COMMITTEE ON  
Recommend  
12/22/97  
D. N. Telle 12/22/97  
Clerk

NOTES: Cross-Hatched Area  
(A-B-C-D-A) Indicates  
Proposed Abandonment  
of a Portion of Manila St.

Abandonment Area = 1579.6 sqft.

Lot Numbers Taken from A.P. 79

CITY OF PROVIDENCE R.I.  
Public Works Dept. - Engineering Office  
Showing Proposed Abandonment Regarding  
of a Portion of Manila St.  
Drawn by: Steve Z. Checked by: J.A.M.  
Scale: 1" = 40' Date: 11-9-95  
Correct: J.A. M... Eng.  
Approved: [Signature]  
CHIEF ENGINEER

Received for Record at 10 o'clock 39 min in [Signature] Recorder of Deeds

MAR 19 1998

Robert Z. Riccio

*From the [Signature] Deck*

C

3758/61-63

9325

RECEIVED FOR RECORD  
AT 10 O'CLOCK 39 MIN.  
Providence, R.I.

MAY 14 1998

Witness: Robert Z. Rice

Recorder of Deeds  
Fee 17