

10/11/21

Mark A Greenfield, Chair

Providence Zoning Board of Review

Docket item #5

Narragansett Improvement Co., (Applicant) and Cumberland Farms. Inc. (Owner): 338 Allen's Avenue, Plat 47, Lot368, W-3 Port Maritime Industrial Waterfront District. Application for USE VARIANCE pursuant to section 900.B., 901 and 1200.B. of the Providence Zoning Ordinance, to use the property for non-water dependent materials processing and storage of concrete, stone, aggregate and asphalt.

I have lived in Washington Park for almost 40 years, and as the Chair of the Washington Park Association for 7 years. We are a local resident group dedicated to the health, safety and well being of all residents living in Washington Park, since 2015.

As a resident, living in the 'front line' community along Allen's Avenue we have been historically, and negatively affected by many bad zoning policies of the past. Uniquely, we have, at this meeting, an important opportunity to ask the Zoning Board of Review. to not allow this to continue and to firmly REGECT the applicants request for a Zoning Variance, to NONWATER DEPENDENT USE.

WE ALL WANT TO SEE CLEAN INDUSTRY HERE WITH GREEN JOBS THAT BENEFIT THE COMMUNITY, CITY, AND STATE.

To allow this extremely TOXIC, NONWATER DEPENDENT USE, of 17.6 acres of waterfront raw land, along the river at 368 Allens's Avenue is a step backwards, and is fatally flawed, therefore having long lasting negative, social, health, and equity repercussions on the larger community in South Providence.

I respectfully request that the Zoning Board reject this application for a use variance TO ALLOW NONWATER DEPENDENT USE of this waterfront land at this time.

Recently the community gathered on Public St to dedicate, along with CRMC, Save the Bay, and the Attorney Generals office, along with others, to officially recognize Public St as the first ever 'public' water access point in South Providence. Ironically this is across the street from the original Narragansett Improvement Company building, built in 1954.

Respectfully,

Linda Perri

A handwritten signature in black ink that reads "Linda M Perri". The signature is written in a cursive style with a large, looped 'L' and 'P'.

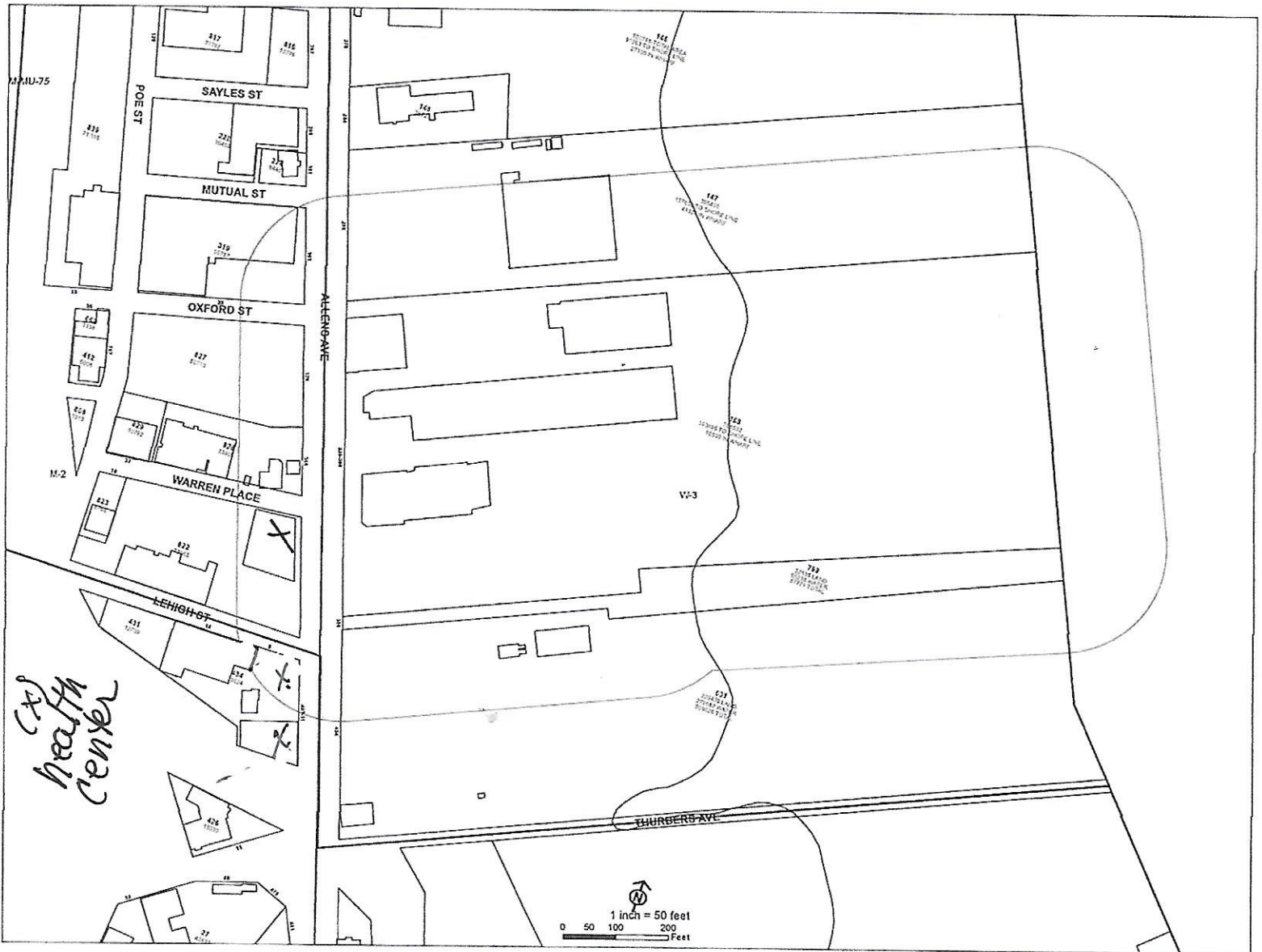
Washington Park Association

'working together with our neighbors'

188 Alabama Avenue

Providence, RI. 02905

bettylinda@aol.com





B.I.N.

Department of Inspection and Standards

Jorge O. Elorza, Mayor

Joseph M. Atchue, CBO, Director

Kevin W. Mahoney, Deputy Director

SECOND INSPECTION NOTICE OF VIOLATION AND CORRECTION ORDER

To: Cumberland Farms, Inc.
100 Crossing Blvd
Framingham, MA 01702

Property: 338 Allens Avenue
Plat: 047 Lot: 0368
Inspector: Joseph Atchue
Inspection Date: 10/05/2020
Issue Date: 10/06/2020

Upon re-inspection of your property, the inspector found that the violations of the State Building Code still exist. A cumulative civil penalty of **fifty (\$50) per day** for each day each violation continues has now been imposed. This notice has been recorded as a lien on your property and will not be released until the violations have been abated and the penalty imposed has been paid. You are hereby ordered to bring your property into compliance with the provisions of the Code and/or Act **within thirty (30) days**.

Violation(s)

Violation #1: The site is being used for materials processing without establishing that Zoning Use as a principal use via the permitting process. Further, this zoning use is required to be dependent on access to the waterfront pursuant to section 1200B. In violation with Providence Zoning Ordinance Article 19 & 12 section 1905.C & 1200.B

Fees

\$50 per day for each violation 1x50= 50 per day

When you have corrected the violations, you must contact the Department of Inspections and Standards so that the inspector may verify that the work has been completed.

If the notice of violation is not complied with and corrections are not made **within thirty (30) days of the issue date**, the City shall institute the appropriate proceedings in the Providence Housing Court to correct or abate the violations on the above named property or to require the removal or termination of the unlawful occupancy of the property. Any orders issued by the Providence Housing Court will result in additional liens upon the property. *See State Building Code SBC-1 Section 105.1.*

Kevin Mahoney , Deputy Director