



**Record No:
ZBR-26-23**

Zoning Board of
Review Application

Status: Active

Submitted On:
6/10/2026

Primary Location

40 Leander St Unit
8LAW
Providence, RI 02909

Owner

Hillcrest Preservation
Associates Limited
Partnership

[Redacted]
[Redacted]

Applicant

Douglas Giron
 [Redacted]
 [Redacted]
 [Redacted]
[Redacted]
[Redacted]

Owners and Applicants Information

Who is Submitting this Application?*

Attorney

Name and Professional Title of Person Submitting the Application*

Douglas A. Giron & Joseph Carnevale,
Attorneys for Owner/Applicant

Owners Name*

Hillcrest Preservation Associates, L.P.

Owner Mailing Address*

[Redacted]

Owner Email*

[Redacted]

Owner Phone*

[Redacted]

Name of Applicant, if different than owner ?

Applicant Mailing Address, if different than owner

Applicant Email, if different than owner

Applicant Phone, if different than owner

Attorney Name

Douglas Giron, Joseph Carnevale

Attorney Mailing Address

[Redacted]
[Redacted]

Attorney Email

[Redacted]

Attorney Phone

[Redacted]

Owner Attestation and Signature Page* 



Signed Owner Attestation - ZB
R Application (POAH).pdf

For fillable pdf of the Owner Attestation and Signature Page please visit the Applications and Forms section of our website: <https://www.providenceri.gov/inspection/boards-of-review/>

Type of Application

Application Type*

Dimensional Variance

List all Zoning Ordinance Sections from which a variance is sought. Include Section Number, Section Title, and Quantity of relief, if applicable (eg. 4' setback where 6' required)*

1302.Q(3), Solar Energy System (Accessory Use), Freestanding System mounted on Parking Canopy in Parking Lot; maximum height of ~23' where 8' is permitted.

Summarize any changes proposed for the Property (use, construction/renovation, site alteration):*

Proposed construction of parking canopy in existing parking lot for building, with solar panels mounted on top, as shown on attached plans.

Subject Property Information

Address of Subject Property*

40 Leander Street

Plat*

34

Lot(s)* ?

287

Existing Zoning Use of the Property*

Dwelling - Multi Family

Proposed Zoning Use of the Property*

Dwelling - Multi Family

Base Zoning District*

R-3 Residential District

Base Zoning District 2 (if applicable)

—

Overlay Zoning District (if applicable)

—

Overlay Zoning District 2 (if applicable)

—

Overlay Zoning District 3 (if applicable)

—

Date Owner Purchased the Property*

01/18/2007

Start Date of Lessee's Occupancy

—

Are there outstanding violations concerning the Property under the City of Providence Zoning Ordinance?*

No

Are there outstanding violations concerning the Property under the RI State Building or Property Maintenance Code(s)?*

No

Buildings & Structures

Existing or Proposed Structure*	Type of Building or Structure*
Proposed	Accessory Structure
Principal Structure Type (if applicable)	Please describe the accessory structure (if applicable) ?
Residential	Solar Canopy
Area of Footprint	Overall Height Above Average Grade
31660	23.5
Number of Stories	Existing Number of Dwelling Units
1	0
Proposed Number of Dwelling Units	Front Setback
0	26
Interior Side Setback	Corner Side Setback
23.4	—
Rear Setback	
109.7	

Lot Dimensions, Coverage Percentage, and Parking Information

Plat/Lot Number*	Existing Lot Width*
AP 34/Lot 287	404
Proposed Lot Width	Existing Lot Area*
404	215251
Proposed Lot Area	Existing Building Coverage ?
215251	18260
Proposed Building Coverage ?	Existing Total Impervious Coverage ?
49920	73831
Proposed Total Impervious Coverage ?	Existing Rear Yard Impervious Coverage ?
73831	63579
Proposed Rear Yard Impervious Coverage ?	Existing Front Yard Impervious Coverage ?
63579	221414
Proposed Front Yard Impervious Coverage ?	Number of Existing Parking Spaces
22414	131
Number of Proposed Parking Spaces	
131	

Appendix A: Application for Variance(s)

1. What is the specific hardship from which the applicant seeks relief?*

The applicant seeks a dimensional variance from the applicable height regulations to permit the installation of a combined rooftop and parking canopy solar photovoltaic system serving the existing residential use. The proposed system includes roof-mounted arrays and elevated canopy structures over the existing parking areas. The requested relief is necessary to allow the canopy structures to be constructed at a height sufficient to accommodate customary vehicular clearance and safe site circulation.

2. Specify all unique characteristics of the land or structure that cause the hardship:*

The hardship from which the applicant seeks relief arises from the unique characteristics of the subject property and existing improvements. The building footprint and rooftop configuration limit the amount of usable roof area available for solar installations due to required setbacks, access pathways, and structural constraints. In addition, the lot is fully developed with the existing residential building and associated parking areas, leaving no feasible location for ground-mounted solar facilities. The existing parking field represents the only viable opportunity to expand the system footprint; however, canopy structures must be elevated to maintain functional parking operations and safe circulation. These characteristics are inherent to the property and do not result from any prior action of the applicant. To reiterate, the need for relief is not the result of any prior action of the applicant or a predecessor in title but is instead due to the pre-existing conditions of the site, including the building layout and fully developed nature of the property.

3 (a) Is the hardship caused by an economic disability?*

No

3 (b) Is the hardship caused by a physical disability?*

No

3 (c) If the response to subsection (b) is “yes,” is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.? *

No

4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?*

No

5. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district:*

Not seeking a Use Variance.

6. If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience:*

The requested variance is necessary for the full enjoyment of the permitted residential use and is not merely a convenience. Absent the requested relief, the applicant would be unable to construct a solar energy system of sufficient size to meaningfully offset the electrical demand of the property, as rooftop installations alone are insufficient. This would materially diminish the economic and functional viability of the project and eliminate significant long-term energy cost savings. There is no reasonable alternative location on the property to accommodate a comparable system. Accordingly, denial of the variance would result in more than a mere inconvenience. The relief requested is the least relief necessary to allow for a functionally viable solar canopy installation while maintaining safe and customary parking operations. The proposed structures will be located within an already developed parking area and will not alter the general character of the surrounding neighborhood or impair the intent or purpose of the zoning ordinance.

CITY OF PROVIDENCE ZONING BOARD OF REVIEW

DEPARTMENT OF INSPECTION + STANDARDS

444 Westminster Street, 1st Floor, Providence, Rhode Island 02903

**ATTESTATION/OWNER AUTHORIZATION FOR
APPLICATION FOR VARIANCE AND/OR SPECIAL USE PERMIT**

ATTESTATION

*The undersigned acknowledge(s) that the statements in the application herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. **Owner(s)/Applicant(s) are jointly responsible with their attorney(s), if any, for any false statements. As indicated in the application instructions, neither the application nor this attestation may be signed by an attorney on behalf of their client(s).***

The undersigned further acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.

Address, Plat, and Lot of Subject Property: 579 Atwells Ave., Providence, RI 02909, 065-0977

Owner(s)

Applicant(s)

Name:

Name:

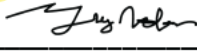
W. Mark Russo (as and only as receiver)

Dunkin' Greg Nolan

Signature:

Signature:





Date:

Date:

05/27/26

6/8/2026

OWNER AUTHORIZATION

To be completed if the online application is being filled out and submitted by someone other than the Owner of the subject property.

This is to certify that I W. Mark Russo (as and only as receiver),

authorize Poyant Signs/ Clare Cifrino to submit this Zoning Board

of Review Application on my behalf for the property located at 579 Atwells Ave., Providence, RI 02909.



By signing this letter, I understand that I, or my attorney, must be present at the Zoning Board Meeting at which my application is scheduled to be heard.

Property Owner Name:

Property Owner Signature:

Dunkin' Representative Signature:

W. Mark Russo (as and only as receiver)

Date: 05/27/26



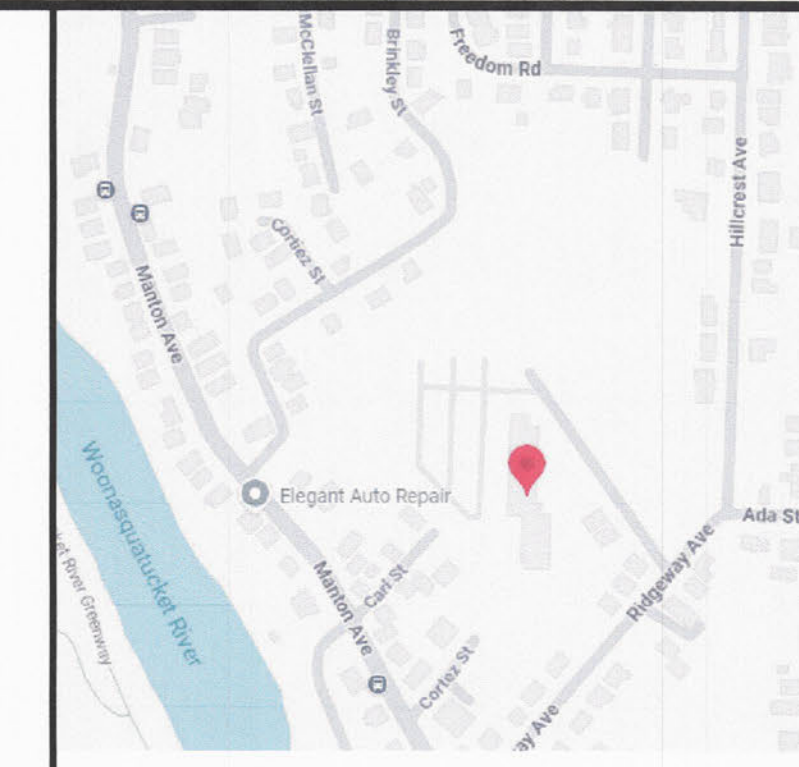
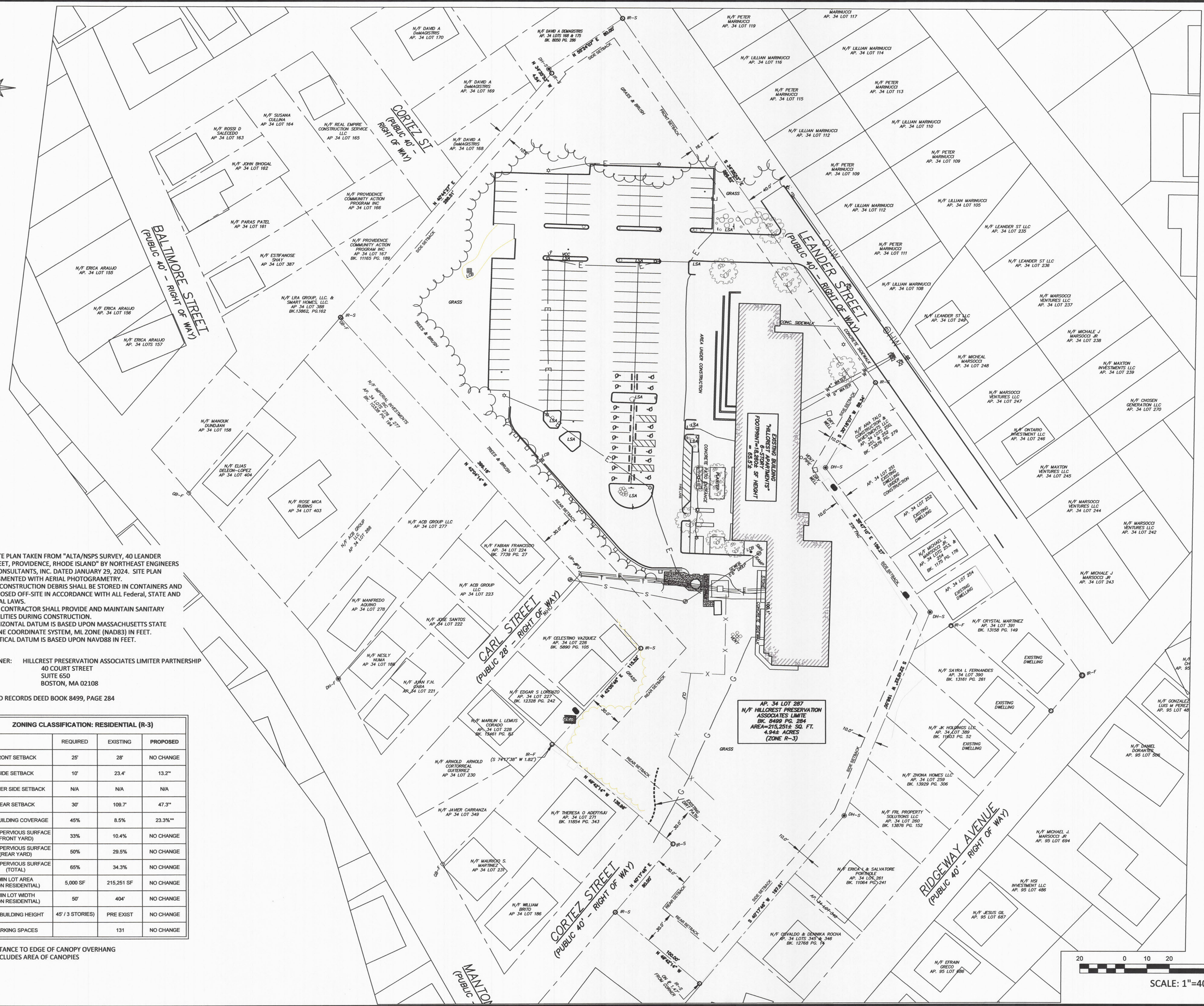
- NOTES:**
1. SITE PLAN TAKEN FROM "ALTA/NSPS SURVEY, 40 LEANDER STREET, PROVIDENCE, RHODE ISLAND" BY NORTHEAST ENGINEERS & CONSULTANTS, INC. DATED JANUARY 29, 2024. SITE PLAN AUGMENTED WITH AERIAL PHOTOGRAMMETRY.
 2. ALL CONSTRUCTION DEBRIS SHALL BE STORED IN CONTAINERS AND DISPOSED OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.
 3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SANITARY FACILITIES DURING CONSTRUCTION.
 4. HORIZONTAL DATUM IS BASED UPON MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MZ ZONE (NAD83) IN FEET.
 5. VERTICAL DATUM IS BASED UPON NAVD83 IN FEET.

OWNER: HILLCREST PRESERVATION ASSOCIATES LIMITER PARTNERSHIP
40 COURT STREET
SUITE 650
BOSTON, MA 02108

LAND RECORDS DEED BOOK 8499, PAGE 284

ZONING CLASSIFICATION: RESIDENTIAL (R-3)			
	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	25'	28'	NO CHANGE
SIDE SETBACK	10'	23.4'	13.2"
CORNER SIDE SETBACK	N/A	N/A	N/A
REAR SETBACK	30'	109.7'	47.3"
MAX BUILDING COVERAGE	45%	8.5%	23.3%**
MAX IMPERVIOUS SURFACE (FRONT YARD)	33%	10.4%	NO CHANGE
MAX IMPERVIOUS SURFACE (REAR YARD)	50%	29.5%	NO CHANGE
MAX IMPERVIOUS SURFACE (TOTAL)	65%	34.3%	NO CHANGE
MIN LOT AREA (NON RESIDENTIAL)	5,000 SF	215,251 SF	NO CHANGE
MIN LOT WIDTH (NON RESIDENTIAL)	50'	404'	NO CHANGE
MAX BUILDING HEIGHT	45 / 3 STORIES	PRE EXIST	NO CHANGE
PARKING SPACES		131	NO CHANGE

* DISTANCE TO EDGE OF CANOPY OVERHANG
** INCLUDES AREA OF CANOPIES



LOCUS MAP
NOT TO SCALE

GREEN SEAL ENVIRONMENTAL, LLC
114 STATE ROAD, BUILDING B
SAGAMORE BEACH, MA 02562
TEL: (508) 888-6034
FAX: (508) 888-1506
WWW.GSEENV.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGN ENGINEER, GREEN SEAL ENVIRONMENTAL, LLC. UNAUTHORIZED REPRODUCTION FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS. VIOLATORS WILL BE SUBJECT TO PROSECUTION.

DIMENSIONS ARE AS INDICATED.

USE OF THIS PLAN CONSTITUTES ACCEPTANCE OF TERMS AND CONDITIONS SET FORTH IN ACCOMPANYING PROJECT DOCUMENTATION.

IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM DISCREPANCIES WITH THE ENGINEER PRIOR TO USE.

REVISIONS		
NO.	DATE	COMMENT
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PURPOSE:
VARIANCE REQUEST

LOCUS:
**PRESERVATION OF AFFORDABLE HOUSING
40 LEANDER ST
PROVIDENCE, RI**

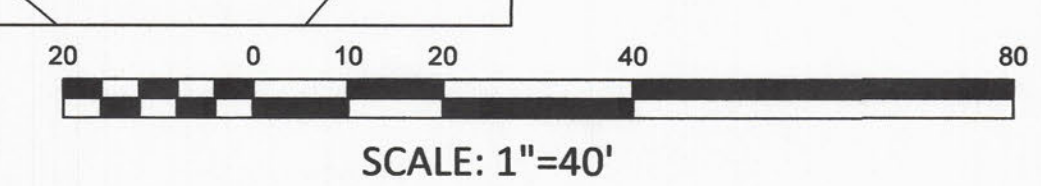
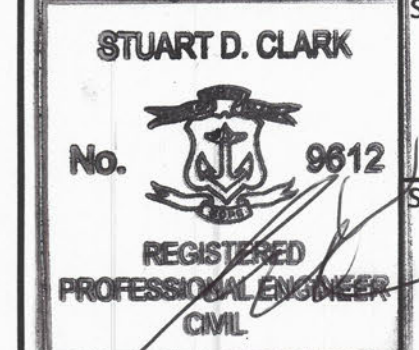
PREPARED FOR:
**REVISION ENERGY
1980 TURNPIKE ST #2
NORTH ANDOVER, MA 01845**

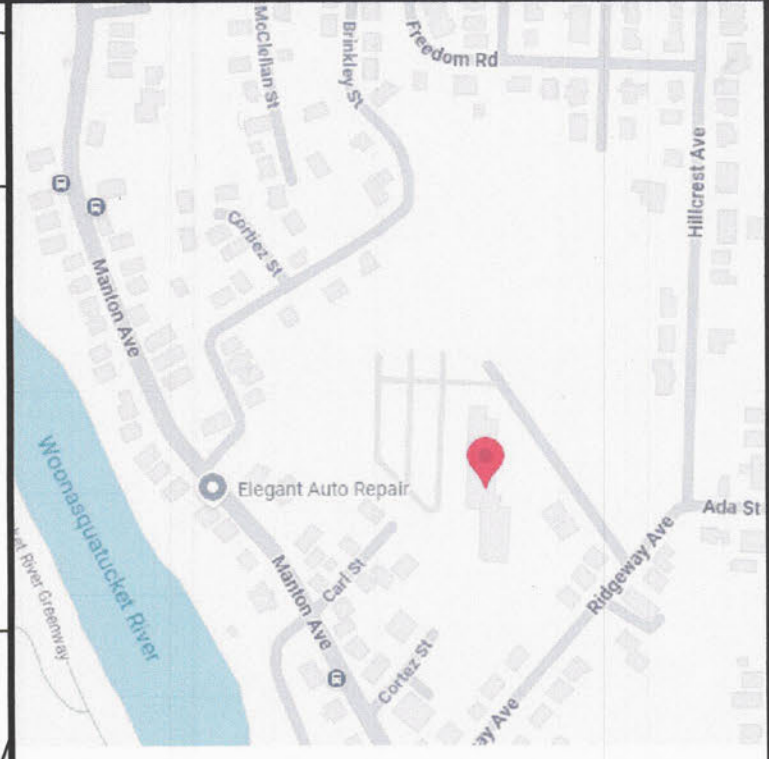
DRAWING TITLE:
EXISTING CONDITIONS PLAN

CAD TECH: [Blank] **CHECKED BY:** JDO

ENGINEER: SDC **DATE:** JUNE 10, 2026

SCALE: 1"=40'
SHEET: V-100





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PURPOSE:

VARIANCE REQUEST

LOCUS:
PRESERVATION OF AFFORDABLE HOUSING 40 LEANDER ST PROVIDENCE, RI

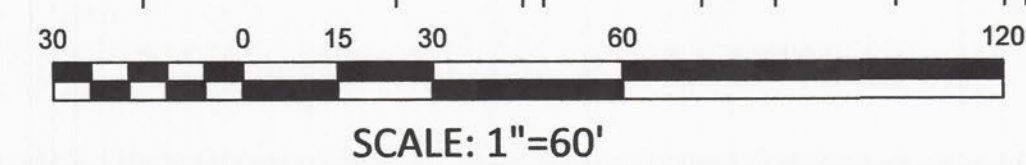
PREPARED FOR:
**REVISION ENERGY
1980 TURNPIKE ST #2
NORTH ANDOVER, MA 01845**

DRAWING TITLE:
200-FT RADIUS MAP

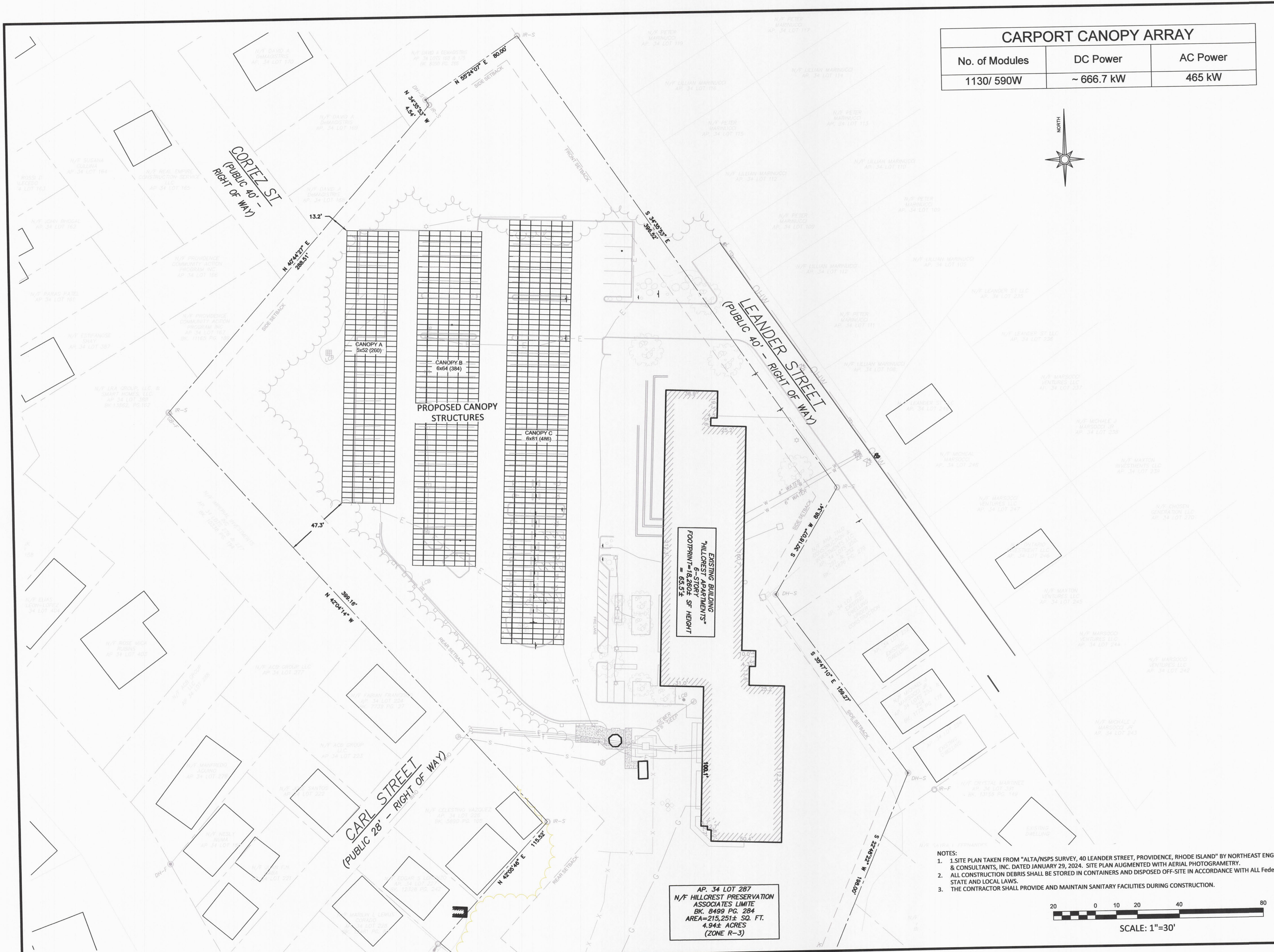
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ENGINEER: SDC	DATE: JUNE 10, 2026
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	SCALE: 1"=60'
	SHEET: V-101

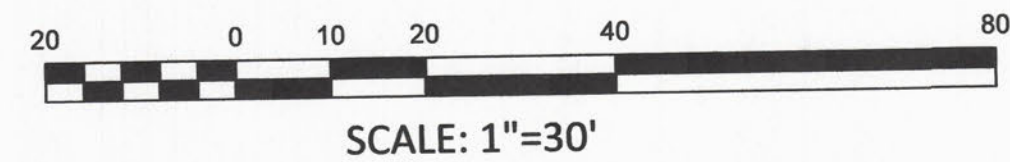


CARPORT CANOPY ARRAY		
No. of Modules	DC Power	AC Power
1130/ 590W	~ 666.7 kW	465 kW



AP. 34 LOT 287
 N/F HILLOREST PRESERVATION
 ASSOCIATES LIMITED
 BK. 8499 PG. 284
 AREA=215,251± SQ. FT.
 4.94± ACRES
 (ZONE R-3)

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PURPOSE:
VARIANCE REQUEST

LOCUS:
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 40 LEANDER ST
 PROVIDENCE, RI**

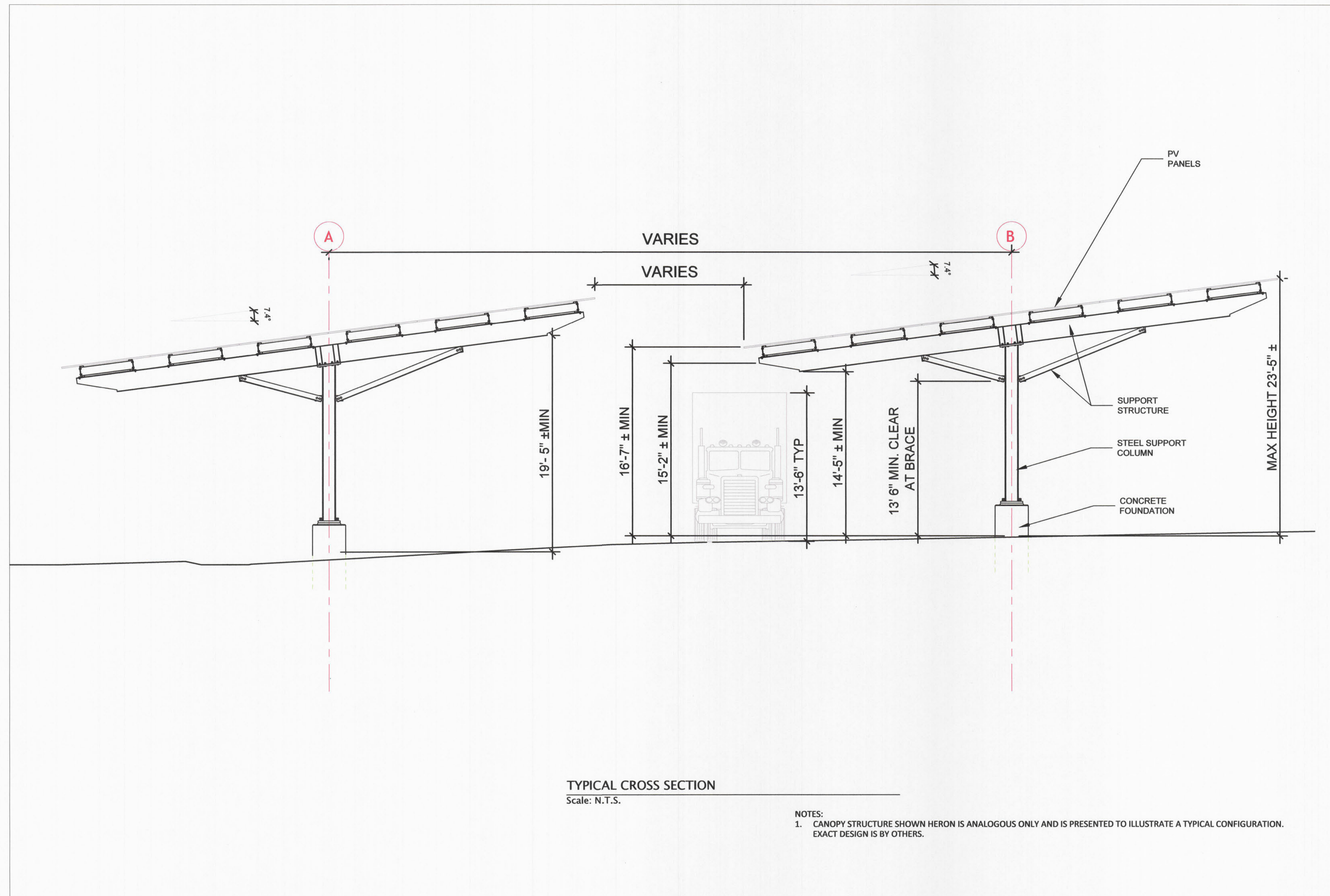
PREPARED FOR:
**REVISION ENERGY
 1980 TURNPIKE ST #2
 NORTH ANDOVER, MA 01845**

DRAWING TITLE:
SITE PLAN

CAD TECH: _____ CHECKED BY: **JDO**

ENGINEER: **SDC** DATE: **JUNE 10, 2026**

STUART D. CLARK No. **9612** SCALE: **1"=30'**
 REGISTERED PROFESSIONAL ENGINEER CIVIL SHEET: **C-100**



LOCUS MAP
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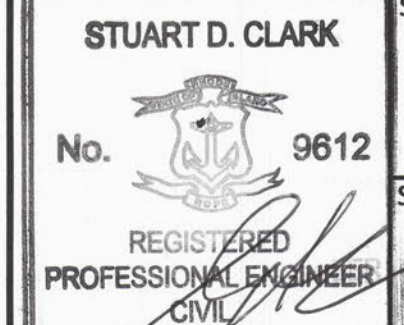
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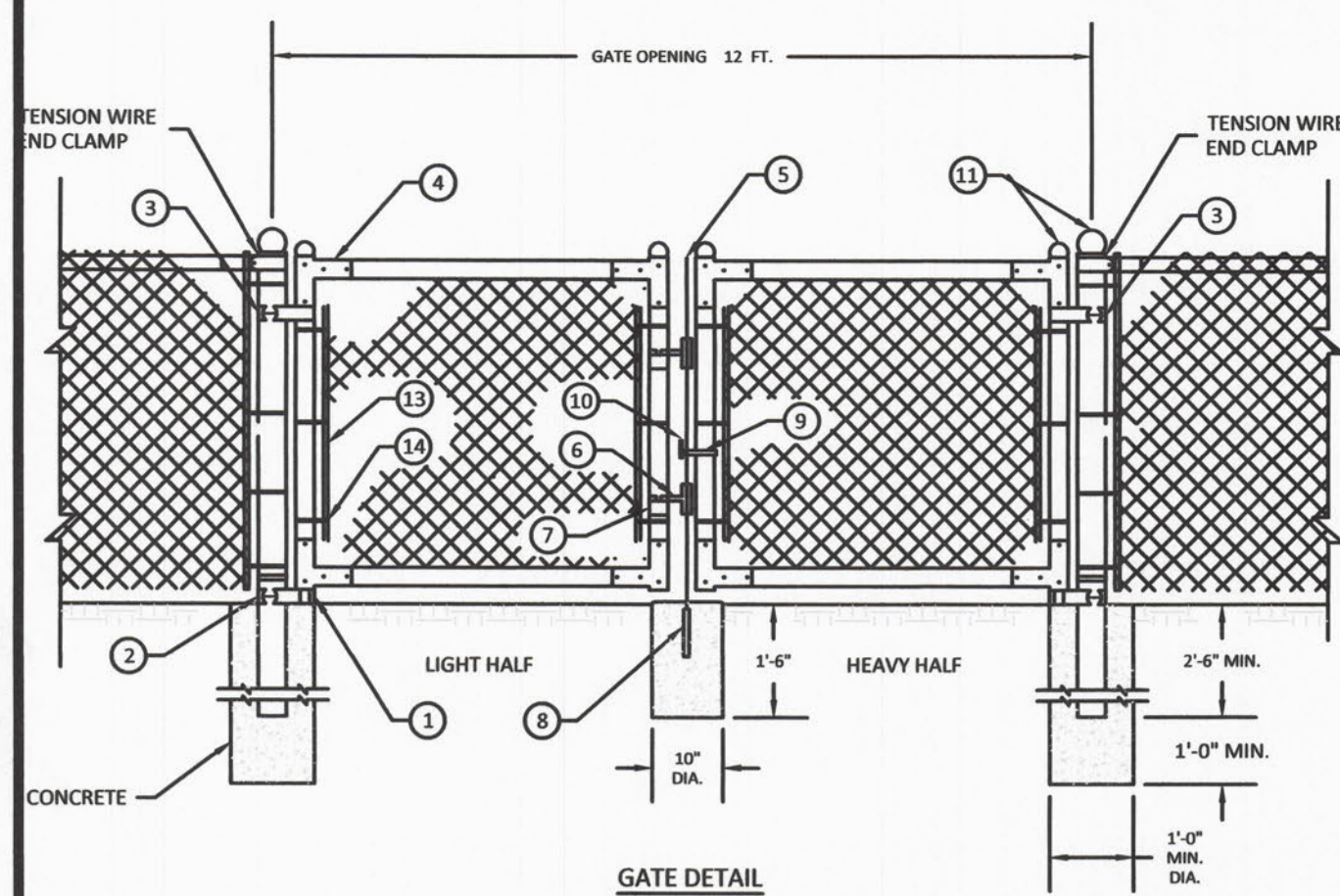
PREPARED FOR:
**REVISION ENERGY
1980 TURNPIKE ST #2
NORTH ANDOVER, MA 01845**

DRAWING TITLE:
CROSS SECTION RENDERING

CAD TECH:	CHECKED BY: JDO
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ENGINEER: SDC	DATE: JUNE 10, 2026
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	SCALE: NTS
	SHEET: C-300



LEGEND

PART NO.	DESCRIPTION	QUANTITY
1	STRAIGHT PLUG	2
2	BOTTOM HINGE	2
3	TOP HINGE	2
4	CORNER ELBOW	8
5	PLUNGER ROD	1
6	LATCH FORK	2
7	FORK CATCH	2
8	PLUNGER ROD CATCH	1
9	LOCK KEEPER GUIDE	1
10	LOCK KEEPER	1
11	ORNAMENTAL TOPS	6
12	TRUSS RODS	4
13	STRETCHER BAR	4
14	HOOB BOLTS	12

NOTE:
THE FENCING SHALL BE #9 GAGE FENCE FABRIC, STANDARD 2-INCH CHAIN LINK DIAMOND MESH.

FENCE DETAIL
Scale: N.T.S.

I. GENERAL CONSTRUCTION NOTES:

- ALL BENCHMARKS SHOWN HEREON MUST BE VERIFIED FOR CONSISTENCY BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE RESOLVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN COMPILED FROM RECORD PLANS AND BEST AVAILABLE INFORMATION. THESE UTILITIES HAVE NOT BEEN FIELD VERIFIED AND THE ACTUAL LOCATION IS NOT GUARANTEED. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES AND OTHER SUBSURFACE STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-344-7233 A MINIMUM OF 72-HOURS PRIOR TO EXCAVATION FOR UTILITY MARK OUT. THE CONTRACTOR SHALL ALSO CONTACT VARIOUS LOCAL COMPANIES AND/OR AGENCIES WHO DO NOT PARTICIPATE IN THE DIG-SAFE PROGRAM FOR ADDITIONAL UTILITY MARK OUT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND INSURANCES REQUIRED TO PERFORM THE WORK.
- EXCESS MATERIALS SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER.
- ALL UTILITY CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN AN EFFICIENT WORKMAN LIKE MANNER. ALL TRASH, DEBRIS AND PACKAGING MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- CONSTRUCTION ACTIVITY SHALL ONLY TAKE PLACE DURING HOURS SPECIFIED BY THE APPROPRIATE TOWN OFFICIAL.

II. EROSION CONTROL PLAN

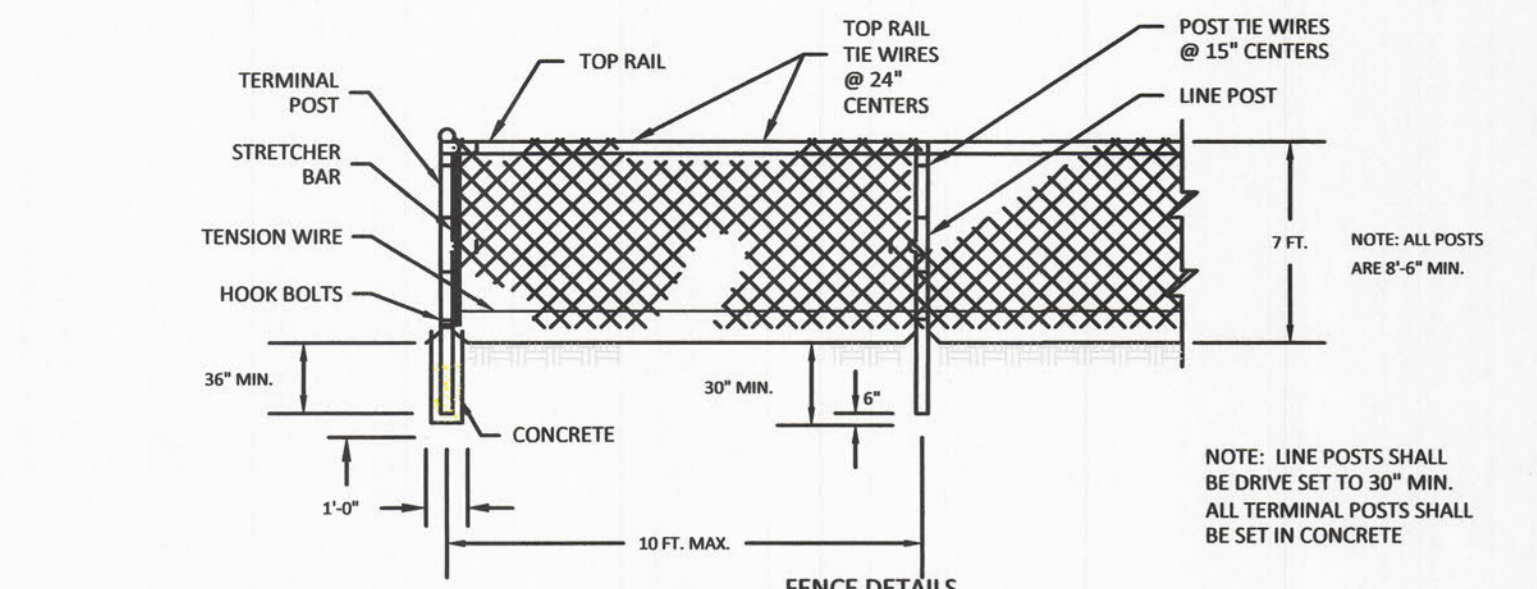
EROSION AND SEDIMENT CONTROL METHODS FOR THE SITE INCLUDE STRUCTURAL AND STABILIZATION PRACTICES. STABILIZATION PRACTICES WILL BE IMPLEMENTED TO COVER EXPOSED SOIL SO THAT DISCHARGE OF SEDIMENT INTO BUFFER ZONES AND RESOURCE AREAS IS MINIMIZED. STABILIZATION PRACTICES REDUCE THE TIME SOIL IS EXPOSED TO THE ELEMENTS THEREFORE REDUCING THE POSSIBILITY OF EROSION. AN ADEQUATE STOCKPILE OF EROSION CONTROL MATERIALS WILL BE MAINTAINED AT THE CONSTRUCTION SITE IN THE EVENT OF EMERGENCY OR ROUTINE REPAIRS.

STRUCTURAL PRACTICES INVOLVE THE CONSTRUCTION OF DEVICES TO DIVERT AND LIMIT RUNOFF. THESE PRACTICES LIMIT THE AMOUNT OF STORMWATER ENTERING A DISTURBED AREA OR TRAP SEDIMENT PRIOR TO STORMWATER LEAVING A SITE. THE FOLLOWING ARE THE PROCEDURES TO BE FOLLOWED:

- THE SITE CONSTRUCTION FOREMAN SHALL BE DESIGNATED AS THE ON-SITE INDIVIDUAL WHO WILL BE RESPONSIBLE FOR THE DAILY MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROLS, AND SHALL IMPLEMENT ALL MEASURES NECESSARY TO CONTROL EROSION AND TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- PRIOR TO ANY SITE GRADING OR SITE WORK, THE CONTRACTOR SHALL INSTALL ALL SPECIFIED SEDIMENT AND EROSION CONTROLS, WHICH WILL ALSO SERVE AS THE LIMIT OF CONSTRUCTION. THE SEDIMENT CONTROLS WILL BE A SILT FENCE WHICH HAS BEEN ENTRENCHED INTO THE GROUND AS SPECIFIED.
- A 50 FOOT CONSTRUCTION EXIT CONSISTING OF 1 1/2" CRUSHED STONE SHALL BE CONSTRUCTED TO SHED DIRT FROM CONSTRUCTION VEHICLE TIRES. THE CRUSHED STONE PAD WILL BE REPLACED/CLEANED AS NEEDED TO MAINTAIN ITS EFFECTIVENESS.
- INFILTRATION BASIN(S) AND SEDIMENT FOREBAY(S) IF NECESSARY, SHALL BE USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION. SEDIMENT SHALL BE REMOVED FROM THE BASINS ON A AS NEEDED BASIS OR WHEN THE SEDIMENT REACHES A DEPTH OF MORE THAN 3".
- CONSTRUCTION DEBRIS AND SEDIMENT SHALL BE KEPT ON SITE AND SHALL NOT BE PERMITTED TO MIGRATE BEYOND THE PROJECT BOUNDARIES.
- ONCE THE SITE HAS BEEN LOAMED AND SEEDED AND THE SITE IS STABLE, THE SEDIMENT AND EROSION CONTROLS MAY BE REMOVED UNDER THE DIRECTION OF THE ENGINEER.

III. OTHER CONTROLS

- THE FOLLOWING ADDITIONAL CONTROLS SHALL BE IMPLEMENTED DURING CONSTRUCTION IN ORDER TO MINIMIZE EROSION AND RUNOFF FROM THE PROJECT LOCATION:
- NO CHEMICALS (CEMENT, MORTAR, ETC.) SHALL BE MIXED OR Poured WITHIN ANY WETLANDS.
 - SOLID WASTE WILL BE COLLECTED AND STORED IN A SECURE DUMPSTER. THE DUMPSTER SHALL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS.



SHAPE, SIZE AND WEIGHT REQUIREMENTS FOR FENCE POSTS AND RAILS

ITEM	SHAPE	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.
** TERMINAL POSTS	ROUND	2.375	3.65
	*ROUND	2.375	3.12
LINE POSTS	*ROUND	1.90	2.72
	*ROUND	1.90	2.28
TOP & BRACE BARS	ROUND	1.66	2.27
	*ROUND	1.66	1.84

GATE FRAME MEMBERS SIZE AND WEIGHT

GATE FRAME	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.
ROUND	1.66	2.27
*ROUND	1.66	1.84

GATE POST SIZE AND WEIGHT

GATE LEAF WIDTH OF 6 FT. OR LESS	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.
ROUND	2.875	5.79
*ROUND	2.875	4.64

NOTE: LINE POSTS SHALL BE DRIVE SET TO 30" MIN. ALL TERMINAL POSTS SHALL BE SET IN CONCRETE.

- FENCE CONSTRUCTION NOTES**
- MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
 - ALL POSTS SHALL BE INSTALLED VERTICALLY. WHERE POSTS ARE INSTALLED ON AN INCLINED SURFACE, THE ANGLE OF THE POST SHALL BE ADJUSTED SO THAT THE POST WILL BE VERTICAL.
 - THE FENCING SHALL BE #9 GAGE FENCE FABRIC, STANDARD 2-INCH CHAIN LINK DIAMOND MESH.
 - ALL GATES SHALL BE GROUNDED IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE.

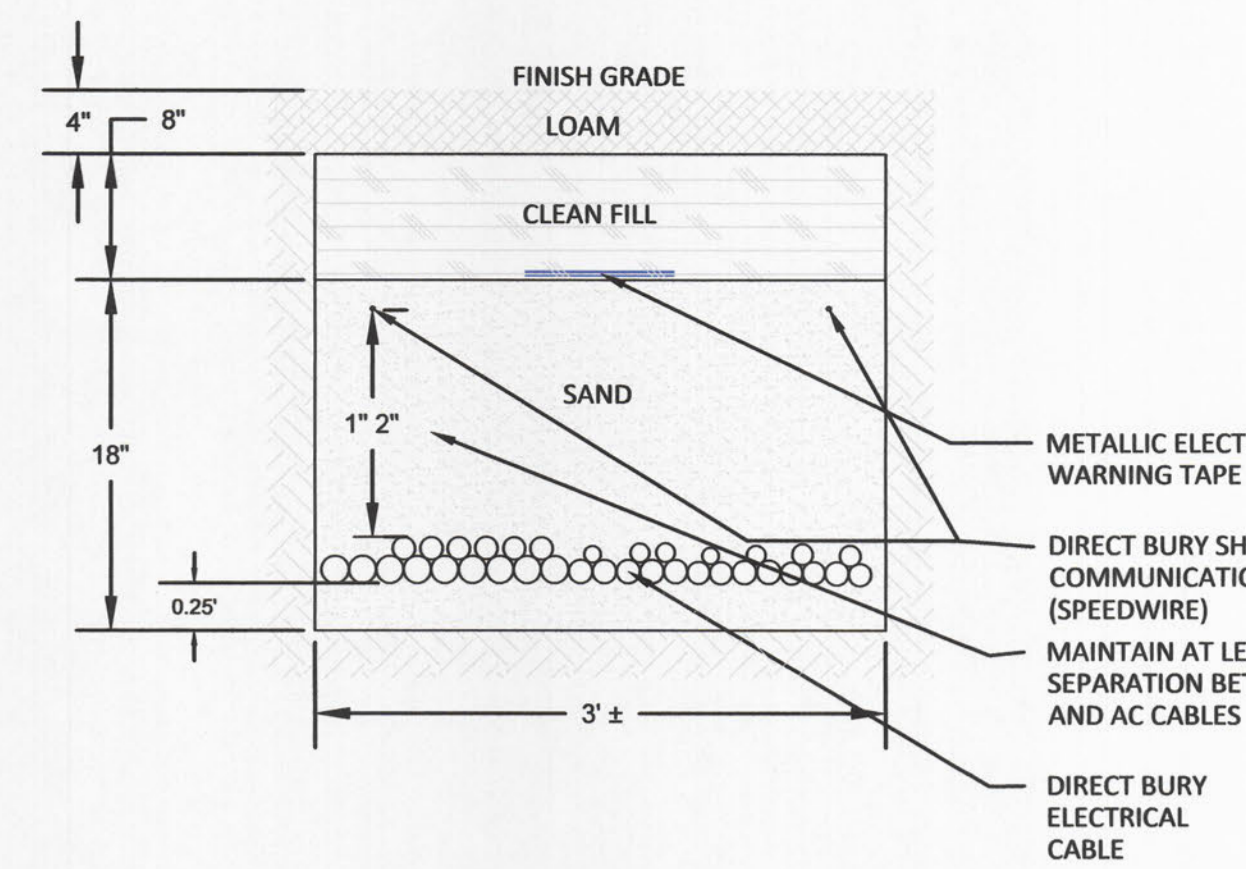
IV. PHASING & CONSTRUCTION SEQUENCE

IN ORDER TO FURTHER MINIMIZE SEDIMENT LOSS ON THE SITE, A GENERAL CONSTRUCTION SEQUENCE PLAN HAS BEEN DEVELOPED. PRIOR TO CONDUCTING WORK ASSOCIATED WITH THIS PROJECT, THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL COPIES OF PERMIT APPLICATIONS AND APPROVALS THAT OUTLINE CONDITIONS GOVERNING THE PROPOSED WORK. THE CONTRACTOR WILL ALSO REVIEW THE DRAWINGS PREPARED FOR THE PROJECT. THE CONTRACTOR WILL THEN FOLLOW THE GENERAL SEQUENCE OF WORK AS OUTLINED BELOW:

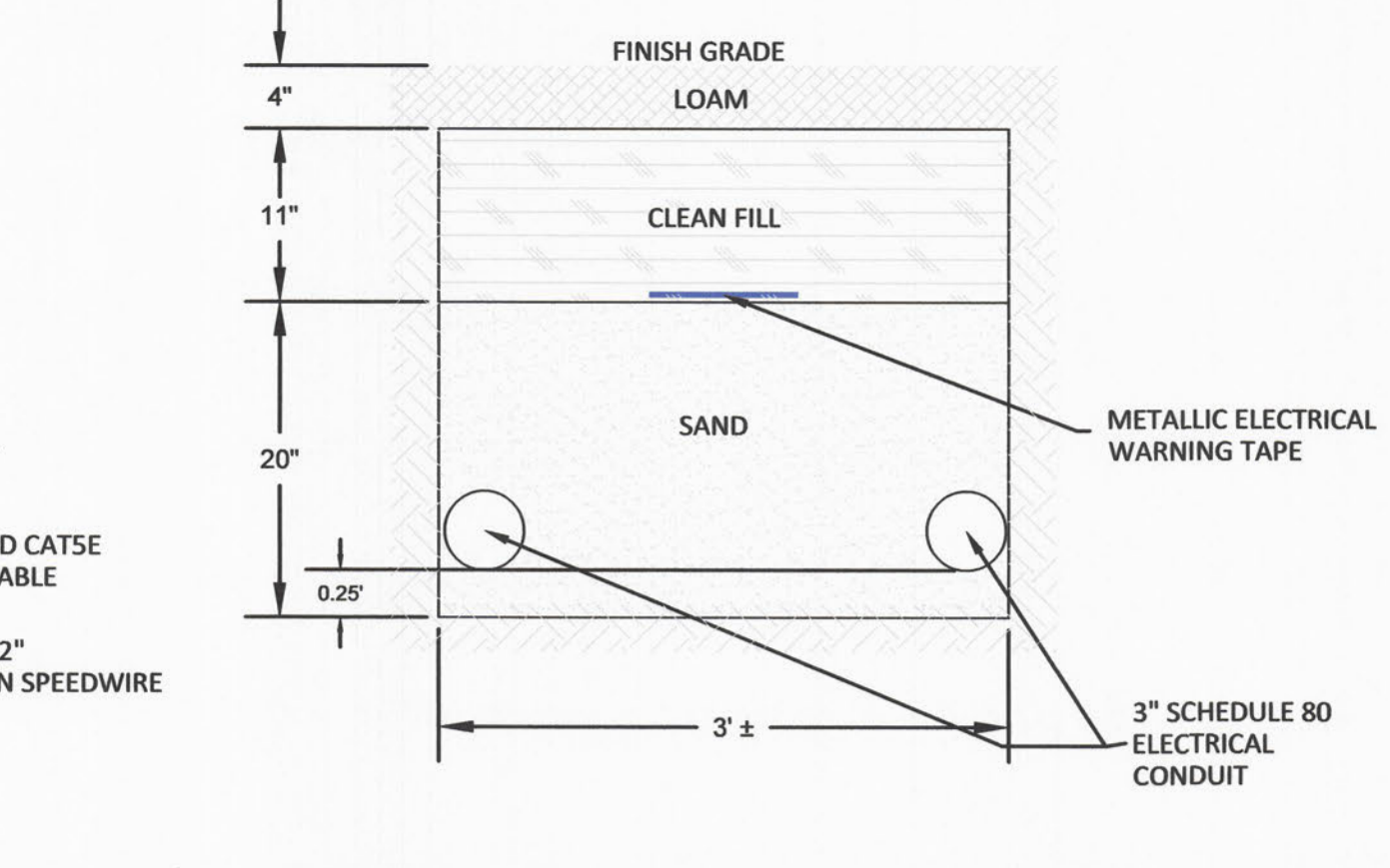
- THE CONTRACTOR WILL PLACE ALL EROSION AND SEDIMENTATION CONTROL SYSTEMS IN ACCORDANCE WITH THE DRAWINGS, OR AS MAY BE DICTATED BY SITE CONDITIONS. IN ORDER TO MAINTAIN THE INTENT OF THE SPECIFICATIONS AND PERMITS, DEFICIENCIES OR CHANGES ON THE DRAWINGS SHALL BE CORRECTED OR IMPLEMENTED AS SITE CONDITIONS CHANGE. CHANGES DURING CONSTRUCTION SHALL BE NOTED AND POSTED ON THE DRAWINGS.
- THE INTENT IS TO DIRECT ALL WATER FROM DISTURBED AREAS THROUGH A SEDIMENTATION CONTROL PRIOR TO DISCHARGING TO A RECEIVING DRAINAGE OR TO OFF SITE WETLANDS. THERE SHALL BE NO DISCHARGE OF UNTREATED CONSTRUCTION RUNOFF FROM THIS SITE. THE CONTRACTOR SHALL CREATE SUFFICIENT HOLDING CAPACITY WITHIN THE TEMPORARY SEDIMENTATION BASINS TO HOLD ALL UNTREATED SITE RUNOFF.
- THE CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION AND SEDIMENTATION CONTROL SYSTEMS AS DICTATED BY SITE CONDITIONS, INDICATED IN THE CONSTRUCTION DOCUMENTS, OR AS DIRECTED BY GOVERNING AUTHORITIES OR OWNER TO CONTROL SEDIMENT UNTIL FINAL STABILIZATION.
- THE CONTRACTOR SHALL RESPOND TO ANY MAINTENANCE OR ADDITIONAL WORK ORDERED BY OWNER OR GOVERNING AUTHORITIES IMMEDIATELY IF REQUIRED, AND ALWAYS WITHIN 7 DAYS.
- THE CONTRACTOR SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES, PERMANENT SLOPE STABILIZATION, AND VEGETATION INTO THE PROJECT PLANS AT THE EARLIEST PRACTICAL TIME TO MINIMIZE THE NEED FOR TEMPORARY CONTROLS.
- THE CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS WITHIN 25 CALENDAR DAYS. IN THE EVENT THAT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES MUST BE STABILIZED WITH GEOTEXTILE FABRIC OR OTHER MEANS TO REDUCE THE EROSION POTENTIAL OF THE AREA.

V. OPERATION AND MAINTENANCE PLAN

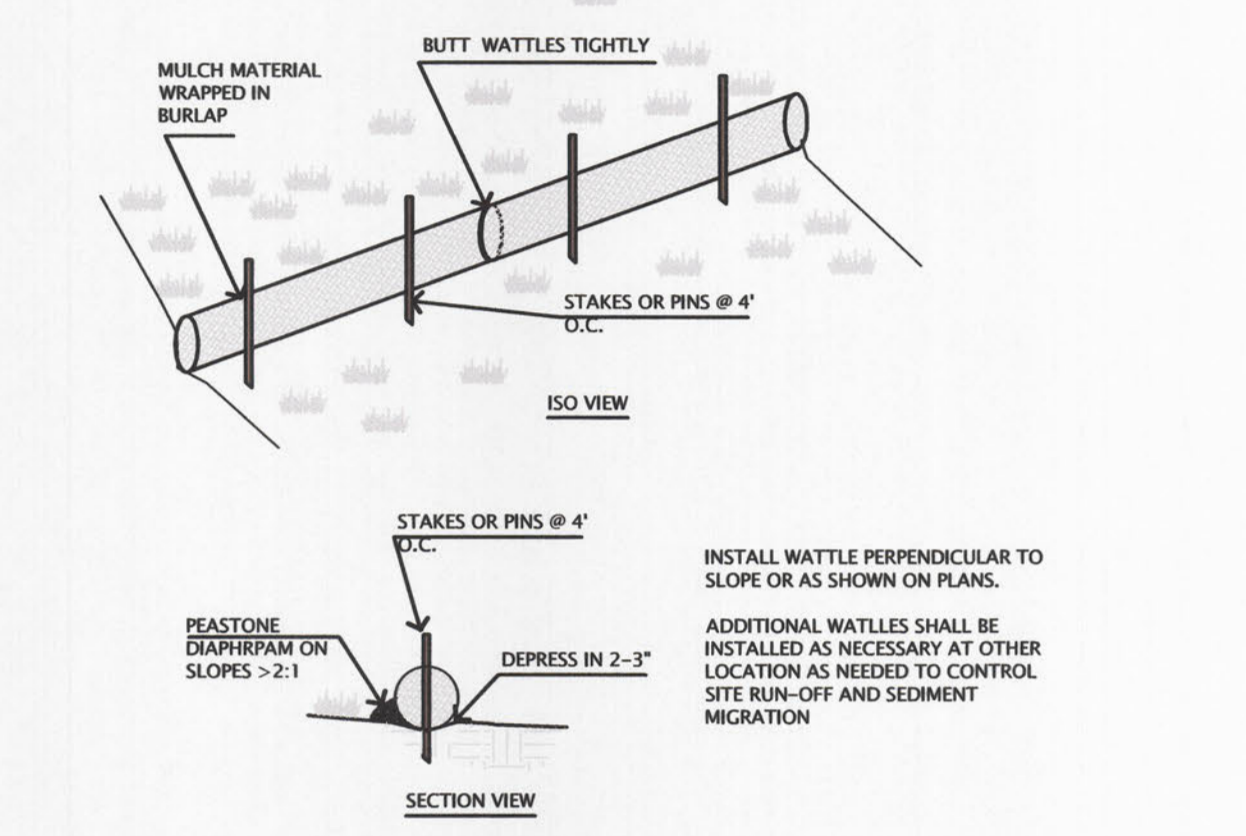
- SOLAR ENERGY EQUIPMENT**
- PERIODIC INSPECTIONS OF THE PERIMETER FENCE, SOLAR ARRAY, AND CONNECTING INFRASTRUCTURE WILL BE MADE BY THE MAINTENANCE CONTRACTOR.
 - REPAIRS TO THE FENCE SHALL BE MADE AS NEEDED.
 - REPAIRS TO SOLAR ENERGY COLLECTING AND DISTRIBUTION EQUIPMENT SHALL BE MADE AS NEEDED.
 - REPAIRS TO OR REPLACEMENT OF UTILITY POLES SHALL BE MADE AS NEEDED.
- VEGETATION MAINTENANCE PLAN**
- VEGETATION WITHIN THE SOLAR ARRAY, UNDER AND AROUND THE ENERGY COLLECTING PANELS AND INSIDE THE PERIMETER FENCE, AND ANY OTHER LOCATION THROUGHOUT THE SITE, SHALL BE MOWN PERIODICALLY AS NEEDED.



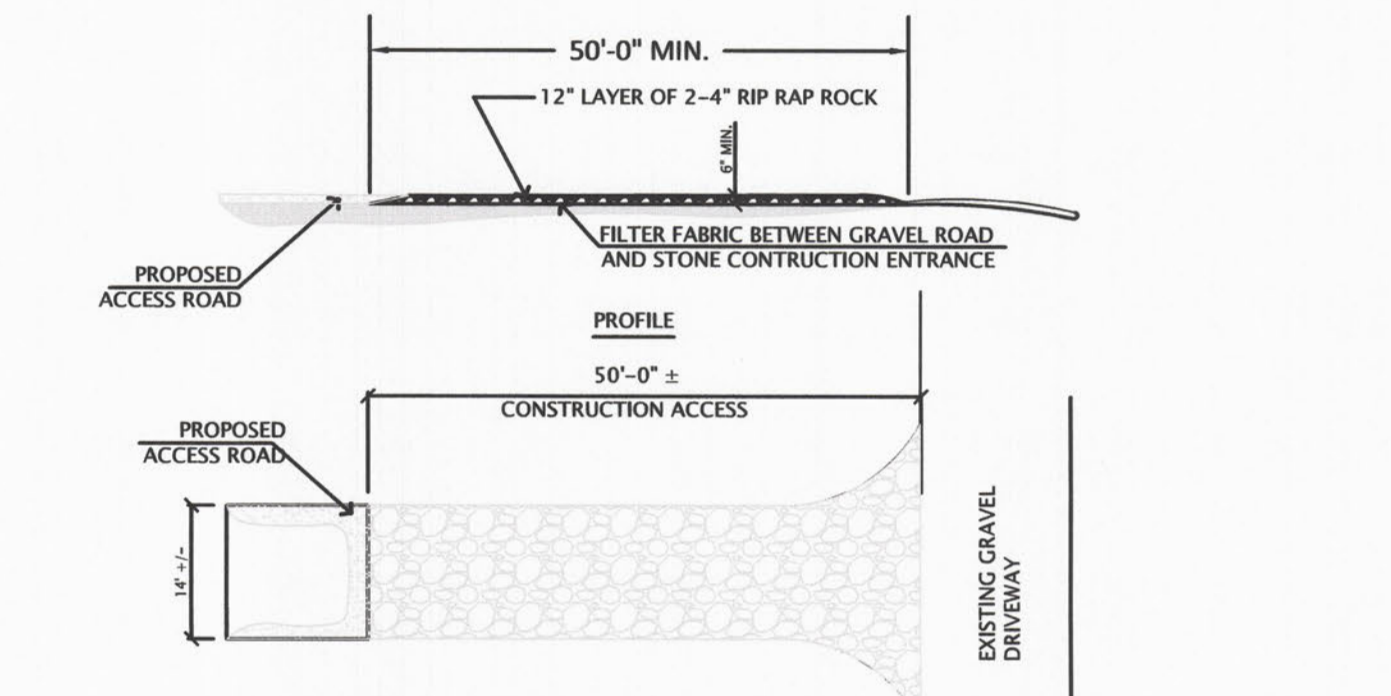
INVERTER POWER AND COMMS CABLE TRENCH DETAIL (INV/C)
Scale: N.T.S.



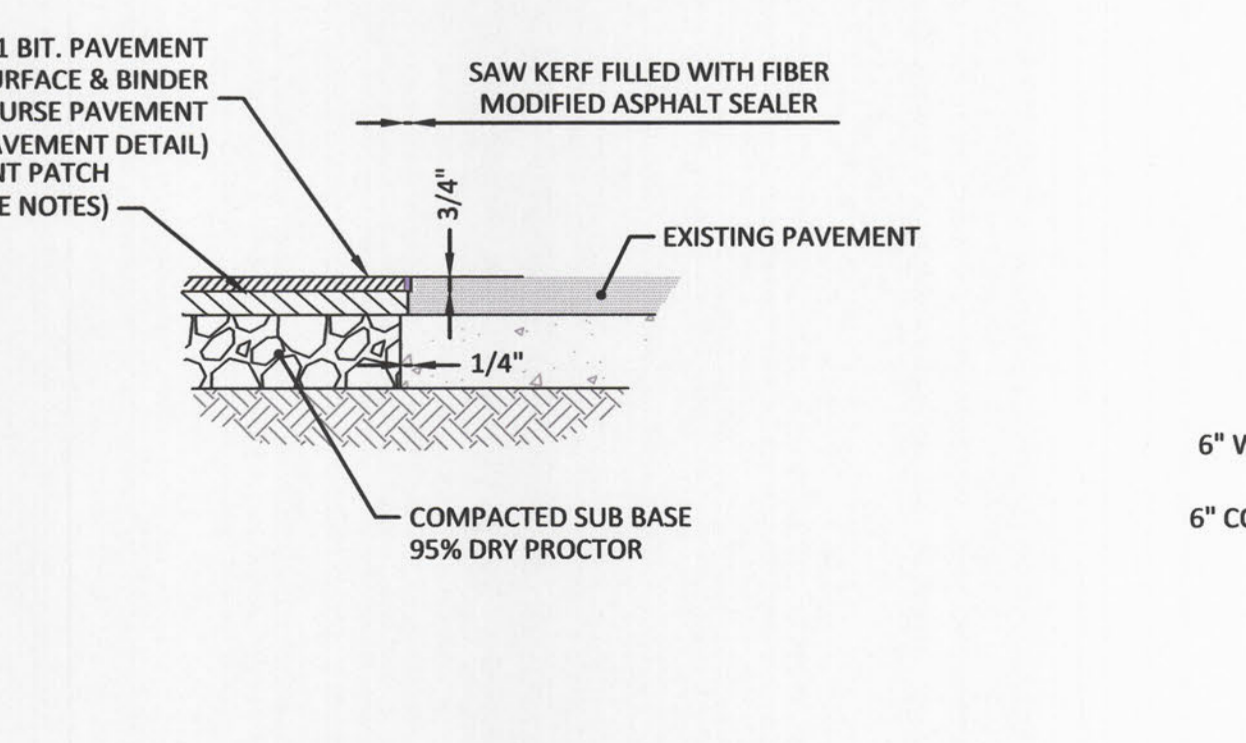
MEDIUM VOLTAGE CABLE TRENCH DETAIL (MV)
Scale: N.T.S.



MULCH WATTLE DETAIL
Scale: N.T.S.

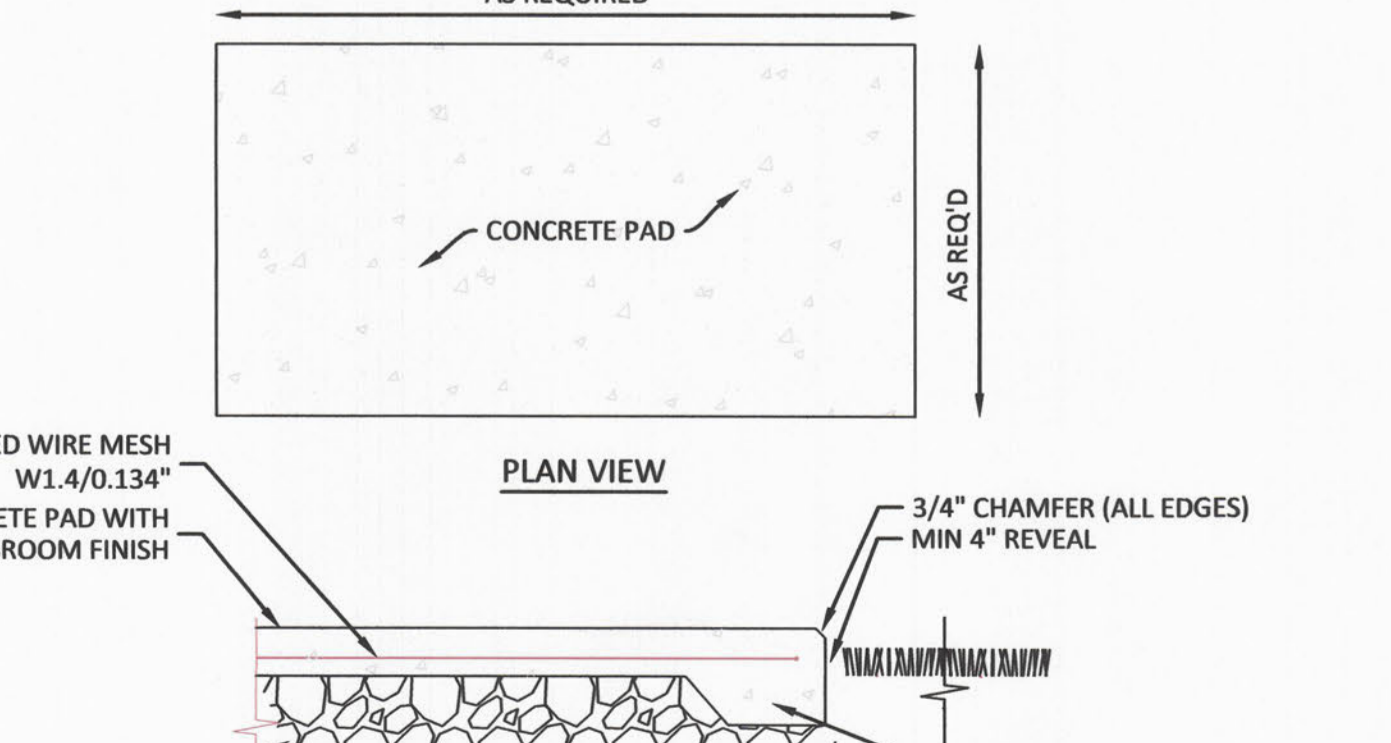


CONSTRUCTION ENTRANCE
Scale: N.T.S.



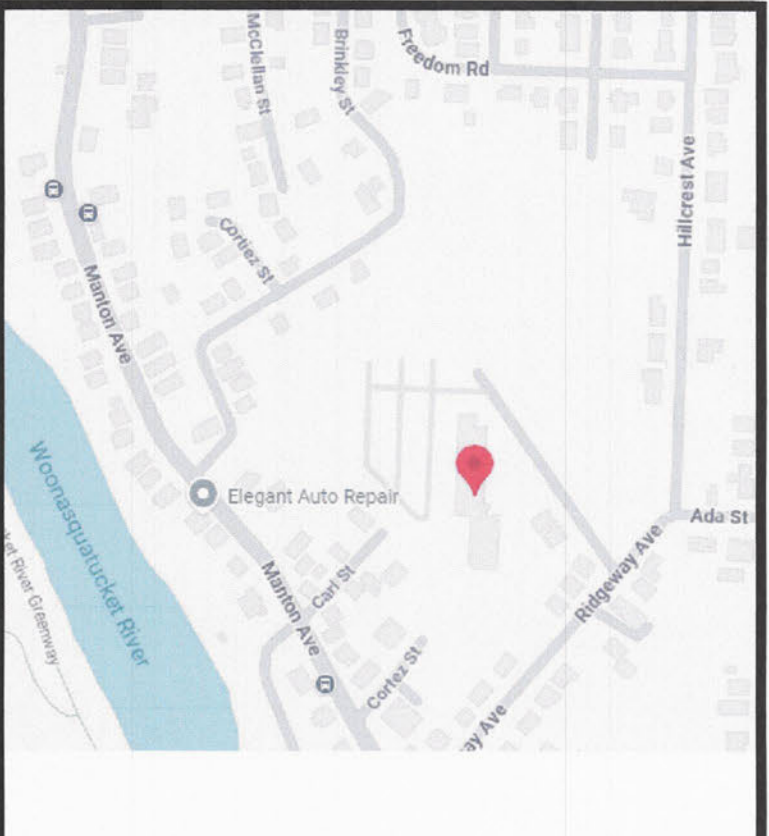
- NOTES:**
- EXISTING BITUMINOUS PAVEMENT SHALL BE REMOVED TO A CLEAN STRAIGHT EDGE VIA SAW CUTTING. THE SAW CUT SHALL BE COMPLETED PERPENDICULAR TO THE ROADWAY/SIDEWALK.
 - PRIOR TO INSTALLING THE WEARING COURSE THE EXISTING VERTICAL PAVEMENT SURFACE SHALL BE SWEEPED COMPLETELY CLEAN.
 - AFTER SEE PAVEMENT INSTALLATION SAW CUT NEW PAVEMENT ABUTMENT 3/4" DEEP AND FILL WITH FIBER MODIFIED ASPHALT SEALER AS SHOWN.

PAVEMENT PATCH DETAIL
Scale: N.T.S.



- NOTES:**
- PROVIDE BROOM FINISH SURFACE.
 - PROVIDE 2" MIN COVER OVER REINFORCING BARS/WIRE.
 - CONCRETE: 4000 PSI WITH 7% AIR ENTRAINMENT.

EQUIPMENT PAD DETAIL
Scale: N.T.S.



LOCUS MAP
NOT TO SCALE

GREEN SEAL ENVIRONMENTAL, LLC
114 STATE ROAD, BUILDING B
SAGAMORE BEACH, MA 02562
TEL: (508) 888-6034
FAX: (508) 888-1506
WWW.GSENV.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGN ENGINEER, GREEN SEAL ENVIRONMENTAL, LLC. UNAUTHORIZED REPRODUCTION FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS. VIOLATORS WILL BE SUBJECT TO PROSECUTION.

DIMENSIONS ARE AS INDICATED.
USE OF THIS PLAN CONSTITUTES ACCEPTANCE OF TERMS AND CONDITIONS SET FORTH IN ACCOMPANYING PROJECT DOCUMENTATION.
IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM DISCREPANCIES WITH THE ENGINEER PRIOR TO USE.

REVISIONS		
NO.	DATE	COMMENT
1		
2		
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VARIANCE REQUEST

LOCUS:
**PRESERVATION OF AFFORDABLE HOUSING
40 LEANDER ST
PROVIDENCE, RI**

PREPARED FOR:
**REVISION ENERGY
1980 TURNPIKE ST #2
NORTH ANDOVER, MA 01845**

DRAWING TITLE:
DETAILS

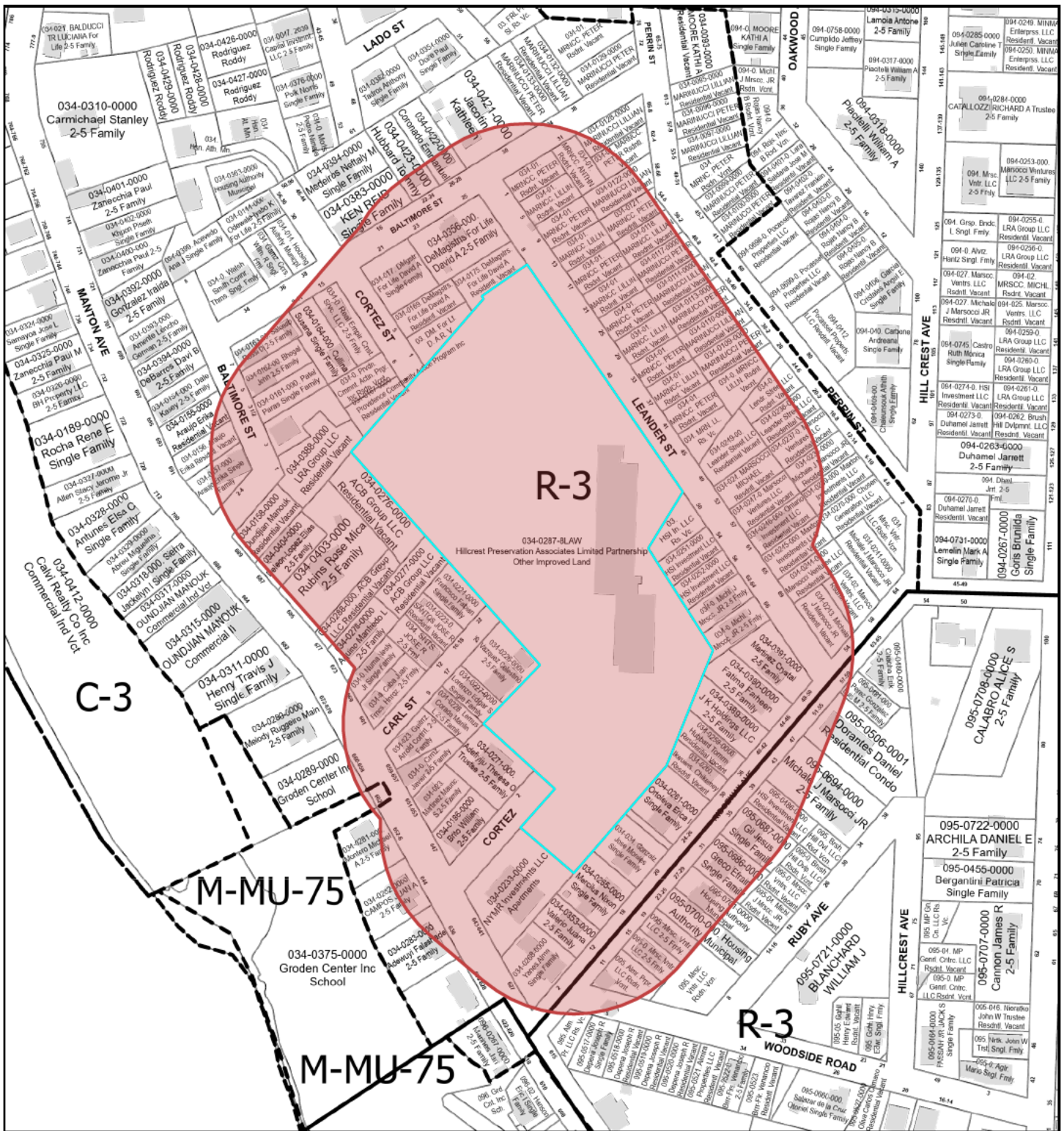
CAD TECH: **SDC** CHECKED BY: **JDO**

ENGINEER: **SDC** DATE: **JUNE 10, 2026**

SCALE: **AS NOTED**

STUART D. CLARK
No. **9612**
REGISTERED PROFESSIONAL ENGINEER
SCALE: **C-500**

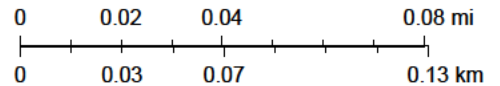
Radius Map



6/8/2026, 3:47:58 PM

1:3,228

- Override 1
- Zoning
- Override 1
- Parcels
- Plat Boundaries
- Buildings





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WARRANTY DEED

PRESERVATION OF AFFORDABLE HOUSING, INC., a Illinois corporation with a principal office located at 40 Court Street, Suite 650, Boston, Massachusetts 02108, for consideration paid, grants to HILLCREST PRESERVATION ASSOCIATES LIMITED PARTNERSHIP, a Rhode Island limited partnership having an address in care of 40 Court Street, Suite 650, Boston, Massachusetts 02108; with WARRANTY COVENANTS:

SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF

This transfer is such that no R.I.G.L.44-30-71.3 withholding is required, as Preservation of Affordable Housing, Inc. has registered to do business in Rhode Island, and is therefore considered to be a resident corporation of the State of Rhode Island, as evidenced by affidavit.

TAX \$ 42,000
DATE 1-18-07
RECORDED O.P. M
031821
REAL ESTATE BUREAU PROVIDENCE

Being Providence Tax Assessor's Plat 34, Lot 287, as presently constituted.

IN WITNESS WHEREOF, PRESERVATION OF AFFORDABLE HOUSING, INC., has caused these presents to be signed and its seal affixed by its duly authorized member this 27th day of December, 2006.

PRESERVATION OF AFFORDABLE HOUSING, INC.
a Rhode Island corporation,

By: Amy S. Anthony
Amy S. Anthony, President

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence on the 27th day of December, 2006, before me personally appeared Amy S. Anthony, President of Preservation of Affordable Housing, Inc., to me known and known by me to be the party executing the foregoing instrument, and she acknowledged said instrument, by her executed, to be her free act and deed individually, her free act and deed in his said capacity and the free act and deed of Preservation of Affordable Housing, Inc.


NOTARY PUBLIC - JAMES ADLER
MY COMMISSION EXPIRES:
6-17-09

Property Address:
40 Leander Street
Providence, RI



Doc No: 00169295
Book: 8499 Page: 286

Preservation of Affordable Housing
AP 34 Lot 287
Providence, RI

That certain tract or parcel of land situated in the city of Providence, County of Providence, State of Rhode Island, and bounded and described as follows:

Beginning at an iron rod at the northeast corner of said parcel at a point on the westerly street line of Leander Street, said point being also the southeast corner of land now or formerly of Joseph and David Demangistres;

Thence running southerly along the westerly line of Leander Street for a distance of three hundred ninety six and fifty two hundredths (396.52) feet to a corner;

Thence turning and interior angle of $115^{\circ} - 06' - 00''$ and running southwesterly, bounded southeasterly by a land of or formerly of Claude and Amelia Dijesser, for a distance of eighty eight and thirty four hundredths (88.34) feet to a corner;

Thence turning and interior angle of $246^{\circ} - 05' - 17''$ and running southerly bounded northerly by said Dijesser and by land now or formerly of Michael Marssocci Jr. for a distance of one hundred fifty nine and twenty seven hundredths (159.27) feet to an angle;

Thence turning and interior angle of $121^{\circ} - 24' - 28''$ and running southwesterly in part by said Massocci land, and in part by land now or formerly of Seven Twenty One Associates and in part by land now or formerly of Claude and Amelia Dijesser, and in part by land now or formerly of Rob Ortoleva Jr., one hundred ninety eight and no hundredths (198.00) feet to a drill hole at an angle;

Thence turning and interior angle of $162^{\circ} - 30' - 36''$ and continuing southwesterly in part by said land of Ortoleva, in part by land now or formerly of Melissa Francisco, and in part by land now or formerly of Barbara DeCurtis, for a distance of one hundred ninety seven and ninety one hundredths (197.91) feet to a corner;

Then turning an interior angle of $90^{\circ} - 00' - 00''$ and running northwesterly, bounded southwesterly by land now or formerly of Crestwood LLC., for a distance of one hundred and no hundredths (100.00) feet to a corner;

Thence turning an interior angle of $90^{\circ} - 00' - 00''$ and running northeasterly along the southeasterly line of Cortez street for a distance of eighty and no hundredths (80.00) feet to an iron rod at a corner;

Thence turning an interior angle of $270^{\circ} - 00' - 00''$ and running northwesterly bounded southwesterly in part by the northwesterly terminus of Cortez street in part by land now



or formerly of Wayne Roberts, for a distance of one hundred thirty eight and ninety six hundredths (138.96) feet to a corner;

Thence turning an interior angle of $88^{\circ} - 12' - 00''$ and running northeasterly, bounded northwesterly in part by land now or formerly of Equity Finder LLC., and in part by land now or formerly of Celisano Velasquez for a distance of one hundred fifteen and fifty two hundredths (115.2) feet to an iron rod at a corner;

Thence turning and interior angle of $264^{\circ} - 10' - 00''$ and running northerly bounded westerly in part by said Velasquez land, and in part by the northerly terminus of Carl Street, in part by land now or formerly of Francisco Fabian, and in part by land of David Dicola and Diane James, through a granite bound for a distance of three hundred ninety nine and sixteen hundredths (399.16) feet to a corner;

Thence turning and interior angle of $97^{\circ} - 11' - 19''$ and running easterly, bounded northerly in part by land now or formerly of Providence Community Action Program, in part by AP 34 Lots 369 and 168, in part by the southerly terminus of Cortez Street, and in part by land now or formerly of Joseph and David Demangistres, for a distance of two hundred eighty eight and fifty one hundredths (288.51) feet to and iron rod at an angle;

Thence turning an interior angle of $255^{\circ} - 20' - 20''$ and running northeasterly, bounded northwesterly by said Demangistres land, for a distance of four and fifty four hundredths (4.54) to an angle;

Thence turning an interior angle of $90^{\circ} - 00' - 00''$ and running easterly, bounded northerly by said Demangistres land, for a distance of eighty and no hundredths feet to the point and place of beginning;

Said last course forms an interior angle of $90^{\circ} - 00' - 00''$ with the first described course.

Said parcel contains 4.94 acres, more or less

RECEIVED:

Providence
Received for Record
Jan 18, 2007 at 09:49:43A
Document Num: 00169295
Barbara Troncy
Recorder of Deeds