

PETER M. SCOTTI, MAI
Peter M. Scotti & Associates, Inc.
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PROFESSIONAL SUMMARY

Peter M. Scotti is a seasoned commercial and residential real estate leader. Over 40 years of executive-level experience – spanning the full spectrum of real estate transactions. Recognized sales and appraisal industry expert. Deep understanding of all facets of the commercial and residential real estate marketplace. Especially familiar with the Greater Providence market, including downtown Providence and surrounding communities. Active throughout Rhode Island and the Southeastern Massachusetts areas. Involved in transactions of all classes and possessing the hands-on knowledge and experience to successfully guide the needs and achieve the goals and objectives of a very divergent client base.

Vast experience working closely with government and public agencies on state and local levels. Skilled strategist and negotiator. In-depth knowledge of historic, zoning, planning, assessment and regulatory matters. Proven track-record in managing complex commercial and residential ventures. Comprehensive real estate packaging, branding and marketing direction. Superior analytical skills. Outstanding work ethic and integrity. Diligent and committed to excellence. A civic and community leader: Executive board member, President and Vice President of numerous real estate groups. A Rhode Island and Providence native with multi-generational roots within the community.

SNAPSHOT OF KEY ACHIEVEMENTS

- **Founder and President of a leading RI appraisal and real estate brokerage firm for 31 years.**
- **In 1996 admitted to membership in Appraisal Institute MAI, the gold standard for real estate appraisers nationwide. Of the 102,000 licensed/certified appraisers in the U.S., only 6% have earned this prestigious designation.**
- **Chair, RI Appraisal Board 2016, Vice Chair 2015.**
- **Former Chairman of Omni Development Corporation, a nonprofit community development and planning organization.**
- **President, RI Commercial Appraisal Board of Realtors – 2012.**
- **Board Secretary, RI Association of Realtors -2012**
- **Commercial Appraisal Board of Realtors Realtor of the year 2017**

EXPERIENCE

1987-present

PETER M. SCOTTI & ASSOCIATES, Providence, RI

FOUNDER/PRESIDENT

Real Estate Appraisal and Sales firm.

Directs staff of up to 15 commercial and residential real estate appraisers and brokers in thriving firm. The education, experience and market sophistication of the firm is unequalled in the Rhode Island brokerage community.

- Recognized as one of the foremost real estate experts in Rhode Island.
- Real Estate consultant/appraiser to RI Department of Transportation, Department of Environmental Management, Department of Administration, Providence Water Supply Board, Providence Planning Department, Narragansett Bay Commission, City of Newport, City of Providence, City of Woonsocket, City of Warwick, Quonset Point Development Corporation.

Clients

Bank of America; Citizens Trust Company; Rockland Trust Company; Webster Bank; TD Bank North; Coastway Community Bank; BayCoast Bank; Peoples Credit Union; Bank Rhode Island; Home Loan & Investment Company; Greenwood Credit Union; Merrill Lynch Relocation; Lifespan; EXXON; Texaco Corporation; Merritt Oil Company; Blue Cross/Blue Shield; Liberty Mutual; Metropolitan Insurance Corporation; Puritan Life Insurance Company; City of Providence; City of Woonsocket; City of Pawtucket; City of Newport; City of Warwick; Town of North Kingston; Town of Middletown; Town of Richmond; Town of Somerset; Town of Portsmouth; Town of Lincoln; Coastal Resource Management Council/State of Rhode Island; Department of Environmental Management; State of Rhode Island: Department of Transportation, Department of Administration, Port Authority; United States Department of Justice ;United States GSA;United States Small Business Administration; United States Post Office; Rhode Island Housing Mortgage Finance Corporation; Narragansett Bay Commission; Bristol County Water Authority; Providence Water Supply Board; Lynch & Greenfield; Burns & Levenson, Revens, Revens & St. Pierre; Hinckley, Allen, Snyder & Comen; Schectman, Halperin & Savage; Adler Pollack & Sheehan; Olen & Penza; Nixon and Peabody.LockeLord, Harrington and Furness, Murphy and King, Robinson-Cole.

1983-1988

H.W. COOKE COMPANY, Providence, RI

Residential and Commercial Real Estate Sales and Appraisals

CHIEF APPRAISER/VICE PRESIDENT

Led the Appraisal Department of Rhode Island's oldest real estate company. Supervised up to 12 appraisers.

- **Achieved highest commercial real estate sales each year.**

1980-1983

PROVIDENCE LAND COMPANY, Providence, RI

Real Estate Development and Sales

VICE PRESIDENT

Oversaw value analysis and real estate sales.

- **Developed first office condominiums in Providence.**
- **Developed and sold the Masonic Temple Building and Hanly Building.**

PROFESSIONAL MEMBERSHIPS & QUALIFICATIONS

Professional Memberships

Rhode Island Commercial Appraisal Board of Realtors, President 2012

Rhode Island Appraisal Board, Vice Chairman 2002/2015

Rhode Island Appraisal Board, Chairman 2003/2016

Rhode Island Chapter Appraisal Institute

Rhode Island Chapter Appraisal Institute, President 1998

National Association of Realtors, Realtor Emeritus

Rhode Island Association of Realtors, Secretary 2012

Greater Providence Board of Realtors

Member Appraisal Institute, 1996

Licenses

Licensed Real Estate Broker State of Rhode Island, License #B14864

Licensed Real Estate Appraiser, State of Rhode Island, License #CGA.0A00110

Licensed Real Estate Broker, Commonwealth of Massachusetts, #141690

Licensed Real Estate Appraiser, Commonwealth of Massachusetts, License #2805

Licensed Real Estate Appraiser, State of Connecticut, License # RCG.0001453

Qualifications

Expert Witness in the following Cities and/or Towns, Zoning Board of Review:

Barrington, Bristol, Burrillville, Central Falls, Coventry, Cranston, Cumberland, East Greenwich, East Providence, Exeter, Foster, Gloucester, Jamestown, Johnston, Lincoln, Middletown, Narragansett, Newport, New Shoreham, North Kingstown, North Providence, Pawtucket, Portsmouth, Providence, Richmond, Smithfield, South Kingstown, Tiverton, Warren, Warwick, West Warwick, and Woonsocket, Rhode Island, Seekonk, Massachusetts

Real Estate Qualified to Testify before:

Family Court, District Court, Superior Court - State of Rhode Island; United States Bankruptcy Court; U.S. District Court, Rhode Island

Tax Review Board

Barrington, Bristol, Cranston, Cumberland, Johnston, Lincoln, Narragansett, North Kingstown, Pawtucket, Providence, Scituate, South Kingstown, Warwick, West Greenwich, and West Warwick, Rhode Island

Town Councils

Providence, Cumberland, Lincoln, North Kingstown, North Providence, Pawtucket, East Providence, Warwick, Rhode Island

EDUCATION:

PROVIDENCE COUNTRY DAY SCHOOL, East Providence, RI 1969

B.A., WASHINGTON AND JEFFERSON COLLEGE, Washington, Pennsylvania 1973

EDUCATION (Partial List):

SPECIALIZED:

Appraising Real Property; Applied Property Valuation; Principles of Income Property Appraising; Applied Income Property Valuation; Standards of Professional Practice; Income Valuation Mixed Use; Rates and Ratios: The Real Estate Economy; Making Sense of the Changing Landscape of Value; Office Building Valuation; Analyzing Distressed Real Estate; Introduction to GIS Applications for Real Estate Appraisal; Advanced Sales Skills, Negotiation for the Commercial Broker.

INSTRUCTOR, UNIVERSITY OF RHODE ISLAND

Introduction to Real Estate Appraisal, Fundamentals of Real Estate, Income Property Appraisal

GUEST LECTURER, JOHNSON & WALES UNIVERSITY

Fundamentals of Real Estate

December 8, 2020

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Associates, Inc.*

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Providence Zoning Board of Review

Mr. Chairman, Honorable Members:

I have inspected the properties located at 51 and 55 Courtland Street (AP 33 Lots 557 and 229). The purpose of my inspection and subsequent research was to determine what effect, if any there would be on the City in general and the neighborhood specifically if the Zoning Board of Review grants the petitioner's request to allow construction of a 682 square foot (SF) covered patio and 292 SF open patio, to accommodate outdoor seating for the Courtland Club.

51 Courtland Street, AP 33 Lot 557 is a 1,923 SF, irregularly shaped parcel with 30' of frontage on Courtland Street. The parcel is level at grade and serviced by all utilities. 51 Courtland Street is improved by a circa 1900, two story, 2,190 SF, wood frame and masonry structure. The Courtland Club which has been in existence since the 1920's occupies the ground level and there is an apartment on the second floor. Overall condition is good.

55 Courtland Street, AP 33 Lot 229 consists of a 3,380 SF, rectangular shaped parcel at street grade and serviced by all utilities. The parcel has 40' of frontage on Courtland Street and an average depth of 84.5'.

Both 51 and 55 Courtland Street fall within an R-3 zone. The Courtland Club, a social club with restaurant has been in existence at 51 Courtland Street since the 1920's and predates Providence Zoning as such it constitutes a pre-existing, non-conforming use.

Under Section 103B.1 of the Zoning Ordinance, the club should be classified as a Neighborhood Commercial Establishment (NCE).

The Courtland Club is a pre-existing, non-conforming use and as such the proposed expansion is permitted under 103.B.1. "Any subsequent addition, enlargement or expansion of the use shall conform to the procedural and substantive requirement of this Ordinance for Special Use"¹.

The applicant needs a Special Use Permit to proceed with developing the patios for outdoor dining and I believe that they meet the requirements for the Board to grant their request.

1. The proposed use is allowed under Section 2000.D and 103B.1
2. The Courtland Club has existed in its current location for decades with no negative effect on surrounding uses and or values. Mixed use properties are common in the neighborhood.
3. Mixed use properties are typical in the subject neighborhood and their presence has not resulted in any diminution in value to surrounding properties.
4. The proposed use and expansion is allowed in the zone by Special Use permit. The existing club has operated in the area for decades with no detrimental impact on the public health or welfare.

Granting the applicant's request will not alter the general character of the neighborhood and is consistent with the goals and objectives of the Comprehensive Plan.

Respectfully submitted,



Peter M. Scotti, MAI

¹ Providence Zoning Ordinance, Section 103.B.1

Courtland Street Looking East



Looking West Courtland Street



55 Courtland Street



51 Courtland Street

