

PIMENTEL CONSULTING, INC.
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SUMMARY of QUALIFICATIONS

Forward-thinking, pragmatic urban planning professional with twenty (30+) years of practical experience. Skilled in a variety of neighborhood and commercial planning and zoning activities, frequently in a supervisory or managerial capacity. Solid track records with proven effectiveness in, but not limited to, the following areas:

- ⇒ **Zoning Boards of Review** ⇒ **Community Planning and Consulting**
- ⇒ **Planning Boards / Commissions** ⇒ **Land Developments, Development Plan Reviews, Subdivision Reviews, Affordable Housing, Etc.**
- ⇒ **City / Town Councils** ⇒ **Superior Court** ⇒ **Code Enforcement**
- ⇒ **Residential, Commercial and Industrial Development**

SELECTED EXAMPLES of ACCOMPLISHMENT

- Testified before numerous boards, commissions and councils on matters of residential, commercial, and industrial development, as well as changes / amendments to Zoning Ordinances and Comprehensive Plans.
- Testified before Municipal and Superior Court on matters of code enforcement and general land use planning.
- Authored various documents including Cost of Community Services Study, Revitalization Plans, Zoning Ordinances, Comprehensive Plan Amendments and the first Telecommunications Ordinance in the State of Rhode Island.
- Responsible for reviewing all development associated with the Quonset Point / Davisville Industrial Park, an approximately 3,500 acre industrial park, site of the former Sea Bee Navy Base, numerous mill rehabilitation projects, including Pocasset Mill, Johnston, RI (Comprehensive Plan Amendments).
- Responsible for reviewing numerous residential subdivisions, especially expert in the field of Comprehensive Permits (Affordable Housing). Work product cited by the Rhode Island Supreme Court.
- Represented clients before numerous Zoning Boards of Review throughout the State of Rhode Island, on a variety of variance and special use permit petitions, with a greater than 90% success rate.
- Extensive energy and renewable energy projects, including solar, wind and gas-fired eccentric generating assets.

EDUCATION

MASTERS OF COMMUNITY PLANNING AND DEVELOPMENT
University of Rhode Island - Masters Received 1994

University of Florida - Studied City Planning - 1991 / 1992

BACHELOR OF ARTS – URBAN AFFAIRS; MINORS IN MATHEMATICS AND PHILOSOPHY
University of Rhode Island - BA Received 1990

ACCREDITATION: AMERICAN INSTITUTE of CERTIFIED PLANNERS – May 1996

PROFESSIONAL EXPERIENCE

Land Use Consultant
East Providence, Rhode Island

PIMENTEL CONSULTING, INC.

Zoning Officer
East Providence, Rhode Island

CITY OF EAST PROVIDENCE

Consulting Town Planner
Barrington, Rhode Island

TOWN OF BARRINGTON

Town Planner
Wayland, Massachusetts

TOWN OF WAYLAND

Principal Planner
North Kingstown, Rhode Island

TOWN OF NORTH KINGSTOWN

Assistant Planner
East Providence, Rhode Island

CITY OF EAST PROVIDENCE

Planning Consultant
Newport, Rhode Island

NEWPORT COLLABORATIVE

Planning Intern
Orange City, Florida

CITY OF ORANGE CITY

RHODE ISLAND AIR NATIONAL GUARD

Plans and Implementation Communications Specialist
Rhode Island Air National Guard 1995 – Retired 2013

Security Police Officer
Rhode Island Air National Guard 1987 – 1990

CIVIC

WGBH – Community Advisory Board Member
Cambridge, Massachusetts 2000 - 2003

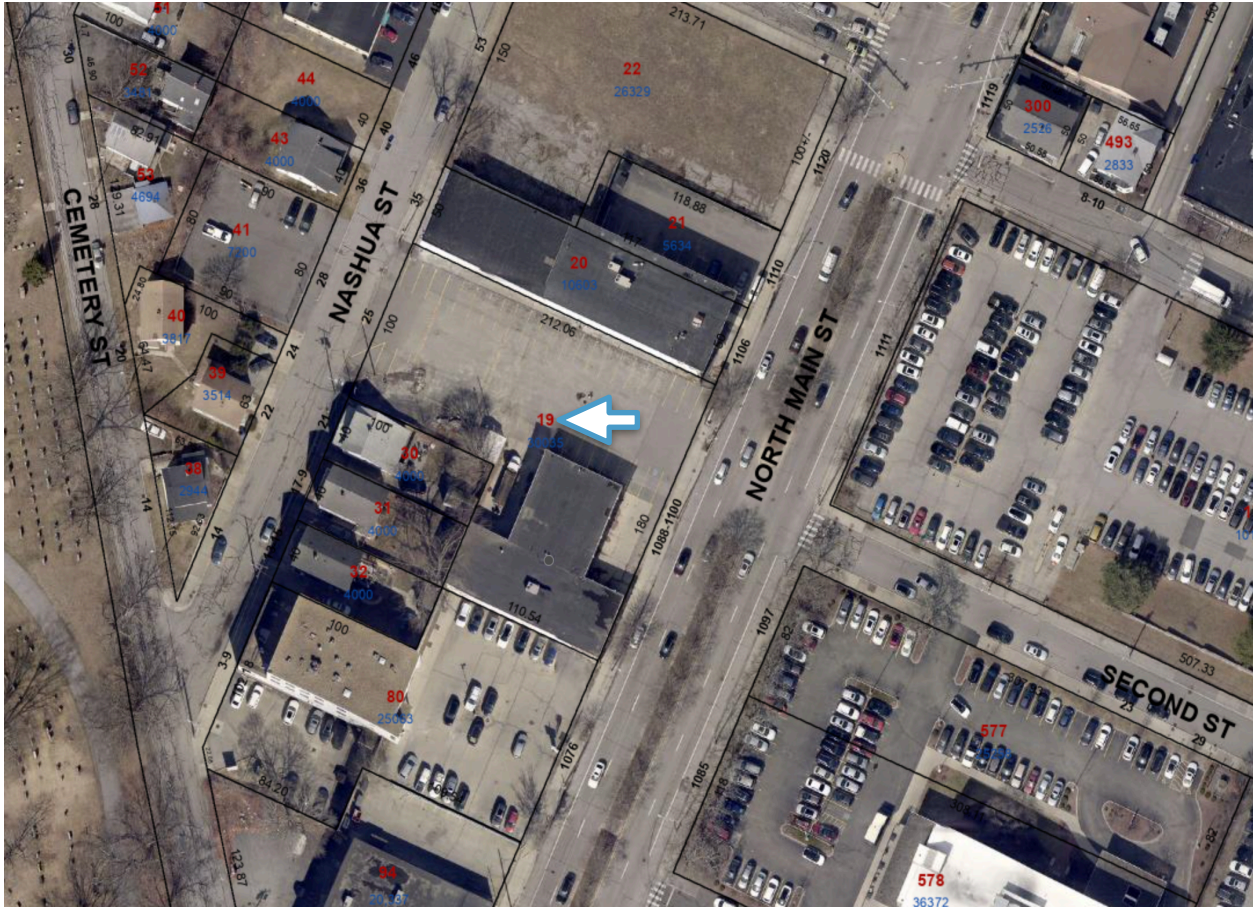
SPECIAL SKILLS AND TRAINING

- Fluent in Portuguese

**Zoning Ordinance Assessment
Cannabis Retailer Usage Analysis**

**1088 North Main Street
Assessor's Plat 1 - Lot 19**

[Aerial - Credit: Providence GIS]



Prepared for: Green Rhode, LLC

By: Pimentel Consulting, Inc.

10 February 2026

INTRODUCTORY STATEMENT

Green Rhode, LLC ("Applicant") has engaged the professional planning and zoning consultant services of Pimentel Consulting, Inc. ("Consultant"), in order to assess the regulatory appropriateness of utilizing certain property for cannabis retailing usage purposes. The referenced land use is expressly permitted by Special Use Permit ("SUP"), otherwise identified as being permitted provided it complies with 'specific' and 'objective' criteria. The referenced analysis entailed a two-step process: (1) Evidencing regulatory appropriateness; and, (2) Documenting historical land usage. In light of the subject request this Consultant has investigated a variety of sources, to include the Community's Zoning Ordinance ("Ordinance") and Comprehensive Plan, although it is no longer necessary because the referenced land use is otherwise permitted by SUP.

PRESENT PROPERTY CONDITIONS

The subject property is addressed 1088 North Main Street, further designated Assessor's Plat 1, Lot 19, containing approximately 30,000 square feet of total land area, and historically improved with an automotive related operation since minimally 1960. The initial operation was a car wash, and later a retail and automotive repair business. The first automotive business was a 'Good Year Service Center', and more recently a 'Benny's Automotive Center', which engaged in both general and more aggressive automotive repair. The 'Benny's' business operated from 1976 till 2017 without interruption, and even now the facility remains intact.

The facility has an approximate 7,500 square foot building footprint, of which upwards of 3,200 square feet is occupied by four (4) distinct automotive repair bays. The remaining property, all of which appears to be impervious, is dedicated to vehicular travel lanes and off-street parking, approaching upwards of 40-spaces. There does not appear to be any evidence that the referenced facility has ever been utilized for any other purpose. The facility is illustrated on the following page(s), as personally obtained by this Consultant.

Looking west at the Property from North Main Street



Looking south from the Property's interior



Looking southwest from the Property's interior



Looking east at the Property from Nashua Street



The Property is zoned in a Commercial 2 District (“C-2 District”) manner, as illustrated on the following page, defined pursuant to Section 500.B ‘C-2 General Commercial District’ of the Ordinance:

C-2 District - *‘The C-2 General Commercial District is intended for more intensive commercial uses and key commercial nodes, including larger retail establishments.’*

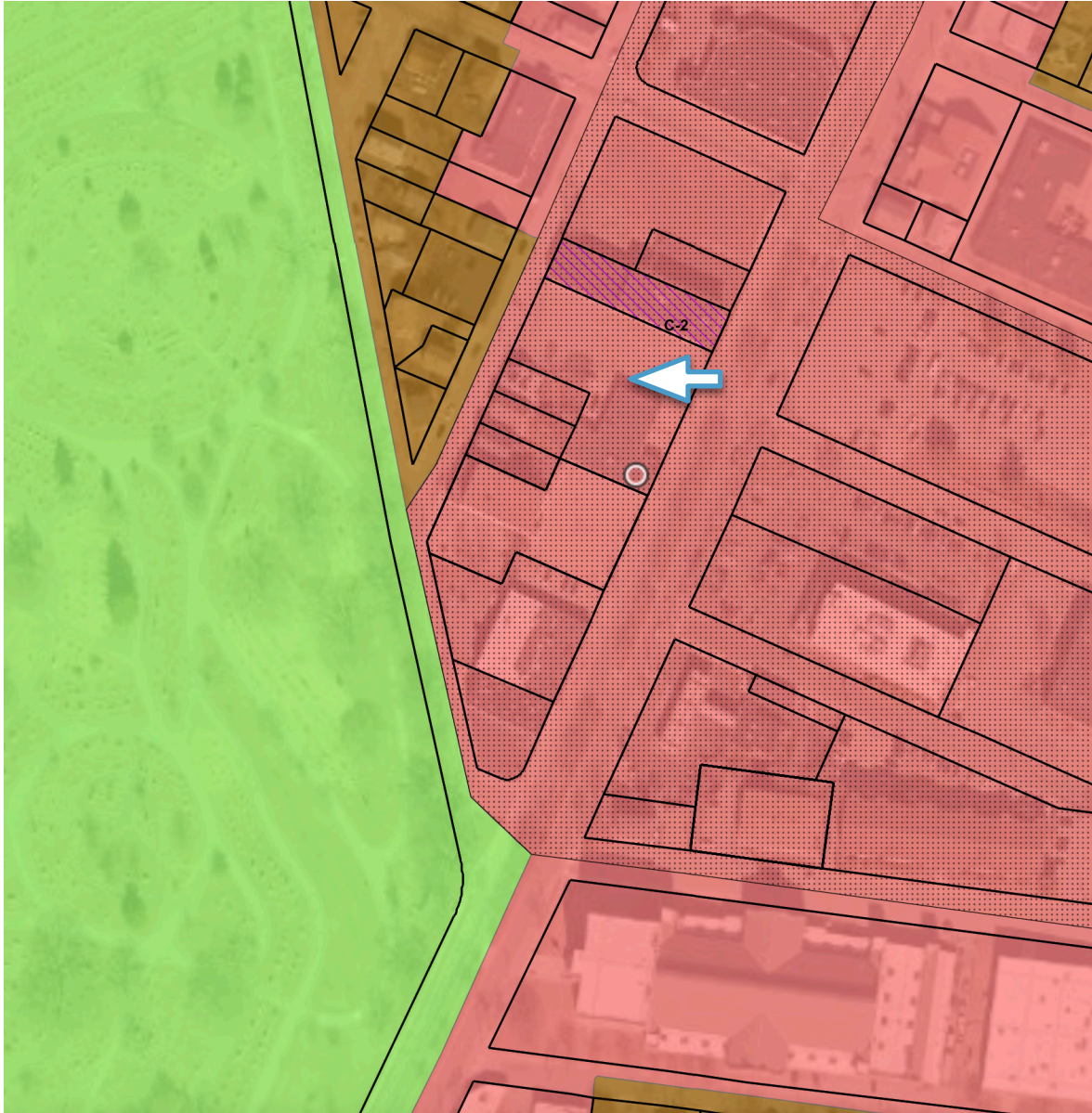
In addition, the Property is situated within the ‘Transit-Oriented Development Overlay District’ (“TOD District”), once again as illustrated on the following page, defined pursuant to Section 1105.A of the Ordinance in the following manner:

TOD District - *“The TOD Transit-Oriented Development Overlay District is established for areas where more permissive height regulations and more stringent parking regulations are appropriate because of close proximity to existing and anticipated future public transportation infrastructure.”*

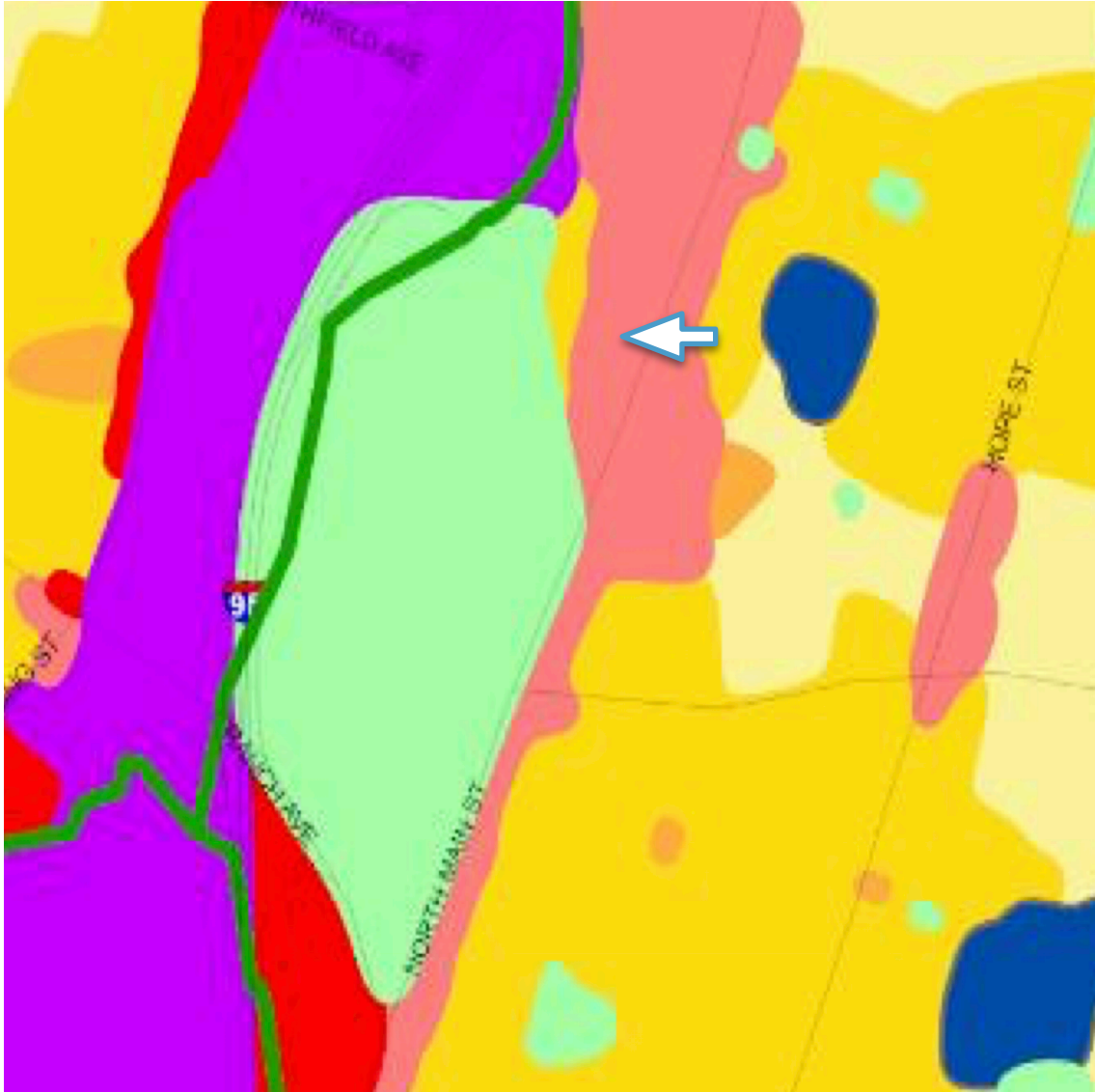
The referenced zoning designation(s) are consistent with the Comprehensive Plan [Page 76] - Map 11.2 Future Land Use (“FLUM”), as illustrated on the following page, which classifies the Property and immediate neighborhood for ‘Neighborhood Commercial / Mixed Use’ (“NC/M Use”) development purposes. The NC/M Use is defined pursuant to the Comprehensive Plan [Page 117], in the following manner:

NC/M Use - *“These areas are characterized by traditional, pedestrian and transit-oriented uses that serve local neighborhood needs for convenience retail, services, professional offices, and housing. Buildings are set close to the street, with entrances and facades oriented toward the street. Residential uses are encouraged.”*

Zoning Map [Credit: Providence GIS]



FLUM [Comprehensive Plan - Page 76]



ZONING ORDINANCE ANALYSIS

The following is an in-depth analysis of the Ordinance, detailing the permissibility of the desired land use by SUP, and full compliance with the respective 'specific' and 'objective' standards of review and approval.

Use Matrix - Commercial 2 District

I. Cannabis Retailer - General Description

Section 1201 Use Matrix - 'Cannabis Retailer' - Permitted by Special Use Permit within the Commercial 2 District.

Section 1204 Use Definition - Cannabis Retailer or Marijuana Retailer: *"An entity registered / licensed pursuant to Chapter 28.11 of Title 21 of the General to purchase and deliver cannabis and cannabis products from cannabis establishments and to deliver, sell, or otherwise transfer cannabis and cannabis products to cannabis establishments and to consumers."*

II. Cannabis Retailer - SUP Standards of Review and Approval

Section 1202 'Principal Use Standards' - *"Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Ordinance."*

Section 1202JJ 'Cannabis Retailer'

1. *"No more than the square footage for which the applicant is licenses shall be permitted for the use."*

Should the Applicant be successful in obtaining a license, he will fully comport with the respective square footage requirement.

2. *"Any square footage in the property not devoted to the use must be segregated from the facility by a wall or similar structure."*

The facility is quite sizeable and may very well be utilized for a variety off land uses beyond that referenced cannabis retail sales. Should it be necessary appropriate measures to segregate the respective land uses will be instituted.

3. *"The applicant must submit evidence of the following:*

- a. *"That the applicant has taken all reasonable measures to contain noise and odors."*
- b. *"The security plan(s) for the property and the facility."*
- c. *"Staffing numbers for all hours of each day."*

A cannabis retailer is unlike the traditional hybrid retailer / manufacturer regarding odors and safety considerations. Regardless, all measures will be instituted to avert any nuisances, to include odors, as well as any safety concerns. This has been evidenced by submission of the requisite plan(s).

4. *"A Cannabis Retailer may not be located within 500 feet from the property line of a preexisting public or private school, other Cannabis Retailer."*

Neither a public and/or private school, nor other cannabis retailer is located within 500-feet of the proposed operation.

5. *"Setbacks under this section shall be measured from the nearest property line of the Cannabis Retailer using a direct line to the nearest property line of the school, or other Cannabis Retailer."*

Understood, and compliance has been affirmed.

6. *"All Cannabis Retailers operating within the City of Providence shall be required to prominently display signage outlining city and state cannabis consumption laws, in compliance with all regulation put forth by the Rhode Island Cannabis Control Commission. This signage must be visible at all customer entry points and within all sales areas. The signage shall include, but not be limited to, the prohibition of smoking or vaporizing cannabis in public spaces such as parks, sidewalks, and other areas where smoking is prohibited, in accordance with the Rhode Island Cannabis Act, the Public Health and Workplace Safety Act, and all applicable city ordinances."*

Understood, and should a license be obtained, full compliance will be realized.

7. *"In addition to the notice requirements in Sections 1801 and 1901, the applicant shall simultaneously submit notice to the City Clerk of the special use permit application, and the City Clerk shall send such notice to the council person of the ward in which the facility is proposed."*

Appropriate noticing has been issued.

Special Purpose Districts - Transit-Oriented Development Overlay District

Pursuant to Section 1105.B 'TOD - Prohibited Uses' of the Ordinance, there are a number of land uses that are otherwise prohibited, regardless of the underlying C-2 District zoning designation. 'Cannabis Retailer' is not included in the subject listing, thereby further evidencing it right subject to the granting of a SUP.