

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1990 - 9

No. 322 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 544, AS HERETOFORE AMENDED, BY CHANGING FROM AN R-2 TWO FAMILY ZONE TO A C-4 HEAVY COMMERCIAL ZONE, LOTS 314, 319 AND 192 AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 34, SAID LOTS BEING SITUATED ALONG MANTON AVENUE.

Approved July 2, 1990

Be it ordained by the City of Providence:

SECTION 1. The Zoning Map, accompanying and made part of Chapter 544 of the Ordinance of the City of Providence approved September 21, 1951, entitled: "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations", as heretofore amended, is hereby further amended by changing from an R-2 Two Family Zone to a C-4 Heavy Commercial Zone, Lots 314, 319 and 192, As Set out and Delineated on City Assessor's Plat 34, Said Lot Being Situated along Manton Avenue, bounded and described as follows:

Those certain tracts of land situated in the City of Providence and be designated as Lots 314, 192, 319 on City of Providence Assessor's Plat 34, Dated, December 31, 1988, as shown on plan #064488.

Beginning at a point on the North-Westerly corner of Lot 314, Thence running Easterly along the Southerly street line of Manton Avenue, and along Northerly property lines of Lots 314, 192 and 319, to the North-Easterly corner of Lot 319.

Thence running Southerly along the Easterly property line of Lot 319 to the South-Easterly corner of Lot 319.

Thence running in a Westerly direction along the Southerly property lines of Lots 319, 192, 314 to the South-Westerly corner of Lot 314.

Thence running Northerly along the Westerly property line of Lot 314 to the North-Westerly corner of Lot 314, said point being point and place of beginning.

Said parcels of land contain combined Square Footage of 7,196.

SECTION 2. This Ordinance shall take effect upon its Passage.

IN CITY COUNCIL

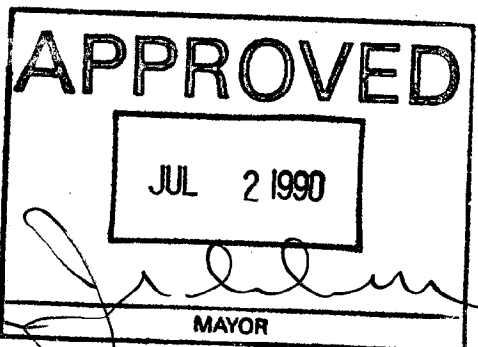
JUN 21 1990
FIRST READING
READ AND PASSED

Michael B. Clement CLERK
First Deputy

IN CITY
COUNCIL

JUN 29 1990
FINAL READING
READ AND PASSED

Michael W. Ender PRESIDENT
Rosemarie CLERK



No.

CHAPTER

AN ORDINANCE

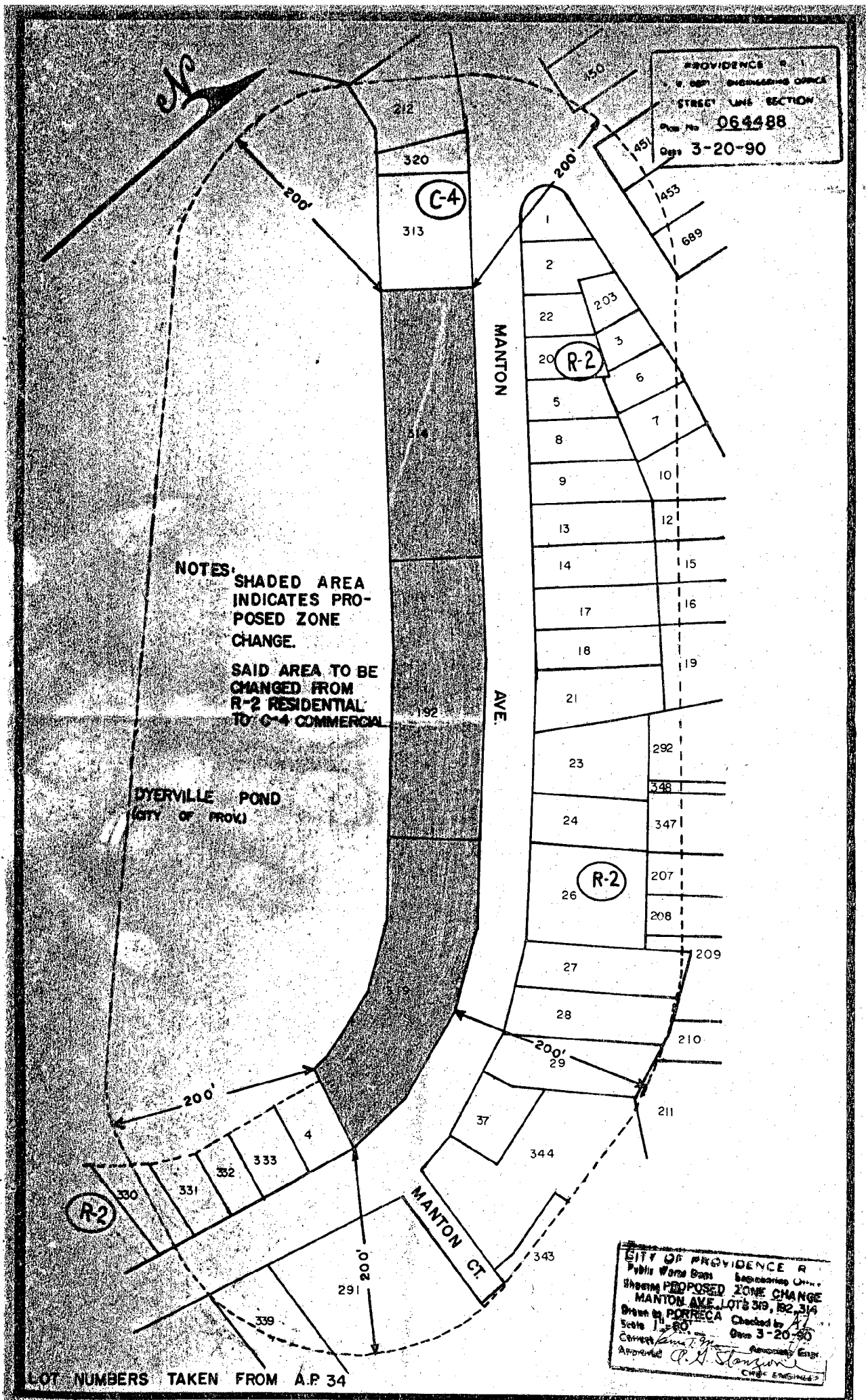
RECEIVED
CITY CLERK
JUN 14 1990

**THE COMMITTEE ON
ORDINANCES**

**Approves Passage of
The Within Ordinance**

Michael R. Clement
Chairman
Clerk

June 13, 1990



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

That the zone classification for Plat 34, Lots 314, 319 and 192 located on Manton Avenue be changed from R-2 residential to C-4 commercial zone. The Petitioner, Konover Development Corporation, intends on purchasing Lots 314, 319 and 192 to construct a shopping center thereon.

Respectfully submitted,

Petitioner
Konover Development Corporation

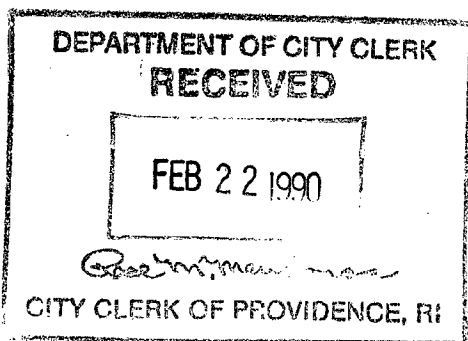
By: *N. Robert Trigg*
N. Robert Trigg

OWNERS' ASSENT

The Providence Redevelopment Agency, owner of Lots 314, 319 and 192 assents and approves of Konover Development Corporation's Petition for a zone change. Attached hereto is Resolution No. 6669 of the Providence Redevelopment Agency dated December 12, 1989.

Providence Redevelopment Agency

By: *Thomas V. Moses*
Thomas V. Moses



*Pd by Ch # 2292
Konover Development Corp.
2410 Albany Ave West Hartford Ct. 06117
Amt \$75.00*

FILED
FEB 22 12 08 PM '90
DEPT. OF THE CLERK
PROVIDENCE, R.I.

IN CITY COUNCIL
MAR 1 1990
FIRST READING
REFERRED TO COMMITTEE ON
Recommendation CLERK
ORDINANCES

THE COMMITTEE ON
ORDINANCES
Recommends Be Continued
Michael R. Clement
Clerk

From the Clerk's Desk

PROVIDENCE REDEVELOPMENT AGENCY
Providence, Rhode Island

A RESOLUTION OF THE PROVIDENCE REDEVELOPMENT AGENCY

No. 6669

Approved: December 12, 1989

~~WHEREAS, Konover Development Corporation has submitted an offer to Purchase three (3) lots on Manton Avenue; Lots 314, 319 and 192 on Assessors Plat 34, totaling 75,196 square feet which will be combined with the rear land to develop a shopping center; and~~

WHEREAS, said offer contains the following submission dates: preliminary and final plans to be submitted by October 12, 1990; financial commitment by December 12, 1989; execution of sales agreement and deed and taking of title by December 12, 1990; start of construction by April 1, 1991 with completion of construction by December 12, 1991; and

WHEREAS, said offer is conditioned upon Konover Development Corporation obtaining all necessary local and State permits and receiving a positive report on the environmental study; and

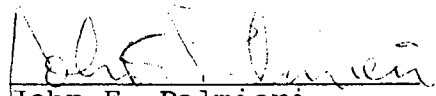
WHEREAS, said offer also provides that the Agency will entertain any reasonable request for extensions from the developer should there be any lengthy delays with the permit process.

NOW, THEREFORE, BE IT RESOLVED by the PROVIDENCE REDEVELOPMENT AGENCY as follows:

1. That the Offer to Purchase as submitted by Konover Development Corporation for Lots 314, 319 and 192 on Assessors Plat 34 located on Manton Avenue, subject to the above conditions as stated be approved.

2. That this resolution shall take effect immediately.

ATTEST:


John F. Palmieri
Secretary

mjd

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: March 6, 1990

TO: B. James Suzman, Director of Public Works

SUBJECT: ZONING CHANGE - MANTON AVENUE - PLAT 34, LOTS 314, 319 AND 192.

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is a copy of the subject zoning change. It is requested that you provide the Committee with a list of abutting property owners and tracing of the said area.

Michael R. Clement
First Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: March 6, 1990

TO: Thomas E. Deller, Associate Director of Planning

SUBJECT: ZONING CHANGE - MANTON AVENUE - PLAT 34, LOTS 314, 319
AND 192

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is a copy of the subject zoning change.
It is requested that you study the said matter and
report your findings back to the above named Committee.

Michael R. Clement
First Deputy City Clerk



Department of Planning and Development

"Building Pride In Providence"

April 26, 1990

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

Attention: Rose M. Mendonca, City Clerk

Subject: Referral No. 3016 - Zoning Change from R-2 to C-4 for Lots
314, 319 and 192 on Assessor's Plat 34
located on Manton Avenue

Gentlemen:

The City Plan Commission at its April 11, 1990 special meeting reviewed and evaluated the proposed zone change from an R-2 classification to a C-4 commercial zone for Lots 48 and 194 on Assessor's Plat 34 and located on and off Manton Avenue.

The petitioner is Konover Development Corporation represented by N. Robert Trigg, owner of the land is the Providence Redevelopment Agency who assents and approves of the petitioner's motion for a zone change.

A field inspection revealed that subject Lots 319 and 192 are vacant, overgrown with weeds and with some accumulation of debris. Lot 314 is used for necessary sales and equipment storage.

The land behind subject lots is vacant and was formerly used as a city dump. This land is zoned C-4. The residential two-family structures across Manton Avenue are in good to fair condition. The adjacent Lot 313 is used for automobile repair and auto sales.

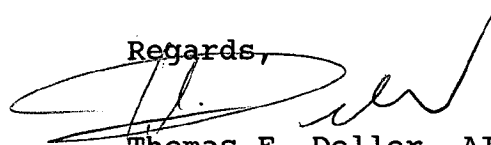
The petitioner intends to construct a shopping center on subject lots and on adjacent vacant land.

Committee on Ordinances
April 26, 1990
Page 2

Referral No. 3016

The Commission found that the proposed use is inappropriate for the subject location and voted to advise the Committee on Ordinances that this petition be denied.

Regards,

A handwritten signature in black ink, appearing to read 'T. Deller', is written over the typed name.

Thomas E. Deller, AICP
Associate Director Of Planning

TED/jp
GJT

cc: Thomas V. Moses, Esq., Director
Councilman Raymond Cola

CITY PLAN COMMISSION
PROVIDENCE, R. I.

Ref. No. 3016 Subject ZONE CHANGE FROM R-2 TO C-4

Plat No. 34 Lot No. 314, 319 and 192

Lot Area: ~ 75,196 sq. ft.

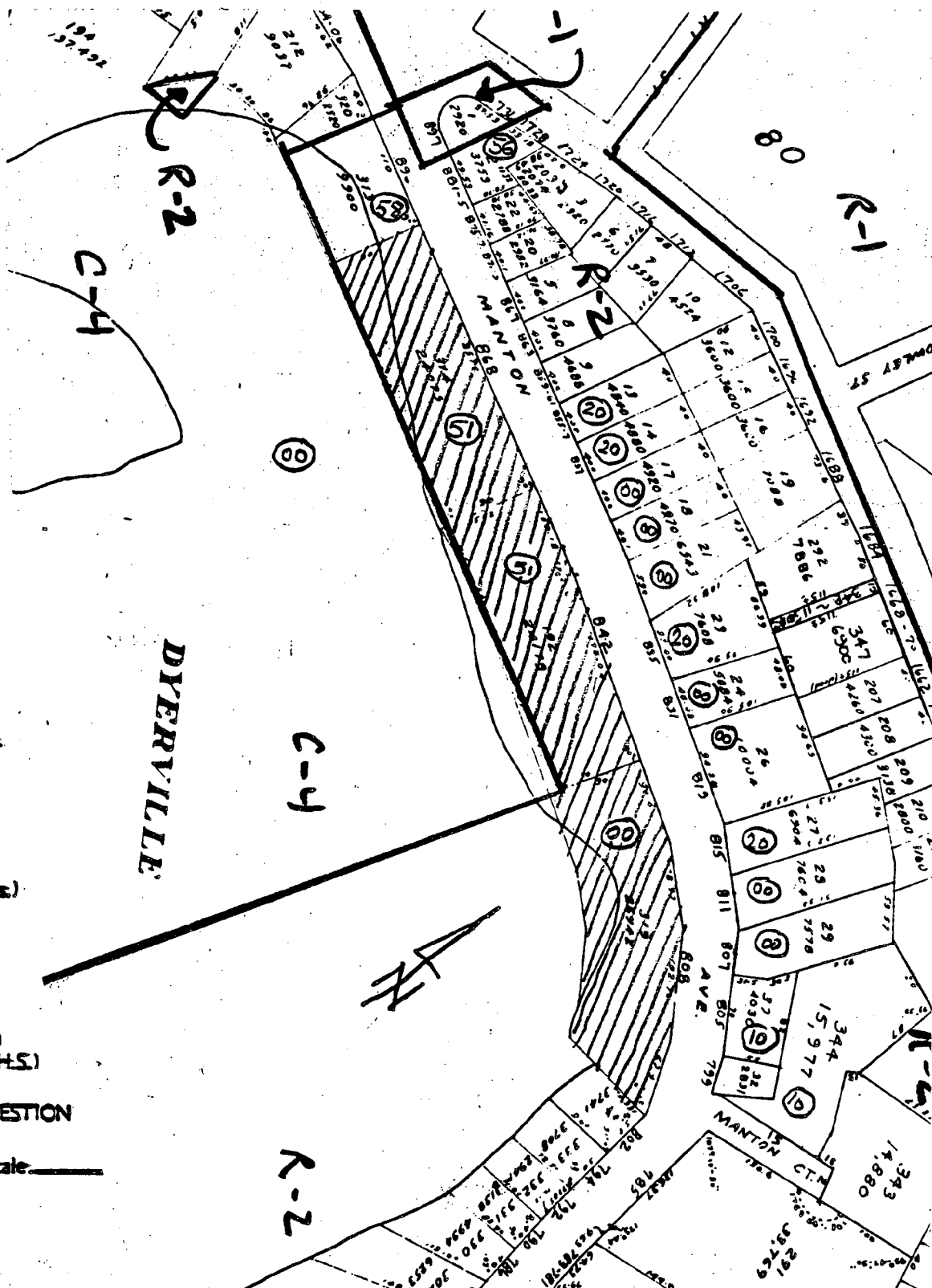
LAND USE LEGEND

- 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 3/16/90 By GT Scale _____





Department of Public Works

"Building Pride In Providence"

March 27, 1990

Hon. Thomas Glavin
Providence City Councilman
Committee on Zoning
City Clerk's Office
City Hall - Prov., R.I. 02903

Re: Zoning Changes

1. (Lots 48 & 194 on City Assessor's Plat 43 and 80) Plan #064487
- ✓ 2. (Lots 319, 192 & 314-Manton Ave., on City Assessor's Plat 34)
Plan #064488
3. (Lots 373, 325, 725, 726, 328, 329, 320, 321, 323, 322, 324, 385 & 376
along Elmwood, Dartmouth & Wesleyan Avenues) Plan #064486
(On City Assessor's Plat 32 and 44)

Dear Councilman Glavin:

The City of Providence Department of Public Works has no objections to the following Zoning Changes:

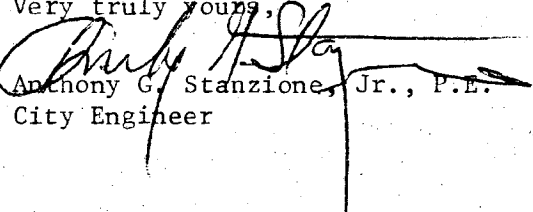
1. Proposed Zoning change as shown on plan entitled, "Providence, R.I., P.E. Dept., Engineering Office, Street Line Section, Plan No. 064487, Date: 3/15/90." Shaded Area (Lots 48 & 194) are to be changed from an R-2 Residential Zone to a C-4 Commercial Zone. This is on City of Providence Assessor's Plat 34 & 80. A copy of abutting property owners is attached hereto.

2. Proposed Zoning Change as shown on plan entitled, "Providence, R.I., P.W. Dept., Engineering Office, Street Line Section, Plan No. 064488, Date: 3/20/90." Shaded area (Lots 319, 192 & 314) are to be changed from an R-2 Residential Zone to a C-4 Commercial Zone. Area in question is located on Manton Avenue on City of Providence Assessor's Plat 34. A list of abutting property owners is attached hereto.

3. Proposed Zoning Change as shown on plan entitled, "Providence, R.I., P.W. Dept., Engineering Office, Street Line Section, Plan No. 064486, Date: 3/14/90." Shaded area (Lots 373, 325, 725, 726, 328, 329, 320, 321, 323, 322, 324, 385 & 376, along Elmwood, Dartmouth & Wesleyan Avenues, on City of Providence Assessor's Plat 32 and 44. Said shaded area indicates zoning change from a C-2 and R-3 to a C-4 Commercial Zone.

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

Very truly yours,


Anthony G. Stanzione, Jr., P.E.
City Engineer

CC: M. Clement - 1st Dep. City Clerk
JTM
JLC



PROVIDENCE REDEVELOPMENT AGENCY

EDMUND M. MAURO, JR.

Chairman

JOSEPH R. ESPOSITO, JR.

Vice Chairman

LESLIE A. GARDNER

STEPHEN R. LEWINSTEIN

ALBERT E. CARRINGTON

JOHN H. ROLLINS

DAVID G. DILLON

THOMAS V. MOSES, ESQ.

Executive Director

JOHN F. PALMIERI

Secretary

MAYOR JOSEPH R. PAOLINO, JR.

Ex-Officio

May 11, 1990

Councilman Thomas M. Glavin, Chair
Council Ordinance Committee
City Hall
Providence, Rhode Island 02903

re: Zoning Petition for Plat 34 Lots 192, 314 and 319
Zoning Petition for Plat 34 Lots 48 and 194

Dear Councilman Glavin:

Over the past year, the Providence Redevelopment Agency has been reviewing potential uses for the former dump site off of Manton Avenue. This site, at the western edge of the city, is a large expanse of land that has been unused for a number of years. Because the site is a former dump, the reuse of the property is limited. The site is unsuitable for residential development. Reuse of the site as an industrial park was investigated, however, the site is not suitable for industrial use for a variety of reasons. The only use remaining is commercial development of the site. An analysis of the site limitations show that the development of the property as a shopping center is possible. This is the only use of the site that is feasible.

A portion of the property that is before you for rezoning has been transferred to the Redevelopment Agency by the City Council to return it to the tax rolls of the city. Based on the analysis completed by the Department of Planning and Development, we have been marketing the property for commercial development. We have found a developer who will turn the former city land and the remainder of the former landfill in to a viable commercial center in a part of the city that lacks a strong retail area. This reuse of this site as a commercial center will turn a derelict piece of property into a valuable city and neighborhood asset.

Councilman Thomas M. Glavin, Chair
May 11, 1990
Page 2

We urge the Ordinance Committee to approve this zone change. This will enable the Redevelopment Agency to carry out the charge received from the City Council to redevelop surplus city property into a city asset.

Sincerely yours,

Tom

Thomas V. Moses, Esq.
Executive Director



Department of Planning and Development

"Building Pride In Providence"

May 14, 1990

Councilman Thomas M. Glavin, Chair
Council Ordinance Committee
City Hall
Providence, Rhode Island 02903

re: ✓ Zoning Petition for Plat 34 Lots 192, 314 and 319
Zoning Petition for Plat 34 Lots 48 and 194

Dear Councilman Glavin:

The Department has analyzed the above referenced properties to determine the best use of this site.

A field inspection revealed the subject Lots 319 and 192 are vacant overgrown with weeds and with some accumulation of debris. Lot 314 is used for sales and equipment storage. Lot 194 contains approximately 137,497 sq. ft. of assessed land and approximately 585,000 sq. ft. of unassessed land is vacant, overgrown with weeds and has a narrow direct access to Manton Avenue located between Lot 338 and 316. This land is a former city dump located on the top of former Dyerville Pond. Because of methane gas leaks, this land is not suitable for residential uses. Lot 48 is in its natural state, vacant, overgrown with brush and trees and subject to flooding from Woonasquatucket River.

The residential properties surrounding Lot 48 consist of one and two family structures in good to very good condition.

Councilman Thomas M. Glavin, Chair
May 14, 1990
Page 2

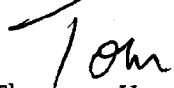
The adjacent Lot 313 is used for automobile repair and auto sales. The remaining properties along Manton Avenue are mixed commercial residential with heavy commercial uses bordering on Lot 194.

Over the past year the site has been analyzed to determine the best reuse of this site. The site was first reviewed for industrial development. While the site is large enough to use for industrial development, a majority of the parcels that could be developed would be unbuildable because of the constraints to development as a result of building on a landfill. The site was then reviewed for commercial development. Because of the parking areas need for commercial use, a shopping plaza can be sited at the best possible location on the lot. This makes the site developable.

Over two thirds of the site proposed for commercial use is presently zoned C-4. The area zoned R-2 is landlocked and is a wedge that projects into the C-4 zone from the City line. The area is unuseable as an R-2 use and should be rezoned.

Since the only potential use of the site is for commercial development, failure to require the property would deny the owners of the property any potential use. The Department urges the Council to grant this rezoning request.

Sincerely yours,


Thomas V. Moses, Esq.
Director

Department of Planning and Development
44 Washington Street
Providence, Rhode Island 02903

Councilman Thomas M. Glavin, Chair
Council Ordinance Committee
City Hall
Providence, Rhode Island 02903



DEPT. OF CITY CLERK
PROVIDENCE, R.I.

MAY 19 11 54 AM '90

FILED

louis federici & associates

Land Surveying • Engineering • Aerial Photogrammetry
Rhode Island • Connecticut • Massachusetts

ABBUTTERS LIST
CURRENT AS OF 2-9-1990
FOR
PROPERTY LOCATED ON MANTON AVENUE
PROVIDENCE, RHODE ISLAND
PROPERTY DESIGNATED AS ASSESSOR PLAT 34, LOTS 48, 192, 194, 314, & 319

PREPARED BY

LOUIS FEDERICI & ASSOCIATES

235 Promenade St, Room 150, Providence, R.I. 02908 (401) 331-1570

Member of R.I. Society of Professional Land Surveyors • American Congress of Surveying & Mapping
Connecticut Association of Land Surveyors

ABUTTERS LIST
FOR
PROPERTY LOCATED ON MANTON AVENUE
PROVIDENCE, RHODE ISLAND
PROPERTY DESIGNATED AS ASSESSOR PLAT 34, LOTS 48, 192, 194, 314, & 319

ASSESSOR PLAT 34 - PROVIDENCE

LOT 1	GREATREX CORPORATION 475 HOPE STREET PROVIDENCE, RHODE ISLAND 02906
LOT 2	DAVID C. EAD, ET UX DORIS A. 1647 CHALKSTONE AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 3	JACOB T. PERL & ALAN PERL 528 POUND ROAD CUMBERLAND, RHODE ISLAND 02864
LOTS 4, 21, 304, 309 330, 331, 332, 333	CITY OF PROVIDENCE CITY HALL PROVIDENCE, RHODE ISLAND 02903
LOTS 5, 8, 20	FRANK A. SANTIE, ET UX JOANN D. 170 FORBES STREET EAST PROVIDENCE, RHODE ISLAND 02915
LOT 6	CHARLES G. O'BRIEN, IRWIN ROLLINS & MARY A. ROLLINS 1716 CHALKSTONE AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 7	CHARLES M. DEADY, ET UX MARY V. 1712 CHALKSTONE AVENUE PROVIDENCE, RHODE ISLAND 02909
LOTS 9, 13	FRANK C. GEOPPO & EVA-ANN GEOPPO 859 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909

ASSESSOR PLAT 34 - PROVIDENCE

LOT 10	ENRICO PINEDA, ET UX OFELIA 1706 CHALKSTONE AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 11	MARY L. LAWRENCE, FLORENCE R. HINDLE & GEORGE W. HINDLE 970 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 12	EPIFANIO P. ESPIDOL, ET UX CAROL A. 1700 CHALKSTONE AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 14	JEFFREY R. PALUMBO 16 COLWELL DRIVE JOHNSTON, RHODE ISLAND 02919
LOT 15	MICHAEL C. PICCOLI, ET UX CHRISTINE R. 1696 CHALKSTONE AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 16	NORMA JANE FORGUE & MARJORIE H. THORNTON 1692 CHALKSTONE AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 17	EVA-ANN GEOPPO 859 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 18	ROSE E. COLLINS 14 LOOKOUT AVENUE NORTH PROVIDENCE, RHODE ISLAND 02911
LOT 19	ANTHONY R. MARCELLO & JOANN C. MARCELLO 102 RUGGLES STREET PROVIDENCE, RHODE ISLAND 02909
LOT 22	SAEED SAEED & LUUL A. MUSSE 32 WOODMONT STREET PROVIDENCE, RHODE ISLAND 02907
LOT 23	JOSEPH A. D'AGOSTINO & MARIE C. D'AGOSTINO WAMPUM TRAIL SMITHFIELD, RHODE ISLAND
LOT 24	JOHN EUNIS & PAUL A. CALENDÁ 454 BROADWAY PROVIDENCE, RHODE ISLAND 02903

ASSESSOR PLAT 34 - PROVIDENCE

LOT 25	ALBERT S. DUPRE & MARY I. DUPRE R 938 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 26	HARDSCRABBLE LAND COMPANY 77 PLAIN STREET PROVIDENCE, RHODE ISLAND 02903
LOTS 27, 28, 29	ELIO C. BIONDI, ET UX AGOSTINA 815 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 30	PASQUALE A. DELTORO, ET UX CAROL L. 1636 CHALKSTONE AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 33, 154	PROVIDENCE REDEVELOPMENT AGENCY SPECIAL VACANT LOT PROGRAM 55 EDDY STREET PROVIDENCE, RHODE ISLAND 02903
LOT 35	RAYMOND BESSETTE 1632 CHALKSTONE AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 37	MATTHEW DICKIE 805 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 149	LEO P. CHOINIERE, ET UX LORRAINE B. 8 BALTIMORE STREET PROVIDENCE, RHODE ISLAND 02909
LOTS 150, 151	JOSEPH A. MANCINO 701 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 152	CHARLES AJOOTIAN & JAMES AJOOTIAN 200 SMITH STREET PROVIDENCE, RHODE ISLAND 02908
LOT 153	CITY OF PROVIDENCE - TAX SALE CITY HALL PROVIDENCE, RHODE ISLAND 02903
LOTS 155, 156	CHARLES J. AJOOTIAN 200 SMITH STREET PROVIDENCE, RHODE ISLAND 02908

ASSESSOR PLAT 34 - PROVIDENCE

LOT 157	NICHOLAS PALERMO, JR. 2 BALTIMORE STREET PROVIDENCE, RHODE ISLAND 02908
LOT 158	ROSE ROCCHIO & JOHN THOMAS ROCCHIO 689 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOTS 187, 278, 285, 288	DAVID G. DICOLA & DIANE M. JAMES 4 APRIL COURT PROVIDENCE, RHODE ISLAND 02908
LOTS 188, 221	PAUL J. ALVES & MARIA C. ALVES 669 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 189	LUIS FELICIANO, ET UX LUCIA 722 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 190	DENNIS J. OGRADY P.O. BOX 78 BARRINGTON, RHODE ISLAND
LOTS 193, 338	BENEDETTO ZANNI, ET UX VILMA A. 354 CHERRY HILL ROAD JOHNSTON, RHODE ISLAND 02919
LOTS 195, 213, 232, 308, 316, 334, 340	CARMINE DISANTO, SR., ET UX OLINDA 924 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 196	ANTHONY J. VOTOLATO, ET UX KATHERINE R. 934 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 197	THOMAS SAMSON, JR. & LINDA J. SAMSON 938 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 198	ALFRED W. CARDENTE, ET UX AUDREY M. 940 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 199	DOMENIC F. FUSCO, ET UX MAUREEN 27 FRUIT HILL AVENUE PROVIDENCE, RHODE ISLAND 02909

ASSESSOR PLAT 34 - PROVIDENCE

LOT 200	WALE AKINSULIRE 617-619 HARTFORD AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 201	GEORGE REALTY 19 FLORENCE STREET PROVIDENCE, RHODE ISLAND 02909
LOT 202	GEORGE KARAYIONNIS & HELEN KARAYIONNIS 153 WESTON ROAD WELLESLEY, MASSACHUSETTS
LOT 203	JAMES J. FORKIN, JR., ET UX PAULA 1724 CHALKSTONE AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 207	ROSALIE V. HAGOPIAN 127 JUNE STREET WORCESTER, MASSACHUSETTS 01602
LOT 208	CARMINO A. FAIOLI, ET UX ANNA 1660 CHALKSTONE AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 209, 210, 211	ELIZABETH MALKASIAN 34 SUFFOLK STREET - APT. L1 PROVIDENCE, RHODE ISLAND 02908
LOT 212	JOHNSTON'S ENTERPRISES, INC. 904 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 214	DIEGO DICOSTANZO 974 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 215	FREDERICK G. SAYLES, ET UX YOLANDA W. 978 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 216	LOUIS RICCI, ET UX ALVINA 992 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 217	ERMENEGILDO BALDUCCI, ET UX LUCIANA 779 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909

ASSESSOR PLAT 34 - PROVIDENCE

LOT 230	PASQUALE FAELLA, ET UX JOSEPHINE 5 SETIAN CIRCLE JOHNSTON, RHODE ISLAND 02919
LOT 234	RHODE ISLAND INDUSTRIAL FACILITIES CORP., ET AL 222 RICHMOND STREET PROVIDENCE, RHODE ISLAND 02903
LOT 280	ARMAND RUGGIERO 670 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 281	FRANCIS CARRARA 652 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 282	JAMES M. DIMARCO 644 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 283	LOUIS E. DEAL 636 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 284	MICHAEL P. CARROLL, ET UX LORRAINE R. 628 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 289	DYERVILLE ASSOCIATES 222 RICHMOND STREET PROVIDENCE, RHODE ISLAND 02903
LOT 291	MAGAR MOORADIAN, ET UX JOSEPHINE 785 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 292	ANGELA CARUSO 1684 CHALKSTONE AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 303	ANN A. MCGOWAN 770 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 307	JEREMIAH C. O'CONNOR & BENJAMIN WEISS 12 SILVER SPRING STREET PROVIDENCE, RHODE ISLAND 02904

ASSESSOR PLAT - 34 PROVIDENCE

LOT 310	MICHAEL CAFFERTY 755 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 311	LEONARD RICHARD, ET UX MARY A. 682 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOTS 313, 320	NICHOLAS D'AMICO & THOMAS A. PALANGIO III 896 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02908
LOT 315	FILOMENO A. RICCIUTI & ROBERT E. ASHNESS 44 FRANCIS DRIVE CRANSTON, RHODE ISLAND 02920
LOT 317	MARIA A. RICCIUTI ESTATE & ROBERT E. ASHNESS 44 FRANCIS DRIVE CRANSTON, RHODE ISLAND 02920
LOT 318	LENA LEPORE 700 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 321	JOHN W. SWEET 748 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 322	FRANK W. CRINER, ET UX ROSEMARY 744 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 323	TRACEY S. JOHNSON & JOANNE JOHNSON 740 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 324	CATARINA MISIEWICZ 736 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 325	STEPHEN M. STABILE 139 KEARNEY STREET CRANSTON, RHODE ISLAND 02920
LOT 326, 327	TONELY ASSOCIATES 41 CONCORD STREET PROVIDENCE, RHODE ISLAND 02904

ASSESSOR PLAT 34 - PROVIDENCE

LOT 328	DOMENIC T. FERRI, ET UX ELAINE M. HOPE, RHODE ISLAND 02831
LOT 329	IAFET LEPORE, ET UX LENA 700 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 335	ANTHONY P. RUSSO & CARLA M. RUSSO 6 PALFREY PLACE PROVIDENCE, RHODE ISLAND 02909
LOT 336	MICHAEL A. DISANO, ET UX JOSEPHINE M. 4 PALFREY PLACE PROVIDENCE, RHODE ISLAND 02906
LOT 337	HARRY J. CORRELL, ET UX VIRGINIA M. 2 PALFREY PLACE PROVIDENCE, RHODE ISLAND 02909
LOT 339	SUMART CORPORATION 30 OAKLEY ROAD WOONSOCKET, RHODE ISLAND 02895
LOT 343	DAVID A. WILLIAMS & MADELEINE P. WILLIAMS 15 MANTON COURT PROVIDENCE, RHODE ISLAND 02909
LOT 344	WENDELL F. DESCOTEAUX & LOUISE DEMAGISTRIS 799 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 347	PETER ROSIELLO 340 OLNEY STREET PROVIDENCE, RHODE ISLAND 02906
LOT 348	PETER CARUSO, JR. & JOHN A. CARUSO 1684 CHALKSTONE AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 352	ALFRED W. CARDENTE, ET UX AUDREY M. 940 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909

ASSESSOR PLAT 80 - PROVIDENCE

LOT 2	WARD REALTY COMPANY 38 ATWELLS AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 14	JACOB WERBA, MANAGING PARTNER FOR IMAGE DEVELOPMENT GROUP 108 MAIN STREET BROCKTON, MASSACHUSETTS 02401
LOT 33	BARON REALTY, INC. 12 SILVER SPRING STREET PROVIDENCE, RHODE ISLAND 02904
LOT 58	JOHN C. CARLUCCI 61 ELM STREET JOHNSTON, RHODE ISLAND 02919
LOT 59	LEONARDO FRANCESCONI JR., ET UX JENNIE A. 16 FRUIT HILL AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 61	EDUARDO ZABALA & ANNA L. ZABALA 957 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 378	SHIRLEY F. D'AMBRA, JOSEPH D'AMBRA JR., & PAMELA D'AMBRA 913 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 379, 832	BRIAN R. WOTTON 905 MANTON AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 448, 497	JOSEPH R. BAGLINI, ET UX JACQUELINE 41 FRUIT HILL AVENUE PROVIDENCE, RHODE ISLAND 02909
LOT 449	JOACHIM COPPOLINO, ET UX LUCY 14 WOONASQUATUCKET AVENUE PROVIDENCE, RHODE ISLAND 02911
LOT 450	KENNETH E. BECK, JR., ET UX ADELE 35 ANGELL ROAD LINCOLN, RHODE ISLAND 02865
LOT 451	PASQUALE CIRELLI, ET UX PIAGINA 1737 CHALKSTONE AVENUE PROVIDENCE, RHODE ISLAND 02909

ASSESSOR PLAT 80 - PROVIDENCE

LOT 453 FRANCESCO CARNEVALE, ET UX ANTONETTA
1729 CHALKSTONE AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 663 CARLO FINOCCHIARO, LINDA PAOLO &
DEBRA ANN PAOLO
935 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02902

LOT 678 STEVEN A. CESINO & DENISE S. CESINO
83 KING PHILLIP STREET
PROVIDENCE, RHODE ISLAND 02909

LOT 679 SHIRLEY F. D'AMBRA & JOSEPH D'AMBRA, JR. &
PAMELIA D'AMBRA
913 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 680 JAMES T. CONNOLLY, ET UX MARY C.
45 HUBER AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 681, 862 VINCENT P. DUDZIK, SR., ET UX LOUISE A.
49 HUBER AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 685 EMILIO CARCONE, ET UX ELSIE
12 VAN AUSSDALL STREET
PROVIDENCE, RHODE ISLAND 02909

LOT 689 ANGELO CARNEVALE & HENRY E. CARNEVALE
1329 CHALKSTONE AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 830 DANIEL DIGIUSEPPE
10 HERSCHEL STREET
PROVIDENCE, RHODE ISLAND 02909

LOT 831 ALFRED GROCCIA, ET UX MARIE R.
3 LOOKOUT STREET
SMITHFIELD, RHODE ISLAND

LOT 865 RIVER EDGE VILLAGE ASSOCIATES
993 MANTON AVENUE
PROVIDENCE, RHODE ISLAND 02909

LOT 867 ANGELO MARCOCCIO, ET UX ADA E.
1 MULBERRY CIRCLE
JOHNSTON, RHODE ISLAND 02919

ASSESSOR PLAT 13 - JOHNSTON

LOT 216	RHODE ISLAND INDUSTRIAL FACILITIES C/O DYERVILLE ASSOCIATES SUITE 200 222 RICHMOND STREET PROVIDENCE, RHODE ISLAND 02903
LOT 217	NARRAGANSETT ELECTRIC COMPANY TAX DEPARTMENT PO BOX 1438 PROVIDENCE, RHODE ISLAND 02901
LOT 218	STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS DEPARTMENT OF ENVIRONMENTAL MANAGEMENT PARKS AND RECREATION DIVISION 22 HAYES STREET PROVIDENCE, RHODE ISLAND 02908

ASSESSOR PLAT 14 - JOHNSTON

LOT 7	WALTER L. LIVINGSTON ET UX CONSTANCE 28 ROTARY DRIVE JOHNSTON, RHODE ISLAND 02919
LOT 8	AFFAIRS BY ASHLEY INC. 1308 ATWOOD AVENUE JOHNSTON, RHODE ISLAND 02919
LOT 267	MICHAEL J. MARSOCCI JR. 430 GREENVILLE AVENUE JOHNSTON, RHODE ISLAND 02919
LOT 268	JAMES A CERULLO SR. 56 NORTH OLNEY STREET JOHNSTON, RHODE ISLAND 02919
LOT 270	MARGARET STEERE & THERESA JESSOP 15 HILLSIDE AVENUE JOHNSTON, RHODE ISLAND 02919
LOT 271	GREGORY E. MICALLEF 100 SOUTH STREET PROVIDENCE, RHODE ISLAND
LOT 272	MARIE M. FORREST 21 HILLSIDE AVENUE JOHNSTON, RHODE ISLAND 02919
LOT 273	JAMES J. FERRY ET UX CLARE B. 25 HILLSIDE AVENUE JOHNSTON, RHODE ISLAND 02919
LOT 274	CELIA CARRARA & NANCY MCNAULEY 22 HEDLEY AVENUE JOHNSTON, RHODE ISLAND 02919
LOT 275	EDGAR J. PARENTI ET UX VALERIE 27 HILLSIDE AVENUE JOHNSTON, RHODE ISLAND 02919
LOT 276	JUDITH A. ALLOCK 26 CUTTINGS LANE NORTH ATTLEBORO, MASSACHUSETTS

ASSESSOR PLAT 14 - JOHNSTON

LOT 277, 361	ALBERT P. VANASSE ET UX ELAINE 62 HEDLEY AVENUE JOHNSTON, RI 02919
LOT 278	CLIFFORD THURBER ET UX MARY E. 66 HEDLEY AVENUE JOHNSTON, RHODE ISLAND 02919
LOT 279, 280, 282, 363	WILLIAM H. WYMAN JR. & SUSAN A. WYMAN 68 HEDLEY AVENUE JOHNSTON, RHODE ISLAND 02919
LOT 322	JOSEPH H. PERO & CORRINE D. PERO 72 HEDLEY AVENUE JOHNSTON, RHODE ISLAND 02919
LOT 332	STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS DEPARTMENT OF ENVIRONMENTAL MANAGEMENT PARKS AND RECREATION DIVISION 22 HAYES STREET PROVIDENCE, RHODE ISLAND 02908
LOT 333	RHODE ISLAND INDUSTRIAL FACILITIES C/O DYERVILLE ASSOCIATES SUITE 200 22 RICHMOND STREET PROVIDENCE, RHODE ISLAND 02903
LOT 334	NARRAGANSETT ELECTRIC COMPANY TAX DEPARTMENT PO BOX 1438 PROVIDENCE, RHODE ISLAND 02901
LOT 343	PAUL CALENDIA & THOMAS J. FUOCO 615 KILLINGLY STREET JOHNSTON, RHODE ISLAND 02919
LOT 385	ANTHONY SIRAGO ET UX ANNA 29 HILLSIDE AVENUE JOHNSTON, RHODE ISLAND 02919

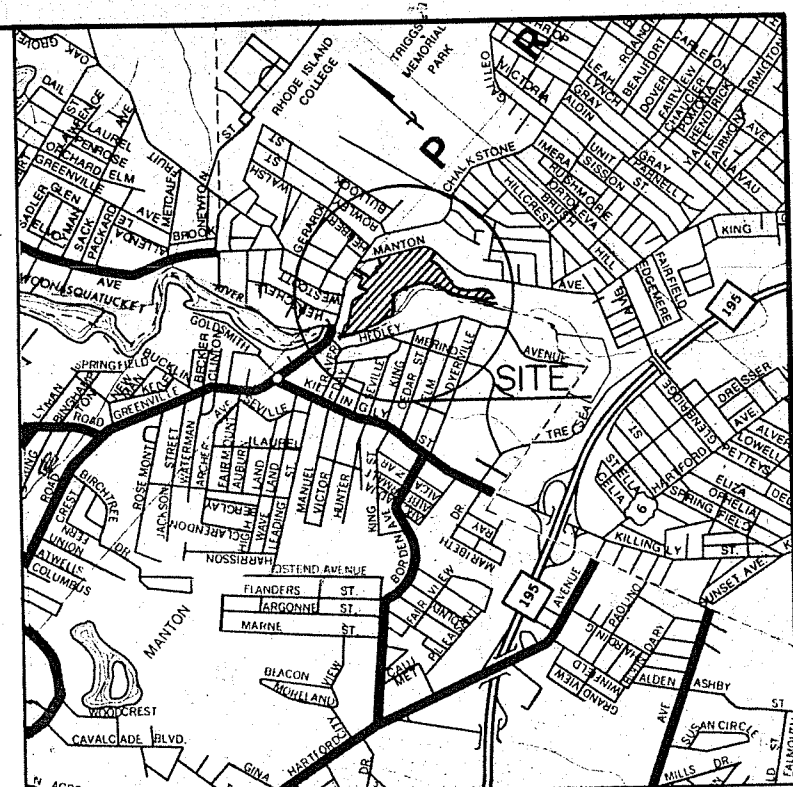
ASSESSOR PLAT 17 - JOHNSTON

LOT 1

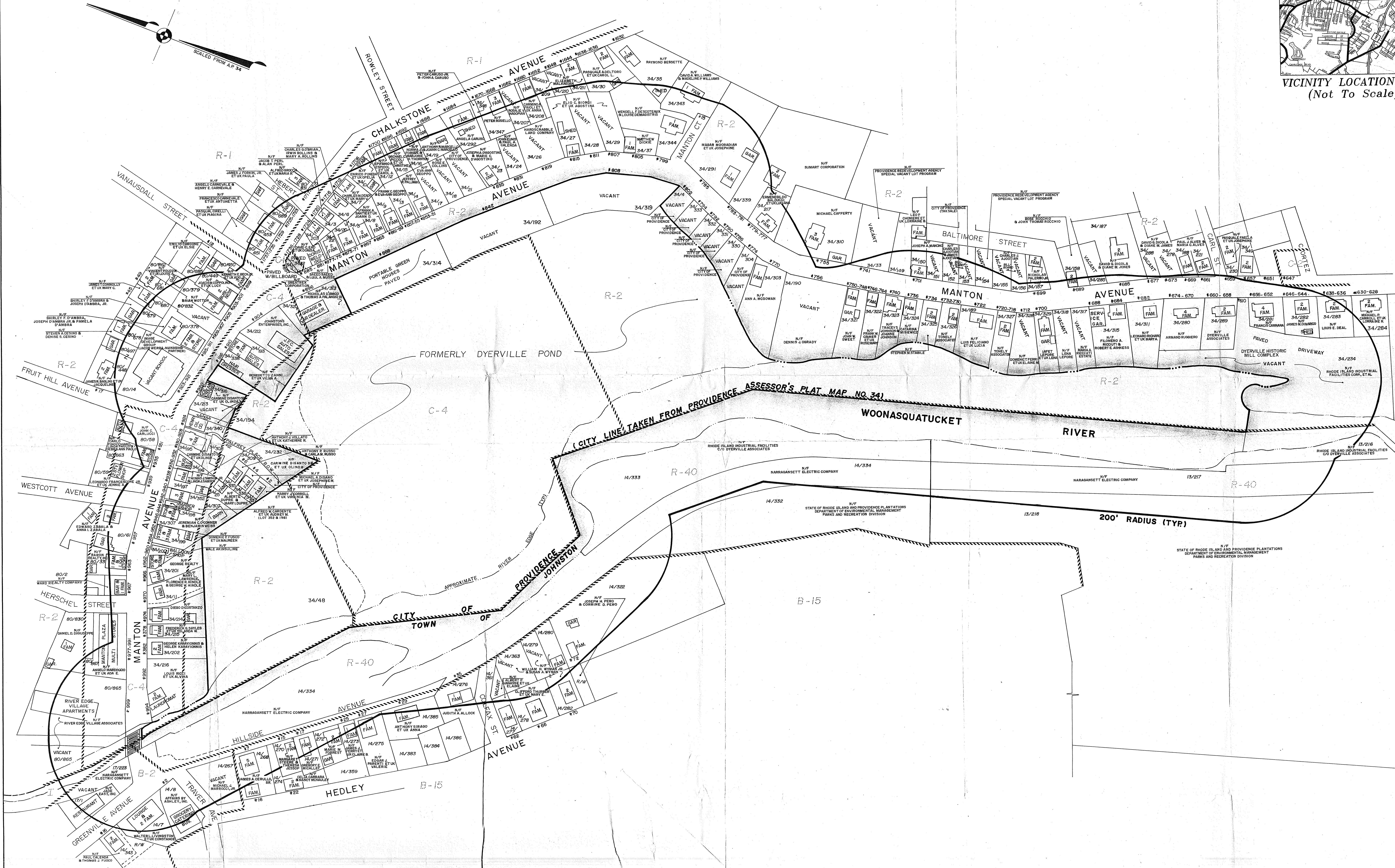
JADE EAST INC.
9 GREENVILLE AVENUE
JOHNSTON, RHODE ISLAND 02919

LOT 223

NARRAGANSETT ELECTRIC COMPANY
TAX DEPARTMENT
PO BOX 1438
PROVIDENCE, RHODE ISLAND 02901



VICINITY LOCATION MAP
(Not To Scale)



LEGEND N/F NOW OR FORMERLY ASSESSOR'S PLAT No. 34/120 ASSESSOR'S LOT No. X-X ZONING CLASSIFICATION ZONING LINE	GRAPHIC SCALE 1 inch = 80 ft. (SCALE APPROX.) FEET x 0.3048 = METERS	THIS SURVEY AND PLAN CONFORM TO A CLASS "F" STANDARD AS ADOPTED BY THE RHODE ISLAND SOCIETY OF PROFESSIONAL LAND SURVEYORS.	LOUIS FEDERICI No. 1646 REGISTERED LAND SURVEYOR	Louis Federici & Associates LAND SURVEYORS ENGINEERS PLANNERS 235 PROMENADE ST., PROVIDENCE, R.I. Tel. (401) 331-1570 200 FOOT RADIUS MAP PROPERTY LOCATED AT THE FORMER DYERVILLE POND SITE IN THE CITY OF PROVIDENCE, RHODE ISLAND DESIGNATED AS ASSESSOR'S PLAT 34, LOT No's 314, 319, 192, 194, 48 and the FORMER DYERVILLE POND for KONOVER DEVELOPMENT CORPORATION	<table border="1"><thead><tr><th>REVISIONS</th><th>DATE</th><th>BY</th><th>NO.</th></tr></thead><tbody><tr><td>DRAWN BY</td><td>L.F.</td><td></td><td></td></tr><tr><td>CHECKED BY</td><td>R.F.</td><td></td><td></td></tr><tr><td>APPROVED BY</td><td>L.F.</td><td></td><td></td></tr><tr><td>DATE</td><td>2/8/1990</td><td></td><td></td></tr><tr><td>SCALE</td><td>1" = 80'</td><td></td><td></td></tr><tr><td>SHEET</td><td>1 of 2</td><td></td><td></td></tr><tr><td>DWG. NO.</td><td>900224-01</td><td></td><td></td></tr></tbody></table>	REVISIONS	DATE	BY	NO.	DRAWN BY	L.F.			CHECKED BY	R.F.			APPROVED BY	L.F.			DATE	2/8/1990			SCALE	1" = 80'			SHEET	1 of 2			DWG. NO.	900224-01		
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