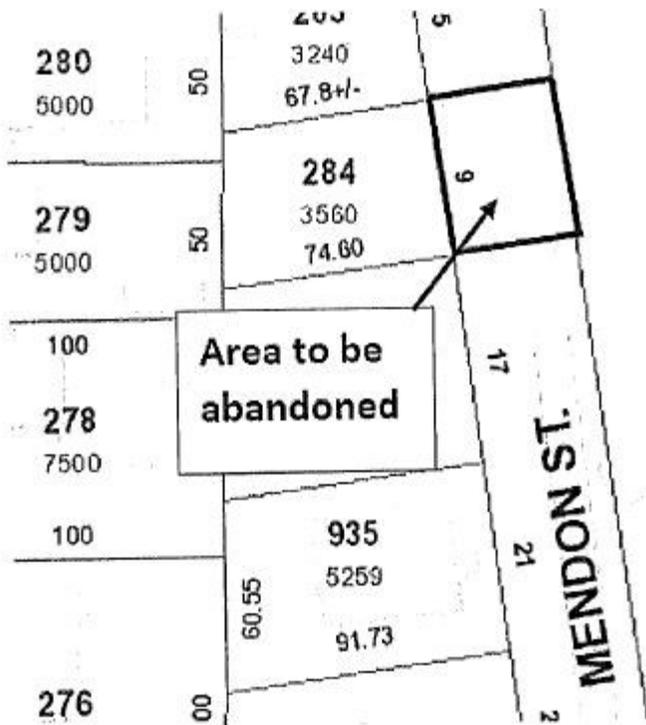


# Providence City Plan Commission April 20, 2021



## AGENDA ITEM 6 ■ ABANDONMENT OF MENDON STREET



An aerial view of the abandonment area

Proposed abandonment plan

### OVERVIEW

<b>PETITIONER:</b>	Mario Capaldi	<b>PROJECT DESCRIPTION:</b>	Abandonment of a portion of Mendon Street abutting AP 97 Lot 284
<b>CASE NO./PROJECT TYPE:</b>	<b>REFERRAL 3490</b> Abandonment of Mendon Street		
<b>PROJECT LOCATION:</b>	Mendon Street abutting AP 97 Lot 284	<b>RECOMMENDATION:</b>	Recommendation of approval subject to the noted findings of fact
<b>NEIGHBORHOOD:</b>	Charles	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

**OVERVIEW**

The petitioner is requesting that the City abandon a portion of Mendon Street that abuts AP 97 Lot 284, which is a vacant lot owned by the petitioner.

**FINDINGS OF FACT**

The *City Plan Commission Handbook* Policy No. 1: "Criteria and Guidelines for Approval of Street, Highway and Rights-of-way Abandonment," states that six standards should be met before the Commission recommends approval of an abandonment request. Below are the standards, including staff comments for each:

1. *A public interest has to be clearly demonstrated. A public interest is defined as one or more of the following: public health and safety, adequate provision of transportation, general improvement of traffic patterns and/or circulation, convenient access to properties, avoidance of a nuisance, significant economic development, preservation of a historical or cultural feature, and improvement of the general welfare of the community.*

The portion of Mendon Street proposed for abandonment is undeveloped. The developed portion of Mendon Street runs north from Alaska Street and terminates before the subject lot. Lots adjacent to the subject lot are accessed from Hagan Street to the north. The proposed abandonment area is not used to access land and is not essential to providing access to other parts of the City. The abandonment would not have an adverse effect on the public interest.

2. *No negative impact is evident on existing land uses, future plans, zoning, safety, health or welfare of the community by the proposed abandonment.*

No negative impacts are anticipated as the abandonment is not expected to affect future plans for development or existing land use. No negative impact to the health and welfare of the surrounding community is expected as the street is not essential to provide access to other parts of the City.

3. *All abutting landowners agree to the proposed abandonment.*

The petitioner owns the property abutting the abandonment area.

4. *No physical or legal access will be denied to any land or property in surrounding areas by the proposed abandonment.*

No physical or legal access will be denied as the abandonment area is not essential to providing access to other parts of the City.

5. *No existing or future public services or facilities need to be protected, provided, or maintained within the right-of-way. An easement retention may be necessary to provide access to, maintain, or provide existing or future service or utility needs.*

It is unknown whether public services or facilities need to be protected, provided or maintained. The petitioner would need to grant any necessary easements.

6. *The proposed or intended use of the street and/or adjacent properties must be shown on a petition or plan, and such use shall be in conformance with existing zoning and Comprehensive Plan Objectives.*

A petition and plan have been provided.

**RECOMMENDATION**

Based on the foregoing discussion, the City Plan Commission should advise the Committee on Public Works that the proposed abandonment be approved subject to the following conditions:

1. The petitioner shall apply for an administrative subdivision to merge the abandoned street with their respective property.
2. The petitioners shall grant any necessary easements for utility access and maintenance.

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: April 5, 2021

TO: Choyon Manjrekar, City Plan Commission  
Planning and Development

SUBJECT: **COMMITTEE ON PUBLIC WORKS**

CONSIDERED BY: Sheri A. Petronio, First Deputy City Clerk

DISPOSITION: I have been directed by Councilman Michael J. Correia, Chairman, Committee on Public Works to refer to you the accompanying petition for study, report and recommendation.

Please report back to this office as soon as possible in order that the committee can meet in a timely fashion relative to this matter.

**Petition from Mario Capaldi, 9 Mendon Street, Providence, Rhode Island 02904, requesting to abandon a portion of Mendon Street located on Assessor's Plat 97, Lot 304 (30 Hagen Street).**

*Sheri A. Petronio*  
First Deputy City Clerk

REFERRAL  
3490

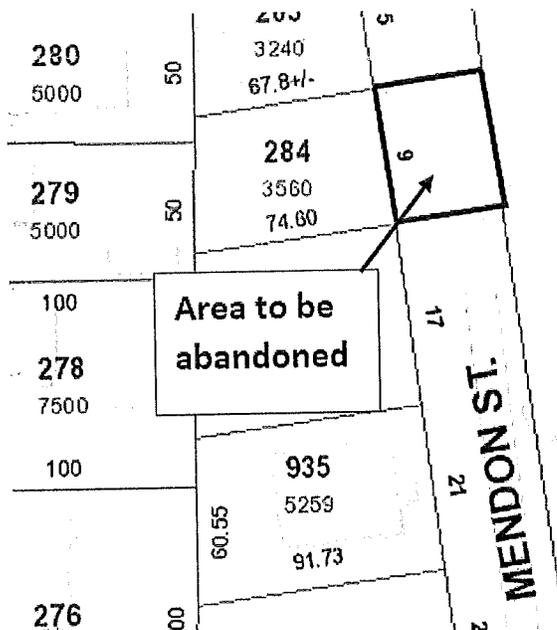
**CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

**PETITION TO THE CITY COUNCIL**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*

I, Mario Capaldi, owner of 9 Mendon Street in Providence, hereby request that the City of Providence abandon that portion of Mendon Street directly abutting my property, as shown on the attached map.



Sincerely,

*Mario Capaldi*

Mario Capaldi  
9 Mendon Street  
Providence, RI 02904