

RESOLUTION OF THE CITY COUNCIL

No. 345

Approved August 9, 2006

RESOLVED, DECREED AND ORDERED:

That the following named street shown as cross-hatched area on the accompanying plan entitled: "Providence, RI Department of Public Works - Engineering Office, Street Line Section Plan No. 064789 dated February 16, 2006."

VIZ:

The portion of Reeder Street with a total square footage of 3,000 square feet, plus or minus, shown as the cross-hatched area on accompanying plan and designated by the letters (A-B-D-C), is proposed to be abandoned. Said Abandonment includes the abandonment of the existing sewer line presently in the roadway, including that portion which connects to the manhole in Eddy Street. (The sewer line shall be a private lateral and any future maintenance or repair shall be the responsibility of the property owner.) Said abandonment is specifically conditioned upon the following:

(1) The value of the abandoned street was determined to be Fifteen Thousand Dollars (\$15,000.00), but given the public benefits to the Meeting Street School project being constructed on adjacent properties, which include (a) setting back the school by an additional ten feet off Eddy Street to allow for any future street expansion; (b) creation of a youth soccer/football field to be used by the City during non-school hours under

the guidance of the Parks Department; and (c) Meeting Street's agreement to create and take responsibility for a green buffer zone to provide a nice entry point for those entering South Providence, the Public Works Committee voted to accept the in-kind contributions in lieu of the appraised value.

(2) Petitioner shall comply with the Information Bulletin 2003.01 issued by the Rhode Island Board of Registration for Professional Land Surveyors, which indicates road abandonment constitutes a boundary change, and as such, requires a Class I survey prepared by a Professional Land Surveyor, properly licensed by said Board.

(3) Petitioner shall comply with all conditions contained herein, including recording this Resolution, not later than sixty (60) days from its approval. Upon failure to so comply for any reason, the within resolution shall automatically become a nullity.

(4) Such other conditions as the Mayor or the Law Department shall see fit to impose.

And it is further

ORDERED, That the Traffic Engineer be and is hereby directed to cause a sign to be placed on the above-described portion of Reeder Street 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 street which has been abandoned, who is known to reside within the State.

**IN CITY
COUNCIL**

AUG 3 2006

FINAL READING
READ AND PASSED

[Handwritten Signature]

PRESIDENT

[Handwritten Signature]

CLERK

APPROVED

[Handwritten Signature]

MAYOR 8/3/06

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 REEDER STREET

<u>PLAT</u>	<u>LOT</u>	<u>NAME AND ADDRESS</u>
54	221	Lawton Family Realty, LLC 110 Crescent Avenue Cranston, RI 02910-2448
54	831	Meeting Street School 667 Waterman Avenue East Providence, RI 02914-1712

PETITIONER

John Kelly, President
Meeting Street School
667 Waterman Avenue
East Providence, RI 02914-1712

 7-12-06
Vincent J. Berarducci
City Sergeant

Councilman Luis A. Aponte
Ward 10

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

ABANDONMENT OF A PORTION OF REEDER STREET

PETITION TO THE CITY COUNCIL

As you may be aware, Meeting Street, in conjunction with Saccoccio & Associates, Inc., is constructing a 73,000 square foot school at Thurbers Avenue and Eddy Street (Plats 54 and 55, numerous lots owned by Meeting Street).

Meeting Street respectfully requests that a portion of Reeder Street be abandoned specifically the front portion this is bordered by 222,225, and 221 of plat 54, all of which are owned by Meeting Street. Abandonment of this portion of Reeder Street will enable Meeting Street to construct its facility and campus in the best manner possible.

Petition to abandon a portion of Reeder Street
Saccoccio & Associates, Incorporated/John Kelly, President, Meeting Street School
Citizens Trust Company
Check #077676
\$75.00

PROVIDENCE CITY CLERK

01-11-2006 #0

ABANDON	75.00
SUBTL	75.00
TOTAL	75.00
CHECK	75.00
CHANGE	0.00

9765 14:2174

DEPARTMENT OF CITY CLERK
RECEIVED

JAN 11 2006

Michael R. Clement
CITY CLERK OF PROVIDENCE, RI

FILED

2006 JAN 11 P 1:42

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

FILED

2006 JAN -6 A 11:26

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

IN CITY COUNCIL
JAN 19 2006
FIRST READING
REFERRED TO COMMITTEE ON
PUBLIC WORKS

Crisie D. ... CLERK

THE COMMITTEE ON

Public Works

Recommends

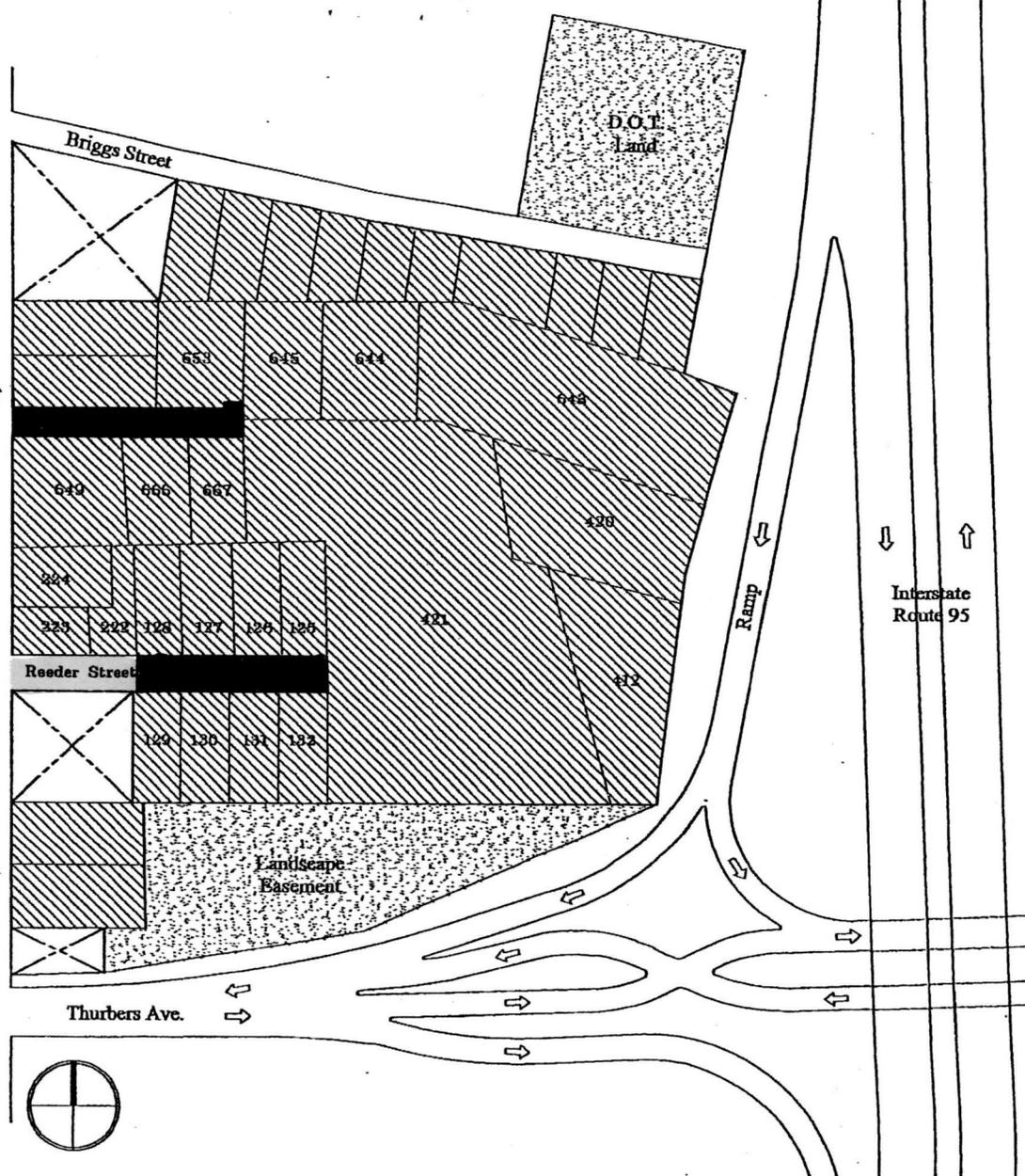
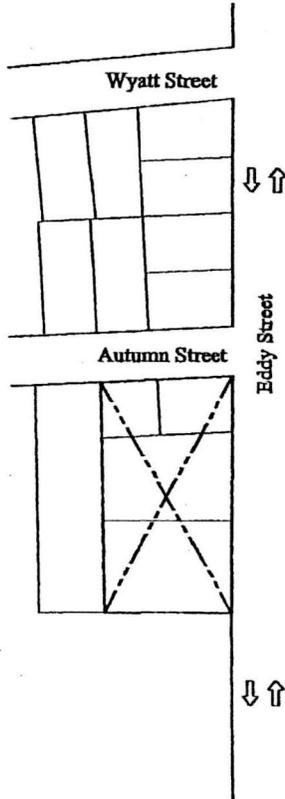
Ann M. ...

CLERK

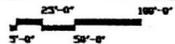
5-17-06 *Con 4 for P. Hwy*

7-17-06 *Public Hearing*

From the Clerk's work



PROPOSED SITE PLAN



LEGEND	
	PURCHASED PROPERTIES
	PROPERTIES TO BE PURCHASED
	EASEMENTS
	SURROUNDING AREA

28 Quilford Avenue
Cranston, RI 02920
Tel: 401.942.7970
Fax: 401.942.7975

SACCOCCIO
& ASSOCIATES, INC.
architects



FUTURE SITE
FOR
MEETING STREET
PROVIDENCE
RHODE ISLAND

SHEET TITLE
PROPOSED
SITE PLAN

DRAWN LG

DATE 03-03-00

JOB NO 01110-C

C

SHEET 1 OF 1

MEETING STREET

667 Waterman Avenue
East Providence, RI 02914



CITIZENS TRUST COMPANY
PROVIDENCE, RHODE ISLAND

57-12
115

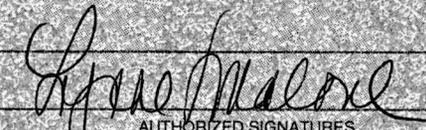
077676

CHECK DATE	CHECK NO.
1/11/2006	77676

CHECK AMOUNT
***75.00

PAY **Seventy five and 00/100 Dollars**

TO THE ORDER OF City of Providence


 AUTHORIZED SIGNATURES
 TWO SIGNATURES REQUIRED FOR AMOUNTS OVER \$5,000.00

⑈077676⑈ ⑆011500120⑆ 319 719 0⑈



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

Date: January 30, 2006

To: Anna M. Stetson, Second Deputy City Clerk

From: Capt. James T. Nolette

Subject: petition to abandon a portion of Reeder Street.

Dear Anna:

The Police Department has no objection to the granting of the petition to abandon a portion of Reeder Street as proposed by Mr. John Kelly, President of the Meeting Street School.

Sincerely,


Capt. James T. Nolette

George S. Farrell
Fire Marshal

George D. Calise
Deputy Fire Marshal



David N. Cicilline
Mayor

David D. Costa
Chief of Department

PROVIDENCE FIRE PREVENTION BUREAU
"Building Pride in Providence"

Ms. Anna M. Stetson
Second Deputy City Clerk
Providence City Hall
Dorrance Street
Providence, Rhode Island 02903

Dear Ms. Stetson,

We have reviewed the request forwarded to this office from Chairman Hassett of the Committee on Public Works regarding the abandonment of a portion of Reeder Street.

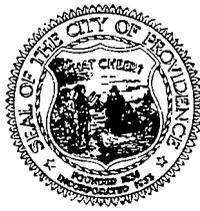
After reviewing the request and conducting an on-site survey of the area this office offers no objection to the request for abandonment being granted.

If you have any questions please call me at my office.

Sincerely,

George S. Farrell
Fire Marshal

JOHN D. NICKELSON, PE
Director



DAVID N. CICILLINE
Mayor

Department of Public Works
"Building Pride in Providence"

February 16, 2006

Honorable Terrence N. Hassett
Chairman of the Public Works Committee
Providence City Council-City Hall
Providence, R.I. 02903

RE: Proposed Abandonment of a portion of Reeder St.

Dear Councilman Hassett:

This department has no objection to the proposed abandonment of a portion of Reeder St. in conjunction with the attached plan, entitled "Prov., R.I.-P.W. Dept- Engineering Office, Street Line Section, Plan No. 064789. Area of street is designated as A-B-C-D-A on the accompanying plan. Total square footage is 3,000 ft. ±

The abandonment of Reeder St. shall also include the abandonment of the existing sewer line presently in the roadway, including that portion which connects to the manhole in Eddy St. The sewer line shall be a private lateral and any future maintenance or repair shall be the responsibility of the property owner.

See accompanying plan for plat and lot numbers.

According to Informational Bulletin 2003.01 issued by Rhode Island Board of Registration for Professional Land Surveyors, road abandonment constitutes a boundary change, and as such, requires a Class 1 survey prepared by a Professional Land Surveyor, properly licensed by said board.

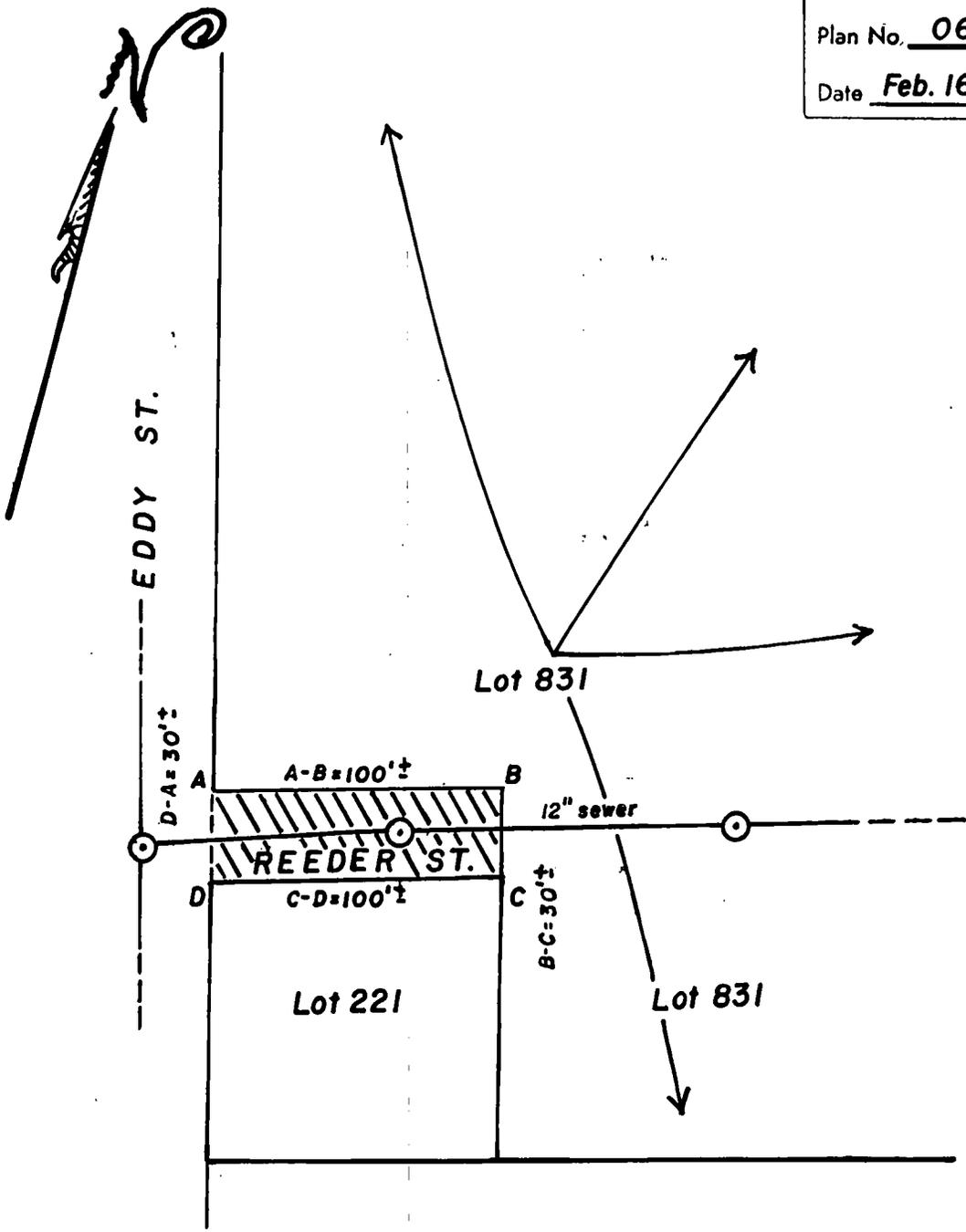
If we can further assist you in this regard, please advise.

Very truly yours,

John D. Nickelson, PE
Director

cc: M. Clement-City Clerk
BB, AZ-DPW
A. Southgate, Esq.- Law Dept.
T. Deller- Planning
J. Gelati- Tax Assessors

PROVIDENCE, R. I.
 DEPT. OF ENGINEERING OFFICE
 STREET LINE SECTION
 Plan No. 064789
 Date Feb. 16, 2006



NOTES: Cross-hatched area (A-B-C-D-A) indicates proposed abandonment.
 Total square footage = 3000'±

The abandonment of Reeder St. shall also include the abandonment of the existing sewer line presently in the roadway, including that portion which connects to the manhole in Eddy St. The sewer line shall be a private lateral and any future maintenance or repair shall be the responsibility of the property owner.

CITY OF PROVIDENCE, R. I.
 Public Works Dept. & Engineering Office
 Showing proposed abandonment of
Reeder St.
 Drawn by A. Zisiades Checked by _____
 Scale 1" = 60' Date 2-16-2006
 Correct James A. Mahiel, Associate Engr.
 Approved William C. Bonford
 CHIEF ENGINEER

Lot numbers taken from A.P. 54.

ANDREW K. MOFFIT
Chairman
JOSEPH D. CATALDI
Vice Chairman
ALEXANDER D. PRIGNANO
Ex-Officio
CARISSA R. RICHARD
Secretary
FERNANDO S. CUNHA, ESQ.
Legal Advisor



DAVID N. CICILLINE
Mayor
BOYCE SPINELLI
Acting General Manager
JOSEPH DE LUCA
City Councilman
PATRICK K. BUTLER
City Councilman
ANNE T. QUINTERNO
Member
EVERETT BIANCO
Member

January 26, 2006

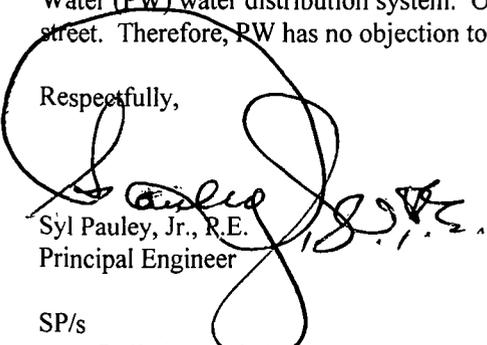
Councilman Terrence M. Hassett, Chairman
Committee on Public Works
City Hall
25 Dorrance Street
Providence, RI 02903

SUBJECT: Petition for Street Abandonment
Reeder Street (Portion of)
Providence, RI

Dear Councilman Hassett:

The referenced Petition to the City Council has been reviewed for any impact this action might have on the Providence Water (PW) water distribution system. Our records do not indicate any water main or appurtenances thereto on this street. Therefore, PW has no objection to the proposed street abandonment.

Respectfully,



Syl Pauley, Jr., R.E.
Principal Engineer

SP/s

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

ABNLTR152 WPD



Department of Public Parks

"Building Pride In Providence"

January 26, 2006

Anna M. Stetson, Second Deputy City Clerk
Department of City Clerk
City of Providence
City Hall
Providence, RI

RE: Abandonment of a portion of Reeder Street.

The Department of Public Parks has no objection to the proposed abandonment of a portion of Reeder Street.

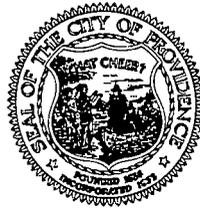
Sincerely Yours

A handwritten signature in cursive script that reads "John A. Izzo".

John A. Izzo

Supervisor of Engineering & Planning

JOHN D. NICKELSON, P. E.
Director



DAVID N. CICILLINE
Mayor

Department of Public Works
Traffic Engineering Division
"Building Pride in Providence"

MEMORANDUM

TO: Anna Stetson, Office of the City Clerk

FROM: E. Bernard Leiby, Traffic Engineer 

CC: John D. Nickelson, PE, Director of DPW
Councilman Terrance M. Hassett, Chairman, Committee on Public Work

DATE: January 26, 2006

SUBJECT: Petition from John Kelly, President, Meeting Street School 667 Waterman Avenue, East Providence, RI 02914, requesting to abandon a portion of Reeder Street.

The office of Traffic Engineering has reviewed this request and approve of the decision to abandon a portion of Reeder Street.



Providence City Plan Commission

DAVID N. CICILLINE
Mayor

March 16, 2006

Honorable Terrence M. Hassett, Chair
Committee on Public Works
City Hall
Providence, RI 02903

Attn: Anna Stetson, City Clerk

Re: CPC Referral No. 3262: Proposed Abandonment of a portion of Reeder Street

Dear Councilman Hassett:

The City Plan Commission at its regular meeting on Tuesday, February 28, 2006 reviewed and evaluated the request of the Committee on Public Works that the Commission review and make a recommendation regarding the proposed abandonment of a portion of Reeder Street, as petitioned by the Meeting Street School. The petitioner owns all property abutting this portion of right of way. Another portion of Reeder Street (to the east) was previously abandoned by Meeting Street.

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.*

Since it services only the lots owned by the petitioner, this portion of street is not necessary for public use.

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

No negative impact is evident.

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

The petitioner is the only abutter.

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

No access would 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.*

An easement retention would be necessary to provide access to, maintain, or provide existing or future service or utility needs.

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 plan has been provided. This abandonment would be consistent with the Comprehensive Plan.

The Commission voted to recommend to the Committee on Public Works that the petition be approved, subject to the granting of necessary utility easements.

Sincerely,



Christopher J. Ise
Administrative Officer

cc: John Kelly, Meeting Street School

John J. Gelati
Assessor



David N. Cicilline
Mayor

Finance Department, City Assessor
"Building Pride In Providence"

Councilman Terrence M. Hassett
Chairman, Committee on Public Works
City of Providence, Rhode Island

February 3, 2006

Re: Petition from John Kelly, President, Meeting Street School 667 Waterman Avenue,
East Providence, Rhode Island 02914, Requesting To Abandon A Portion of Reeder
Street.

I have no objection to the request to abandon a portion of Reeder Street. As the petitioner represents an exempt entity, Meeting Street School, which contributes to the quality of life of the citizens in the City of Providence, no monetary consideration is recommended.

Sincerely,

A handwritten signature in black ink that reads "John J. Gelati".

John J. Gelati
City Assessor



ANDOLFO APPRAISAL ASSOCIATES, INC.

**REAL ESTATE APPRAISERS AND CONSULTANTS
THE BUSH BUILDING
216 WEYBOSSET STREET • PROVIDENCE • RHODE ISLAND 02903
(401) 273-8989 • FAX (401) 273-2510**

April 4, 2006

Mr. John Gelati
Tax Assessor
City of Providence
City Hall
Providence, Rhode Island 02903

Re: Proposed Abandonment of Reeder Street

Dear Mr. Gelati:

Pursuant to your request, we have personally inspected the real estate located on Reeder Street, otherwise designated as a full abandonment of Reeder Street on Assessor's Plat 54 as it intersects with Eddy Street in the Lower South Providence neighborhood of the city. The proposed abandonment contains 3,000 square feet. The area in general measures 30 feet by 100 feet in length along the center line of the street.

The City's Department of Public Works has no objection to this request; however, they are requiring a Class 1 survey for recording purposes. We have taken into account a number of factors in arriving at the fair market value of the site. Notably, the petitioner will gain partial use of the site for either commercial or institutional use, as there will be a requirement for a full sewer easement by the City of Providence Department Of Public Works. The parcel is zoned M-1 Industrial.

The highest and best use of the site would be for commercial use given the close proximity to the Eddy Street commercial corridor. The petitioner would not be able to construct a permanent structure on the site, as they would only have limited use given the full sewer easement as required by the City.

ANDOLFO APPRAISAL ASSOCIATES, INC.

Mr. John Gelati

Page 2

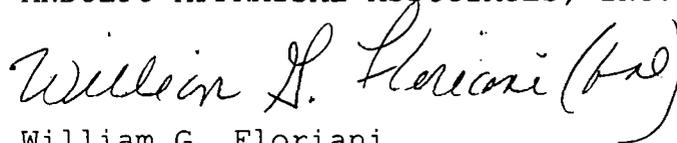
April 4, 2006

Based upon an analysis of comparable land sales as contained within the office files of Andolfo Appraisal Associates, Inc., a fee value of \$10.00 per square foot is derived. However, given the sewer easement to be taken by the City, this per square foot value is reduced by 50%.

Therefore 3,000 square feet x \$10.00 per square foot =
\$30,000 x .50 = \$15,000.

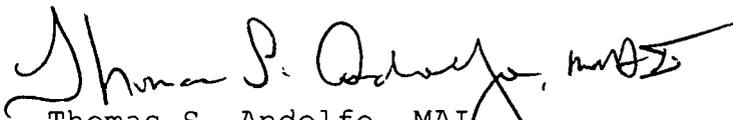
Respectfully submitted,

ANDOLFO APPRAISAL ASSOCIATES, INC.



William G. Floriani

Certified Residential Appraiser



Thomas S. Andolfo, MAI

Certified General Appraiser

WGF:TSA/fad

May 10, 2006

Anna M. Stetson
City Clerk's Office
Providence City Hall
Providence, RI 02903

Re: Petition to Abandon a Portion of Reeder Street

Dear Ms. Stetson:

Please be advised that after review, it has been determined that Narragansett Electric Company (NECO) has no equipment in the area proposed for abandonment.

Therefore, NECO has no objection to the abandonment.

Please call me if you have any questions.

Very truly yours,

Mindy C. Montecalvo
Property Rights Specialist
(401) 784-7512
(401) 784-7316 (fax)

Right Of Way



85 High Street
Pawtucket, RI 02860

Phone 401 727-9555
Fax 401 725-7680

January 31, 2006

Anna Stetson
2nd Deputy/City Clerk
Providence City Hall
25 Dorrance Street
Providence, Rhode Island 02903

Attn: Ms. Anna Stetson

RE: PETITION TO ABANDON A PORTION OF REEDER STREET

Dear Ms. Stetson:

Upon investigation by our in house Engineer, Abe Pinales, it has been determined that Verizon has no facilities on the portion of the street to be abandoned.

Very truly yours,

A handwritten signature in cursive script that reads "Mary".

Mary C. Hanley
Manager - Right of Way
401-727-9555



January 30, 2006

Anna M. Stetson, Second Deputy City Clerk
Department of City Clerk, City of Providence, Rhode Island
City Hall
Providence, RI 02903

RE: PETITION FROM JOHN KELLY, PRESIDENT, MEETING STREET SCHOOL 667 WATERMAN AVENUE, EAST PROVIDENCE, RI 02914, REQUESTING TO ABANDON A PORTION OF REEDER STREET.

Dear Ms. Stetson:

New England Gas Company does not own nor maintain gas facilities within above-mentioned area therefore, we have no objections to this petition.

If you have any further questions please feel free to contact Tom Gavula at (401) 525-5521.

A handwritten signature in cursive script, appearing to read "Tom Gavula".

Tom Gavula
Manager – Gis/Records/Drafting & Cathodic Protection

cc: Albert Marsocci

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 345

Approved August 9, 2006

RESOLVED, DECREED AND ORDERED:

That the following named street shown as cross-hatched area on the accompanying plan entitled: "Providence, RI Department of Public Works - Engineering Office, Street Line Section Plan No. 064789 dated February 16, 2006."

VIZ:

The portion of Reeder Street with a total square footage of 3,000 square feet, plus or minus, shown as the cross-hatched area on accompanying plan and designated by the letters (A-B-D-C), is proposed to be abandoned. Said Abandonment includes the abandonment of the existing sewer line presently in the roadway, including that portion which connects to the manhole in Eddy Street. (The sewer line shall be a private lateral and any future maintenance or repair shall be the responsibility of the property owner.) Said abandonment is specifically conditioned upon the following:

(1) The value of the abandoned street was determined to be Fifteen Thousand Dollars (\$15,000.00), but given the public benefits to the Meeting Street School project being constructed on adjacent properties, which include (a) setting back the school by an additional ten feet off Eddy Street to allow for any future street expansion; (b) creation of a youth soccer/football field to be used by the City during non-school hours under

the guidance of the Parks Department; and (c) Meeting Street's agreement to create and take responsibility for a green buffer zone to provide a nice entry point for those entering South Providence, the Public Works Committee voted to accept the in-kind contributions in lieu of the appraised value.

(2) Petitioner shall comply with the Information Bulletin 2003.01 issued by the Rhode Island Board of Registration for Professional Land Surveyors, which indicates road abandonment constitutes a boundary change, and as such, requires a Class I survey prepared by a Professional Land Surveyor, properly licensed by said Board.

(3) Petitioner shall comply with all conditions contained herein, including recording this Resolution, not later than sixty (60) days from its approval. Upon failure to so comply for any reason, the within resolution shall automatically become a nullity.

(4) Such other conditions as the Mayor or the Law Department shall see fit to impose.

And it is further

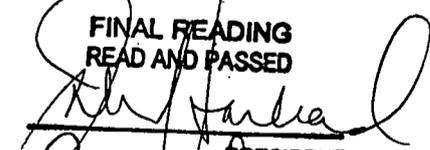
ORDERED, That the Traffic Engineer be and is hereby directed to cause a sign to be placed on the above-described portion of Reeder Street as aforesaid, having thereon the words, "Not a Public Highway," and it is further

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 street which has been abandoned, who is known to reside within the State.

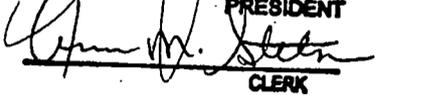
**IN CITY
COUNCIL**

AUG 3 2006

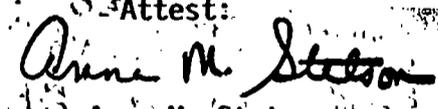
FINAL READING
READ AND PASSED



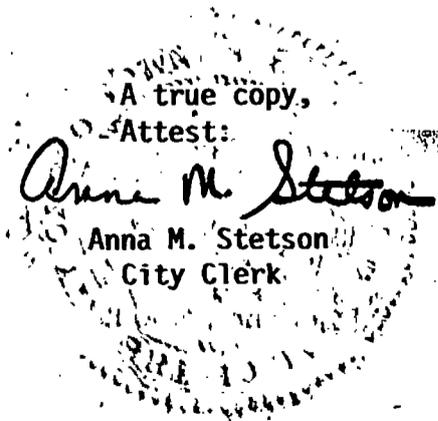
PRESIDENT



CLERK

A true copy,
Attest:


Anna M. Stetson
City Clerk



APPROVED



MAYOR

8/9/06

CITY SERGEANT'S OFFICE

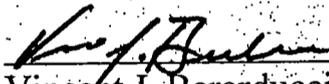
THIS IS TO CERTIFY, That I have caused the notice, of which a true copy is hereto annexed, to be served upon the following named persons, by handing to each of said persons, or by leaving at their last and usual place of abode in this State a true copy of said notice, to wit:

PETITION TO ABANDON A PORTION OF REEDER STREET

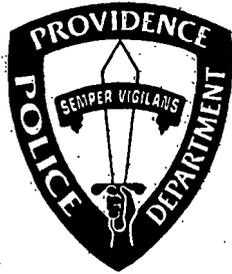
<u>PLAT</u>	<u>LOT</u>	<u>NAME AND ADDRESS</u>
54	221	Lawton Family Realty, LLC 110 Crescent Avenue Cranston, RI 02910-2448
54	831	Meeting Street School 667 Waterman Avenue East Providence, RI 02914-1712

PETITIONER

John Kelly, President
Meeting Street School
667 Waterman Avenue
East Providence, RI 02914-1712

 7-12-06
Vincent J. Berarducci
City Sergeant

Councilman Luis A. Aponte
Ward 10



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

Date: January 30, 2006

To: Anna M. Stetson, Second Deputy City Clerk

From: Capt. James T. Nolette

Subject: petition to abandon a portion of Reeder Street.

Dear Anna:

The Police Department has no objection to the granting of the petition to abandon a portion of Reeder Street as proposed by Mr. John Kelly, President of the Meeting Street School.

Sincerely,


Capt. James T. Nolette

George S. Farrell
Fire Marshal



No: 00150836
8230 Page:

David N. Cicilline
Mayor

George D. Calise
Deputy Fire Marshal

David D. Costa
Chief of Department

PROVIDENCE FIRE PREVENTION BUREAU
"Building Pride in Providence"

Ms. Anna M. Stetson
Second Deputy City Clerk
Providence City Hall
Dorrance Street
Providence, Rhode Island 02903

Dear Ms. Stetson,

We have reviewed the request forwarded to this office from Chairman Hassett of the Committee on Public Works regarding the abandonment of a portion of Reeder Street.

After reviewing the request and conducting an on-site survey of the area this office offers no objection to the request for abandonment being granted.

If you have any questions please call me at my office.

Sincerely,

A handwritten signature in cursive script that reads "George S. Farrell".

George S. Farrell
Fire Marshal



Department of Public Works
"Building Pride in Providence"

February 16, 2006

Honorable Terrence N. Hassett
Chairman of the Public Works Committee
Providence City Council-City Hall
Providence, R.I. 02903

RE: Proposed Abandonment of a portion of Reeder St.

Dear Councilman Hassett:

This department has no objection to the proposed abandonment of a portion of Reeder St. in conjunction with the attached plan, entitled "Prov., R.I.-P.W. Dept- Engineering Office, Street Line Section, Plan No. 064789. Area of street is designated as A-B-C-D-A on the accompanying plan. Total square footage is 3,000 ft. ±

The abandonment of Reeder St. shall also include the abandonment of the existing sewer line presently in the roadway, including that portion which connects to the manhole in Eddy St. The sewer line shall be a private lateral and any future maintenance or repair shall be the responsibility of the property owner.

See accompanying plan for plat and lot numbers.

According to Informational Bulletin 2003.01 issued by Rhode Island Board of Registration for Professional Land Surveyors, road abandonment constitutes a boundary change, and as such, requires a Class 1 survey prepared by a Professional Land Surveyor, properly licensed by said board.

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

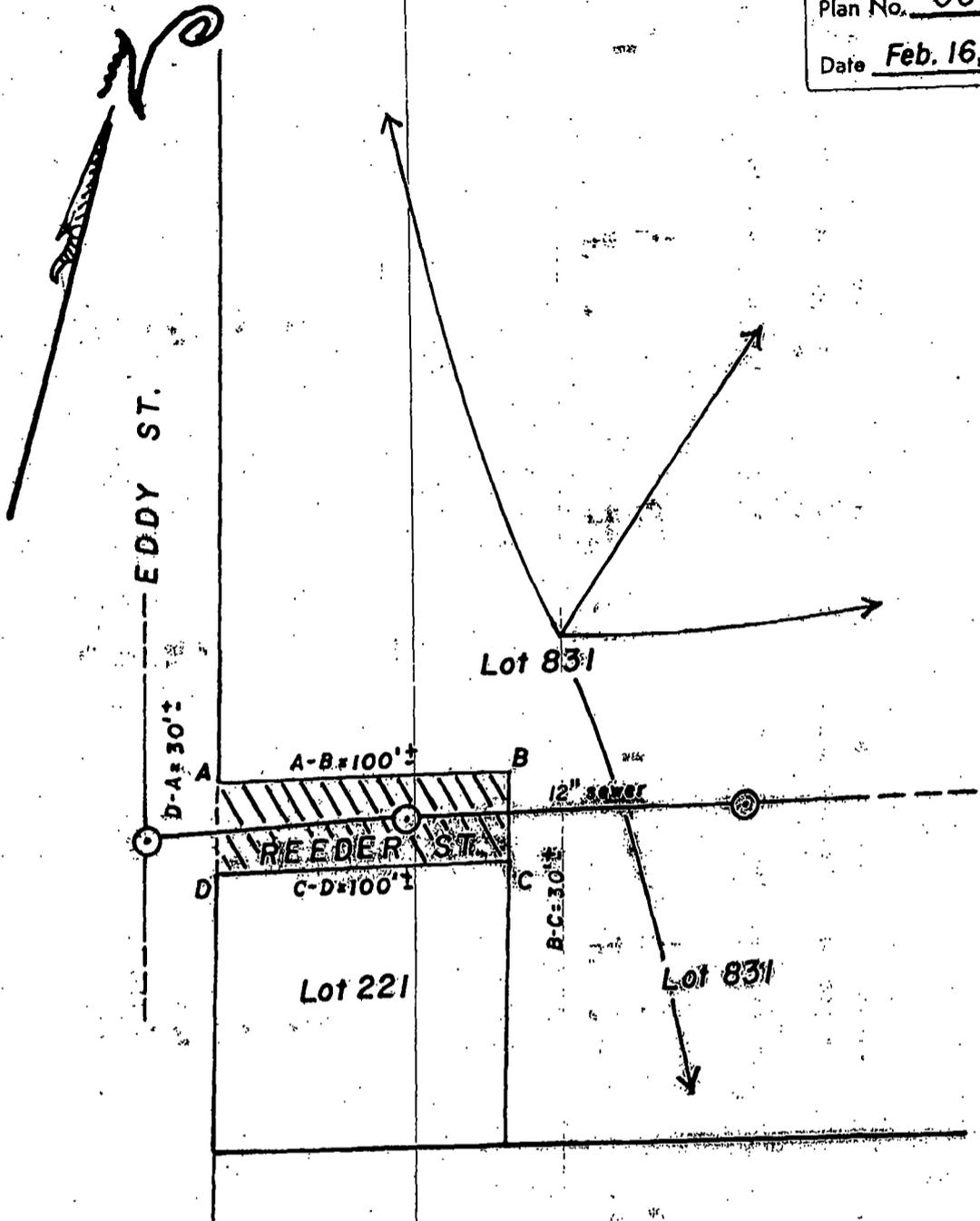
Very truly yours,

A handwritten signature in black ink that reads "John D. Nickelson".

John D. Nickelson, PE
Director

cc: M. Clement-City Clerk
BB, AZ-DPW
A. Southgate, Esq.- Law Dept.
T. Deller- Planning
J. Gelati- Tax Assessors

PROVIDENCE, R. I.
 DEPT. OF ENGINEERING OFFICE
 STREET LINE SECTION
 Plan No. 064789
 Date Feb. 16, 2006



NOTES: Cross-hatched area (A-B-C-D-A) indicates proposed abandonment.
 Total square footage = 3000'±

The abandonment of Reeder St. shall also include the abandonment of the existing sewer line presently in the roadway, including that portion which connects to the manhole in Eddy St. The sewer line shall be a private lateral and any future maintenance or repair shall be the responsibility of the property owner.

CITY OF PROVIDENCE, R. I.
 Public Works Dept. & Engineering Office
 Showing proposed abandonment of
Reeder St.
 Drawn by A. Zislades Checked by _____
 Scale 1" = 60' Date 2-16-2006
 Corrected by James A. Morris, Associate Engr.
 Approved William C. Bonnard
 CHIEF ENGINEER

Lot numbers taken from A.P. 54.

ANDREW K. MOFFIT
Chairman
JOSEPH D. CATALDI
Vice Chairman
ALEXANDER D. PRIGNANO
Ex-Officio
CARISSA R. RICHARD
Secretary
FERNANDO S. CUNHA, ESQ.
Legal Advisor



DAVID N. CICILLINE
Mayor
BOYCE SPINELLI
Acting General Manager
JOSEPH DE LUCA
City Councilman
PATRICK K. BUTLER
City Councilman
ANNE T. QUINTERNO
Member
EVERETT BIANCO
Member

January 26, 2006

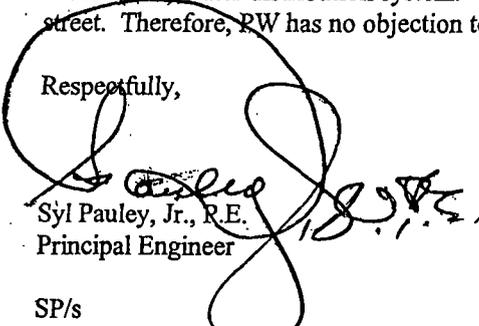
Councilman Terrence M. Hassett, Chairman
Committee on Public Works
City Hall
25 Dorrance Street
Providence, RI 02903

SUBJECT: Petition for Street Abandonment
Reeder Street (Portion of)
Providence, RI

Dear Councilman Hassett:

The referenced Petition to the City Council has been reviewed for any impact this action might have on the Providence Water (PW) water distribution system. Our records do not indicate any water main or appurtenances thereto on this street. Therefore, PW has no objection to the proposed street abandonment.

Respectfully,



Syl Pauley, Jr., P.E.
Principal Engineer

SP/s

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

ABNLTR152.WPD

WWW.PROVWATER.COM

552 ACADEMY AVENUE • PROVIDENCE, RHODE ISLAND • 02908 • (401) 521-6300 • FAX (401) 331-5081 • TDD (401) 751-0203



Department of Public Parks

"Building Pride In Providence"

January 26, 2006

Anna M. Stetson, Second Deputy City Clerk
Department of City Clerk
City of Providence
City Hall
Providence, RI

RE: Abandonment of a portion of Reeder Street.

The Department of Public Parks has no objection to the proposed abandonment of a portion of Reeder Street.

Sincerely Yours

A handwritten signature in cursive script that reads "John A. Izzo".

John A. Izzo

Supervisor of Engineering & Planning



Department of Public Works
Traffic Engineering Division
"Building Pride in Providence"

MEMORANDUM

TO: Anna Stetson, Office of the City Clerk

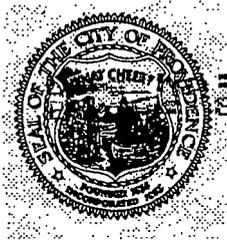
FROM: E. Bernard Leiby, Traffic Engineer *EBL*

CC: John D. Nickelson, PE, Director of DPW
Councilman Terrance M. Hassett, Chairman, Committee on Public Work

DATE: January 26, 2006

SUBJECT: Petition from John Kelly, President, Meeting Street School 667 Waterman Avenue, East Providence, RI 02914, requesting to abandon a portion of Reeder Street.

The office of Traffic Engineering has reviewed this request and approve of the decision to abandon a portion of Reeder Street.



Providence City Plan Commission

DAVID N. CICILLINE
Mayor

March 16, 2006

Honorable Terrence M. Hassett, Chair
Committee on Public Works
City Hall
Providence, RI 02903

Attn: Anna Stetson, City Clerk

Re: CPC Referral No. 3262: Proposed Abandonment of a portion of Reeder Street

Dear Councilman Hassett:

The City Plan Commission at its regular meeting on Tuesday, February 28, 2006 reviewed and evaluated the request of the Committee on Public Works that the Commission review and make a recommendation regarding the proposed abandonment of a portion of Reeder Street, as petitioned by the Meeting Street School. The petitioner owns all property abutting this portion of right of way. Another portion of Reeder Street (to the east) was previously abandoned by Meeting Street.

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.*

Since it services only the lots owned by the petitioner, this portion of street is not necessary for public use.

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

No negative impact is evident.

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

The petitioner is the only abutter.

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

No access would 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.*

An easement retention would be necessary to provide access to, maintain, or provide existing or future service or utility needs.

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 plan has been provided. This abandonment would be consistent with the Comprehensive Plan.

The Commission voted to recommend to the Committee on Public Works that the petition be approved, subject to the granting of necessary utility easements.

Sincerely,



Christopher J. Ise
Administrative Officer

cc: John Kelly, Meeting Street School

John J. Gelati
Assessor



No: 00150836
8230 Page:

David N. Cicilline
Mayor
331

Finance Department, City Assessor
"Building Pride In Providence"

Councilman Terrence M. Hassett
Chairman, Committee on Public Works
City of Providence, Rhode Island

February 3, 2006

Re: Petition from John Kelly, President, Meeting Street School 667 Waterman Avenue,
East Providence, Rhode Island 02914, Requesting To Abandon A Portion of Reeder
Street.

I have no objection to the request to abandon a portion of Reeder Street. As the petitioner represents an exempt entity, Meeting Street School, which contributes to the quality of life of the citizens in the City of Providence, no monetary consideration is recommended.

Sincerely,

A handwritten signature in cursive script that reads "John J. Gelati".

John J. Gelati
City Assessor

AAA

ANDOLFO APPRAISAL ASSOCIATES, INC.

REAL ESTATE APPRAISERS AND CONSULTANTS
THE BUSH BUILDING
216 WEYBOSSÉ STREET • PROVIDENCE • RHODE ISLAND 02903
(401) 273-8989 • FAX (401) 273-2510

April 4, 2006

Mr. John Gelati
Tax Assessor
City of Providence
City Hall
Providence, Rhode Island 02903

Re: Proposed Abandonment of Reeder Street

Dear Mr. Gelati:

Pursuant to your request, we have personally inspected the real estate located on Reeder Street, otherwise designated as a full abandonment of Reeder Street on Assessor's Plat 54 as it intersects with Eddy Street in the Lower South Providence neighborhood of the city. The proposed abandonment contains 3,000 square feet. The area in general measures 30 feet by 100 feet in length along the center line of the street.

The City's Department of Public Works has no objection to this request; however, they are requiring a Class 1 survey for recording purposes. We have taken into account a number of factors in arriving at the fair market value of the site. Notably, the petitioner will gain partial use of the site for either commercial or institutional use, as there will be a requirement for a full sewer easement by the City of Providence Department Of Public Works. The parcel is zoned M-1 Industrial.

The highest and best use of the site would be for commercial use given the close proximity to the Eddy Street commercial corridor. The petitioner would not be able to construct a permanent structure on the site, as they would only have limited use given the full sewer easement as required by the City.

ANDOLFO APPRAISAL ASSOCIATES, INC.

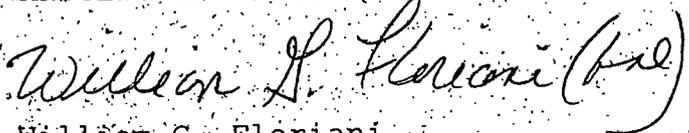
Mr. John Gelati
Page 2
April 4, 2006

Based upon an analysis of comparable land sales as contained within the office files of Andolfo Appraisal Associates, Inc., a fee value of \$10.00 per square foot is derived. However, given the sewer easement to be taken by the City, this per square foot value is reduced by 50%.

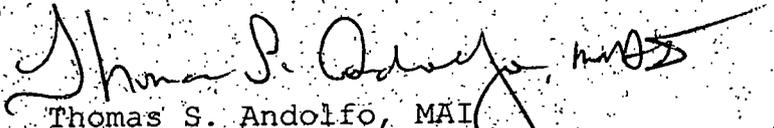
Therefore 3,000 square feet x \$10.00 per square foot = \$30,000 x .50 = \$15,000.

Respectfully submitted,

ANDOLFO APPRAISAL ASSOCIATES, INC.



William G. Floriani
Certified Residential Appraiser



Thomas S. Andolfo, MAI
Certified General Appraiser

WGF:TSA/fad

May 10, 2006

Anna M. Stetson
City Clerk's Office
Providence City Hall
Providence, RI 02903

Re: Petition to Abandon a Portion of Reeder Street

Dear Ms. Stetson:

Please be advised that after review, it has been determined that Narragansett Electric Company (NECO) has no equipment in the area proposed for abandonment.

Therefore, NECO has no objection to the abandonment.

Please call me if you have any questions.

Very truly yours,

Mindy C. Montecalvo
Property Rights Specialist
(401) 784-7512
(401) 784-7316 (fax)

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

DATE 08-11-2010 BY 60322/UC/STP/STP

DATE 08-11-2010 BY 60322/UC/STP/STP



Right Of Way

85 High Street
Pawtucket, RI 02860

Phone 401 727-9555
Fax 401 725-7680

January 31, 2006

Anna Stetson
2nd Deputy/City Clerk
Providence City Hall
25 Dorrance Street
Providence, Rhode Island 02903

Attn: Ms. Anna Stetson

RE: PETITION TO ABANDON A PORTION OF REEDER STREET

Dear Ms. Stetson:

Upon investigation by our in house Engineer, Abe Pinales, it has been determined that Verizon has no facilities on the portion of the street to be abandoned.

Very truly yours,

Mary C. Hanley
Manager - Right of Way
401-727-9555



January 30, 2006

Anna M. Stetson, Second Deputy City Clerk
Department of City Clerk, City of Providence, Rhode Island
City Hall
Providence, RI 02903

**RE: PETITION FROM JOHN KELLY, PRESIDENT, MEETING STREET
SCHOOL 667 WATERMAN AVENUE, EAST PROVIDENCE, RI 02914,
REQUESTING TO ABANDON A PORTION OF REEDER STREET.**

Dear Ms. Stetson:

New England Gas Company does not own nor maintain gas facilities within above-mentioned area therefore, we have no objections to this petition.

If you have any further questions please feel free to contact Tom Gavula at (401) 525-5521.

A handwritten signature in cursive script, appearing to read "Tom Gavula".

Tom Gavula
Manager - Gis/Records/Drafting & Cathodic Protection

cc: Albert Marsocci

100 Weybosset Street
Providence, RI 02903

www.negasco.com

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

401 • 461 • 8848
401 • 461 • 6540 FAX

<http://www.narrabay.com>



Vincent J. Mesolella
Chairman

Paul Pinault, P.E.
Executive Director

February 7, 2006

Ms. Anna Stetson
Second Deputy City Clerk
Department of City Clerk
City Hall
25 Dorrance Street
Providence, RI 02903

Subject: Abandonment of City-Owned Property

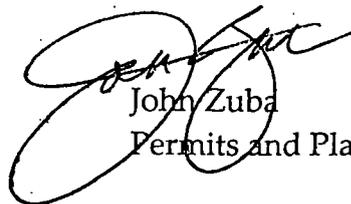
Dear Ms. Stetson:

I am responding to your memorandum concerning the abandonment of a portion of Reeder Street located in the City of Providence, RI.

The NBC does not have any facility on this street. Therefore, we do not have any objection to the abandonment of this property.

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

Sincerely,



John Zuba
Permits and Planning Manager

Cc: Steve Martinelli, NBC

a clean bay today a clean bay today

RECEIVED:

Providence
Received for Record
Aug 18, 2006 at 09:48:12A
Document Num: 00150836
Barbara Troncy
Recorder of Deeds