

34 Iona Street
Providence, RI 02908
February 10, 2026

City of Providence
Zoning Board of Review
444 Westminister Street
Providence, RI 02903

RE: OBJECTION OF SPECIAL USE PERMIT AT 680 ADMIRAL STREET
FOR USE AS CANNABIS RETAILER

Dear Members of the Zoning Board:

I am writing to formally object to the proposal of a cannabis facility at 680 Admiral Street, Providence as requested by North Meridian, LLC and Mr. Raymond Keough.

The building in question is a tenement house and has housed various family-type businesses in the past such as Dunkin Donuts and, most recently, a pizza-restaurant. This building is located virtually at the intersection of Admiral Street and River Avenue of which both are narrow and often congested. While there is a traffic light at this intersection, vehicles do not always slow down when the light turns yellow. Also, the building located next door is a bar/grill (The Abbey) which adds to the traffic flow as well as constant illegal parking on nearby side streets. These buildings are located in a family neighborhood.

Due to the location, it is often difficult for residents, myself included, to exit onto the main street due to traffic blocking each entry/exit. Also, there is a RIPTA bus stop located in front of The Abbey with little sidewalk space for potential riders who are of all ages. Providence College is located nearby on River Avenue and Rhode Island College is approximately 2.0 – 2.5 miles away.

Approval of this proposed business will only negatively affect the quality of life in this family neighborhood via:

- *Increased traffic: Congestion issues already exist and with the current construction of apartments at the intersection of Admiral and Gloucester, traffic will significantly increase and add to the already congested area.
- *Increased illegal parking with the potential of safety hazards as these side streets are narrow which restrict the safe flow of emergency vehicles.
- *Possibility of increased crime.
- *Requirement of increased police presence due to nature of said business.
- *Building in question is a tenement style house. Therefore, there is a high probability that children are, or will in the future, reside in one of these apartments.
- *Negative impact of view of our neighborhood:
Cannabis store located next door to a bar and grill. This is not what I envisioned when I purchased my home.
- *Odor of smoking: Management may try to deter this but they will be unable, or limited, in controlling this variable.
- *Increased debris as the result of increased foot traffic.
- *RIPTA bus stop located next door in front of The Abbey:
Those waiting for their RIPTA bus will be subject to increased foot traffic. The sidewalk is narrow due to the pedestrian signal pole, telephone pole, and entrance to The Abbey.
- *Likelihood of negative effect on quality of life: Applicant has conceded this point on the application, Section 2 "The proposed special use at 680 Admiral Street **will not substantially injure the use and enjoyment of neighboring properties**". (Bold effect from me)

34 Iona Street
Providence, RI 02908
February 10, 2026
Page 3

- *Likelihood of decreased property values due to the proposed location in a family neighborhood: Applicant has conceded to this on the application, Section 3 "The proposed special use will not **significantly devalue** neighborhood property" (Bold effect from me)
- *School bus drop offs subjecting children to this business/clientele.

The proposed business is best situated in a strip-type mall or shopping area with other small businesses, not in the middle of a neighborhood.

Heck no, Elmhurst is MY home!

Thank you in advance for your consideration in this matter.

Sincerely

Carol A. Melino ^(C.A.M.)

Emailed: athompson@providenceri.gov
(Ms. Alexis Thompson, Secretary
Providence Zoning Board of Review)

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property and will not significantly devalue neighboring property:*

The proposed special use at 680 Admiral Street will not substantially injure the use and enjoyment of neighboring properties. The project consists solely of a change in use within an existing commercial building and does not involve any expansion of the building footprint or height. Exterior changes will be minimal and limited to any code-compliance signage and any required accessibility improvements, thus preserving the existing streetscape and neighborhood character. All operations will take place entirely indoors, with no on-site consumption permitted. The business will operate during standard retail hours and will not generate late-night activity, outdoor gatherings or noise. Odor control and ventilation systems will be installed in accordance with state and local regulations to ensure that no detectable odors are present outside the building. Customer traffic is expected to be comparable to or less than the former restaurant use, and no outdoor seating or queuing is proposed. The property will be professionally managed and well maintained, contributing positively to the surrounding area.

3. State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community:*

The proposed special use will not significantly devalue neighboring property. The conversion will result in substantial investment in and improvement to the existing building, upgrading a former restaurant space into a professionally operated, state-licensed retail establishment. Regulated cannabis retailers are subject to strict operational, security, and maintenance requirements, which results in clean, orderly, and well-managed facilities. The project will eliminate an underutilized space and replace it with an active, revenue-generating use, thereby supporting the stability and vitality of the surrounding commercial corridor. No negative externalities such as noise, loitering, outdoor activity, or nuisance uses are proposed. The continued commercial use of the property is consistent with the intent of the zoning district and supports long-term economic health in the area.