

From: [Greg Gerritt](#)
To: [Thompson, Alexis](#)
Cc: [Greg Gerritt](#)
Subject: Comments on docket Item 5 for the Providence Zoning Board of Review hearing of October 13
Date: Tuesday, September 28, 2021 1:44:33 PM

To the Providence Zoning Board of Review,

In regards to docket item

NARRAGANSETT IMPROVEMENT CO. (Applicant) and CUMBERLAND FARMS, INC. (Owner): 338 Allens Ave, Plat 47, Lot 368, W-3 Port/Maritime Industrial Waterfront District. Application for USE VARIANCE pursuant to Sections 900.B., 901, and 1200.B. of the Providence Zoning Ordinance, to use the property for non-waterfront dependent *Materials Processing* and storage of concrete, stone, aggregate and asphalt.

I am a long time resident of Providence and have participated in numerous hearings and public meetings on how best to utilize the waterfront lands along Allens Avenue. We have seen proposals and ideas floated, mostly going nowhere, and we have recently seen a very energized community of waterfront neighbors say that from now on waterfront development must be cleaner and greener than what came before. Recently the city passed an ordinance specifically banning the use of lands along the waterfront for dumps and transfer stations.

In addition to being a very poor use of land that prevents better and more economically beneficial uses from moving in, these kinds of uses contribute to the air pollution and dust in the neighborhood. This is of critical importance to a neighborhood that already suffers from very high pollution and the accompanying diseases such as asthma that are exacerbated by high levels of pollution.

To propose turning the site at 338 Allens Ave into a dump, which is what one must call a place to store old asphalt and concrete is probably the least beneficial use of the land possible and more than likely violates the new ordinance. To ask for a variance, in other words permission to violate the law to put in the least useful thing they could possibly do, borders on the obscene. I implore you to turn this down, and to make

them clean up the mess they have already created on the site.

The adjoining neighborhoods are among the lowest income and most polluted in the State of Rhode Island and the most in need of appropriate clean and green development. If the economics and current business conditions do not create conditions to draw appropriate development that improves the health of the community, then at least do no harm. And since this set of conditions is of long standing, and seems unlikely to change in the short or medium term, maybe it is time to turn the land into a public community asset and use it as a park to increase public access to the waterfront. In any case to support a variance on this site to create a dump would be egregious.

Greg Gerritt

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