

No. \_\_\_\_\_ Approved \_\_\_\_\_

Date \_\_\_\_\_

**ORDER ON THE ABANDONMENT OF A PORTION OF ARNOLDS NECK DRIVE  
CHRISTOPHER LEY AND DUNCAN LEY, PETITIONERS**

In the matter of the abandonment of a portion of Arnold's Neck Drive described on Exhibit A attached hereto, it appearing that due notice by advertisement and as described below, has been made in accordance with the provisions of Chapter 6, General Laws 1956 and all amendments and additions thereto, and after giving opportunity to the owners of land abutting upon the hereinafter described portion of Arnold's Neck Drive to speak for or against such abandonment and as to the damage, if any, they shall sustain thereby, and after due consideration thereof, it is hereby

**ORDERED**

1. That the portion of Arnold's Neck Drive described on Exhibit A attached hereto be abandoned for the reason that said premises have ceased to be useful to the public as a highway or driftway.
2. That it is the judgment of the City Council of Warwick that no owner of land abutting on that portion of Arnold's Neck Drive being abandoned has suffered any damage because of such abandonment, and for this reason the City Council awards no compensation to said abutting owners.
3. That signs shall be placed at each end of that portion of Arnold's Neck Drive being abandoned having thereon the words "NOT A PUBLIC HIGHWAY".
4. That notice of this order shall be advertised in a newspaper of general circulation, printed in English, and further that personal notice of same shall be served upon every owner of land abutting upon that portion of Arnold's Neck Drive as herein described who is known to reside in this State.
5. That the City Clerk be and she is hereby authorized and directed to cause notice to be given in accordance with the provisions hereof, and the Highway Department is hereby authorized and directed to erect and place signs referred to herein.
6. The City of Warwick hereby reserves for itself, its successors and assigns, a perpetual easement over and under that portion of the abandoned roadway on which no structure is located for the purpose of constructing, installing, repairing and replacing of utilities, sewers, drains and for any other purposes. No reservation of easement is made for the portion of the abandoned roadway on which the house is located.
7. Petitioner shall prepare and record an Administrative Subdivision meeting the standards as set forth in the "*Development Review Regulations Governing Subdivisions Land Development*

*Projects Development Plan Review*” for City Assessor’s Plat 365, Assessor’s Lots 154 & 155 and record same in the City of Warwick Land Evidence records.

7. Pursuant to R.I.G.L. 24-6-1 and Sec. 1-13 of the Code of Ordinances, an appraisal of the fair market value of the abandoned roadway was conducted and based upon that appraisal the Petitioner shall pay \$2,279.00 to the City of Warwick.

Entered as an Order of the City Council this 17th day of July, 2017.

***SPONSORED BY: COUNCILMAN MCALLISTER***

***COMMITTEE: LAND USE***

No. \_\_\_\_\_ Approved \_\_\_\_\_

Date \_\_\_\_\_

**ORDER ON THE ABANDONMENT OF A PORTION OF STAPLES AVENUE  
CHRISTOPHER LEY AND DUNCAN LEY, PETITIONERS**

In the matter of the abandonment of a portion of Staples Avenue described on Exhibit A attached hereto, it appearing that due notice by advertisement and as described below, has been made in accordance with the provisions of Chapter 6, General Laws 1956 and all amendments and additions thereto, and after giving opportunity to the owners of land abutting upon the hereinafter described portion of Staples Avenue to speak for or against such abandonment and as to the damage, if any, they shall sustain thereby, and after due consideration thereof, it is hereby

**ORDERED**

1. That the portion of Staples Avenue described on Exhibit A attached hereto be abandoned for the reason that said premises have ceased to be useful to the public as a highway or driftway.
2. That it is the judgment of the City Council of Warwick that no owner of land abutting on that portion of Staples Avenue being abandoned has suffered any damage because of such abandonment, and for this reason the City Council awards no compensation to said abutting owners.
3. That signs shall be placed at each end of that portion of Staples Avenue being abandoned having thereon the words "NOT A PUBLIC HIGHWAY".
4. That notice of this order shall be advertised in a newspaper of general circulation, printed in English, and further that personal notice of same shall be served upon every owner of land abutting upon that portion of Staples Avenue as herein described who is known to reside in this State.
5. That the City Clerk be and she is hereby authorized and directed to cause notice to be given in accordance with the provisions hereof, and the Highway Department is hereby authorized and directed to erect and place signs referred to herein.
6. The City of Warwick hereby reserves for itself, its successors and assigns, a perpetual easement over and under that portion of the abandoned roadway on which no structure is located for the purpose of constructing, installing, repairing and replacing of utilities, sewers, drains and for any other purposes. No reservation of easement is made for the portion of the abandoned roadway on which the house is located.
7. Petitioner shall prepare and record an Administrative Subdivision meeting the standards as set forth in the "*Development Review Regulations Governing Subdivisions Land Development Projects Development Plan Review*" for City Assessor's Plat 365, Assessor's Lots 154 & 155 and

record same in the City of Warwick Land Evidence records.

7. Pursuant to R.I.G.L. 24-6-1 and Sec. 1-13 of the Code of Ordinances, an appraisal of the fair market value of the abandoned roadway was conducted and based upon that appraisal the Petitioner shall pay \$569.00 to the City of Warwick.

Entered as an Order of the City Council this 17th day of July, 2017.

***SPONSORED BY: COUNCILMAN MCALLISTER***

***COMMITTEE: LAND USE***

JUN 21 2017

William DePasquale, Jr., AICP  
Planning Director




Scott Avedisian  
Mayor

**CITY OF WARWICK**  
Planning Department  
3275 Post Road, Annex; Warwick, RI 02886  
Tel. (401) 738-2009

---

**MEMORANDUM**

**TO:** Honorable Joseph J. Solomon, Council President  
and Warwick City Council Members  
Judy Wild, City Clerk

**FROM:** William DePasquale, Jr., AICP, Planning Director 

**DATE:** June 21, 2017

**Subject:** Street Abandonment  
Portion of Arnolds Neck Drive & Staples Street  
Abuts 212 Arnolds Neck Drive and Staples Street  
Assessors Plat: 365, Assessor's Lots 154 and 155  
(See Attached Plans)

**Applicant:** Christopher and Duncan Ley

**Ward:** 7

**Proposed Abandonment Request**

The Applicant is requesting an abandonment of portions of Arnolds Neck Drive and Staples Street to accommodate the existing residential dwelling, constructed in 1935, deck, and landscaping that encroaches on the paper streets.

**City Recommendation**

The City's, Fire Department, Police Department, Tax Assessor, Tax Collector, Conservation Commission, Historic District Commission, Land Trust, and the Historic Cemetery Commission have reviewed that abandonment and have no objection to the proposed abandonment.

The City's Engineering Division objects to the abandonment noting that there is no credible reason or benefit for the City to reapportion, vacate, or abandon an irregular portion of the road. The Engineering Division recommends an easement.

After careful review of prior street abandonments, along with information obtained from the current and former Planning Board Solicitor, as well as, the current City Council Solicitor, the Planning Department makes the following findings:

### **Planning Department Findings**

1. That, at the March 1, 2006 Planning Board meeting, the Engineering Division made a similar recommendation on the application of William White III to abandon a portion of Sea View Avenue. During the March 2006 Planning Board meeting, the late Planning Board Solicitor, Mr. John Earle, noted the following:
  - That an easement would still affect the marketability of the property.
  - That an easement could create a liability issue for the City.
  - That the property owner would be required to indemnify the City and to carry the City as an additional insured on their homeowner's policy, which would be difficult to enforce.
2. That Diana Pearson, the current Planning Board Solicitor, and Mr. John Harrington, the current City Council Solicitor concur with Mr. Earle's opinion. Additionally, Mr. John Harrington, City Council Solicitor noted that the ROW was an easement and he did not believe that the City could issue an easement over an easement, further noting that the City would maintain the perpetual right to use any or all of the abandonment for the installation of utilities, as may be needed in the future.
3. That the encroachments, which have occurred since 1935, are within the unpaved portions of the ROW, thereby rendering those portions of the ROW of no use to the public as a highway or drift-way.

### **Planning Department Recommendation**

Based on the foregoing findings, the Planning Department recommends that the Planning Board forward a positive recommendation to the City Council for the abandonment of the requested portions of Arnolds Neck Drive and Staples Street, with the following stipulations:

1. That the City shall maintain the perpetual right to use any or all of the abandonment for the installation of utilities, as needed in the future.
2. That an Administrative Subdivision meeting the standards as set forth in the "*Development Review Regulations Governing Subdivisions Land Development Projects Development Plan Review*" must be completed by the Applicant and recorded for City Assessor's Plat 365, Assessor's Lots 154 & 155: if the abandonment is approved by the City Council.

### **Planning Board Meeting**

Pursuant to *RIGL 45-23.1*, the Warwick Planning Board at the June 14, 2017 regularly scheduled meeting, heard the petition for abandonment. After careful review and deliberation, on the

motion of Mr. Gambardella, seconded by Mr. Desmarais, voted to forward a positive recommendation to the City Council for the requested abandonment of a portion of Arnolds Neck Drive and Staples Street, with Ms. Bataille, abstaining noting that she was not familiar with the traffic and public safety concerns, and with Mr. Bergantino, Ms. Gerlach, and Ms. Stenhouse opposing noting concerns with public safety and concerns of the City's Engineer; with the following stipulations:

1. That the City shall maintain the perpetual right to use any or all of the abandonment for the installation of utilities, as needed in the future.
2. That an Administrative Subdivision meeting the standards as set forth in the "*Development Review Regulations Governing Subdivisions Land Development Projects Development Plan Review*" must be completed by the Applicant and recorded for City Assessor's Plat 365, Assessor's Lots 154 & 155: if the abandonment is approved by the City Council.

**SURVEY PLAN SHOWING  
PROPOSED ABANDONMENT  
PORTION OF  
STAPLES AVENUE  
&  
ARNOLDS NECK DRIVE  
WARWICK, RHODE ISLAND**

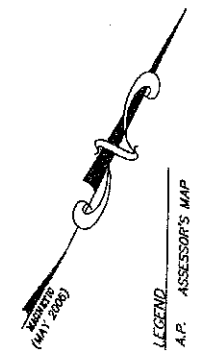
JOB NO. 1254  
DRAWING NO. 1254

SCALE: 1" = 20'  
BY: JAMES G. FLYNN P.L.S. NO. 1904  
COMPREHENSIVE BOUNDARY SURVEY CLASS I  
PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2016, AS FOLLOWS:  
RHODE ISLAND STATE BOARD OF REGISTRATION FOR SURVEYING AND MAPPING ACT SECTION 9 OF THE RULES AND REGULATIONS AND THE PLAN HAS BEEN REVIEWED AND APPROVED BY THE CERTIFICATION

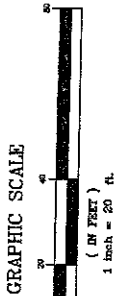


DATE: MARCH 7, 2017

SCALE: 1" = 20'  
LAND SURVEYING / MAPPING / SITE PLANNING  
401-783-6290  
22 STANTON AVENUE  
NARRAGANSETT, R.I. 02882  
FLYNN SURVEYS, INC.



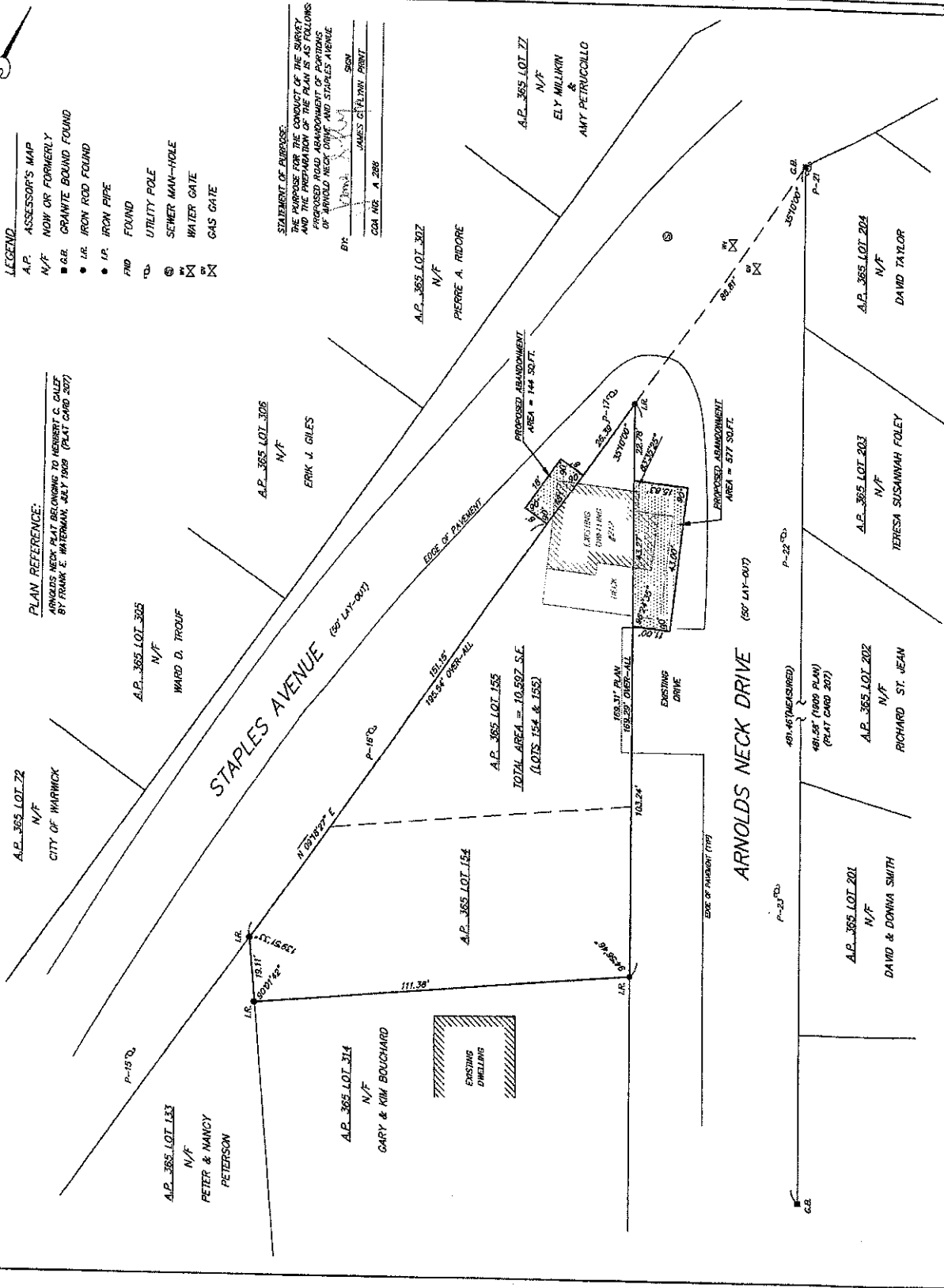
- LEGEND:**
- A.P. ASSESSOR'S MAP
  - N/F NOW OR FORMERLY
  - G.B. GRANITE BOUND FOUND
  - I.R. IRON ROD FOUND
  - I.P. IRON PIPE FOUND
  - U.F. UTILITY FOLE
  - S.M.H. SEWER MAN-HOLE
  - W.G. WATER GATE
  - C.G. GAS GATE



**PLAN REFERENCE:**  
ARNOLDS NECK PLAT BEGINS TO HERBERT C. CALP BY FRANK E. WATERMAN, JULY 1928 (PLAT CARD 207)

**ZONING: A-7**  
MINIMUM LOT WIDTH - 100'  
MINIMUM LOT FRONTAGE - 100'  
YARDS: FRONT - 25'  
SIDE - 8'  
REAR - 20'

**STATEMENT OF PURPOSE:**  
FOR THE CONVEYANCE OF THE SURVEY AND THE PREPARATION OF THE FOLLOWING PROPOSED ROAD ABANDONMENT OF PORTIONS OF ARNOLD NECK DRIVE AND STAPLES AVENUE  
BY: JAMES G. FLYNN, P.L.S. NO. 1904  
CDA NO. A-288





April 6, 2017

Joseph Brennan, Esquire  
33 College Hill Road Suite 15-E  
Warwick, RI 02886

246 Hope Street

**Re: Appraisal  
Abandonment of a portion of Arnolds Neck Drive  
Warwick, RI**

Providence, RI 02906

Dear Mr. Brennan:

Tel 401.421.8888

At your request we have made a personal inspection of the above captioned property for the purpose of estimating the Market Value of the Fee Simple Interest in the subject property.

Fax 401.331.3018

We have been supplied with engineering plans prepared by Flynn Surveys, Inc. which indicate the property consists of two parcels of land, one a 144 SF rectangular parcel located on the westerly side of Staples Avenue. The plans indicate a corner of the dwelling which improves the site is built on City owned land. The other parcel is a 577 SF irregular shaped parcel on Arnolds Neck Drive, again a portion of the residence as well as a deck is built over this parcel.

South County

We value as follows: "If the abandoned property is to be merged with an existing lot, the combined enhanced value of the two properties is pro-rated on a square foot basis." So; value of the Net Acquisition is a function of the value of the entirety of which it is to become part. The appraised property is the net result of land acquired.

Tel 401.782.8803

The effective date of this appraisal is April 6, 2017 the date of our last inspection. The subject property is identified only as portions of Arnold Neck Drive and Staples Avenue on Plat #365 of the Tax Assessor's Plat Maps of the City of Warwick.

The purpose of this report is to estimate the Market Value of the Fee Simple Interest to the net acquisition/gain of the two parcels as of April 6, 2017.

Pursuant to your terms of engagement, this appraisal is intended to comply with the reporting requirements set forth under Standards Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice.

As such it presents no discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. Its Intended Use is for the sole purpose of assisting the client in business decisions.

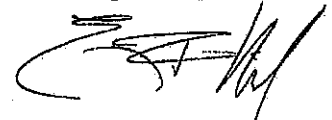
Our attached Certification, Contingent Assumptions and Limiting Conditions and any Special Limiting Conditions are integral to this report. Based upon the analyses and conclusions, which are retained in our files, we conclude our opinion of the Market Value of the Fee Simple interest in the property as described herein, as of the effective date of this appraisal is:

**Staples Avenue Parcel 144 SF of land @ \$3.95/SF = \$569**  
**Arnolds Neck Drive Parcel 577 SF of land @ \$3.95/SF = \$2,279**

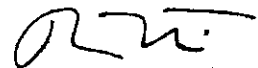
We conclude the combined Market Value of the Fee Simple Interest in the subject property, as of the effective date of this appraisal is:

**Two Thousand Eight Hundred Fifty (\$2,850) – Dollars Rounded**

Respectfully submitted,



Eugene F. Nichols  
RI Certification # CGA.0A00264



Peter M. Scotti, MAI  
RI Certification # CGA.0A00110



REPRODUCTION OF THIS DOCUMENT IS PROHIBITED

CITY OF WARWICK  
PLANNING DEPARTMENT

CITY HALL ANNEX  
3275 POST ROAD  
WARWICK, RI 02886-7191

TELEPHONE: 401-738-2000 EX: 6289  
PLANNING FAX: 401-737-5652  
TDD: 401-739-9150

SCOTT AVEDISIAN  
Mayor

MARK CARRUOLO  
Director

Office of Planning

Office of Community  
Development

Office of Landscape  
Architecture

Planning Board

Warwick Station  
Redevelopment Agency

Zoning Board

Conservation Commission

Harbor Management  
Commission

Historic District  
Commission

Historic Cemetery  
Commission

# Memorandum

**To:** David Olsen, Director  
Treasury

**From:** Lidia Cruz-Abreu, Planning Specialist  
Planning

**Date:** 06/14/12

**Subject:** Street Abandonment Fee


Attached please find a check in the amount of \$ 2850. -, for fees assessed, based on the appraisal submitted, for the abandonment of


portions of Annold Neck Dr + Staples St.

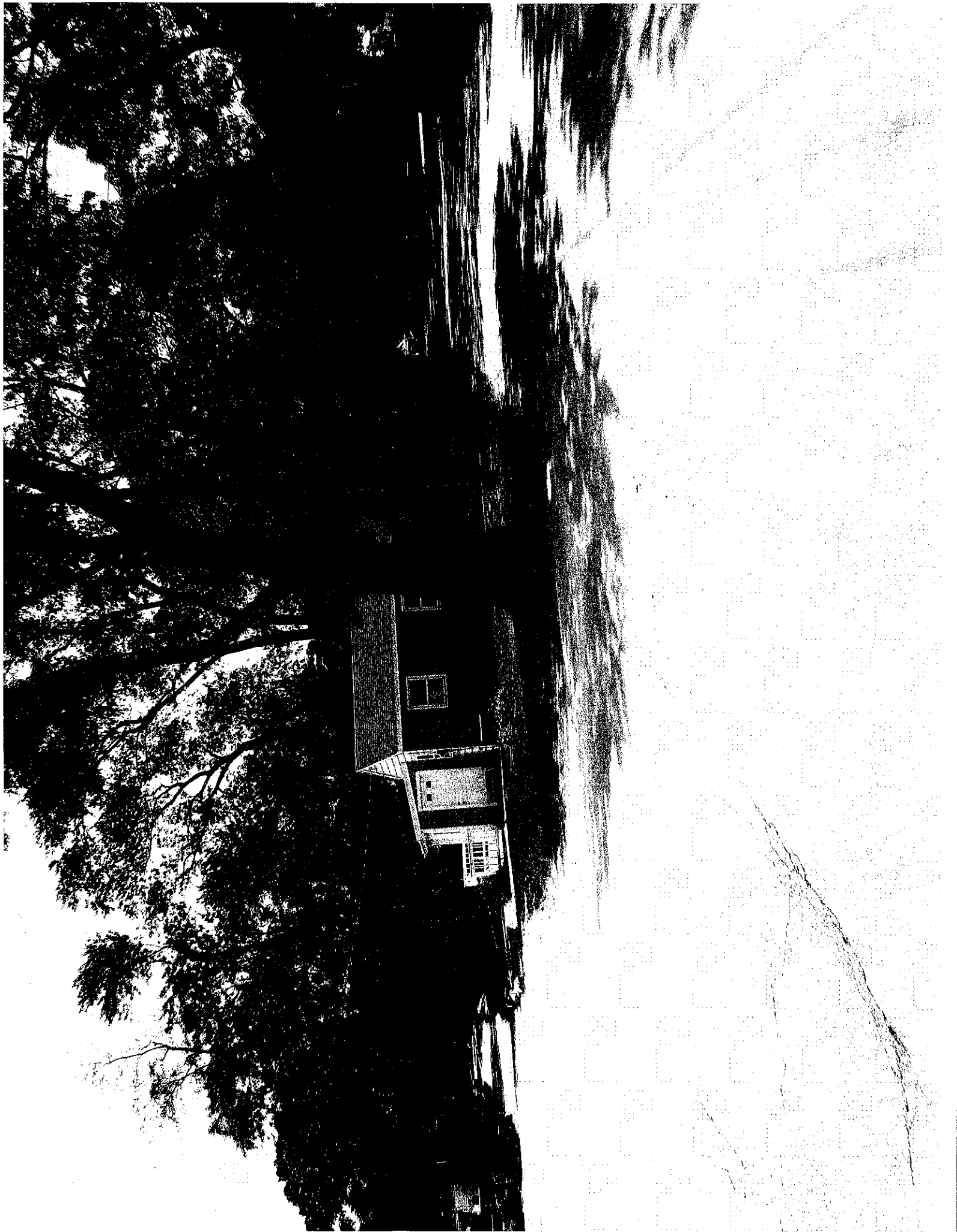
Please credit to account no. 03-678.

Attachment: Janette Talento Ley # 678



 The City of Warwick is committed to the promotion of fair housing and equal program access regardless of age, race, sex, national origin or physical handicap.

 Printed on recycled paper with non-toxic inks.



## PETITION FOR ABANDONMENT

STATE OF RHODE ISLAND  
COUNTY OF KENT

CITY OF WARWICK

### PETITION FOR ABANDONMENT OF A PORTION OF ARNOLDS NECK DRIVE

TO THE HONORABLE CITY COUNCIL OF THE CITY OF WARWICK

Duncan Ley and Christopher Ley are residents of the State of Rhode Island and residing in the City of Warwick, bring this petition and respectfully represents as follows:

**FIRST:** Your petitioner is the record owner of the land abutting upon the westerly lines of Arnolds Neck Drive in said City of Warwick which is outlined on the sketch hereto attached.

Legal Description of a portion of Arnolds Neck Drive is provided as a separate document as prepared by Flynn Survey's Inc.

That certain tract or parcel of land, with all the buildings and improvements thereon, to be deeded for purposes of abandonment, being that portion of Arnolds Neck Drive, in the City of Warwick, County of Kent, and State of Rhode Island, more particularly bounded and described as follows:

**Plat No.: 365**

**Lot No.: 155**

**Ward No.: 7**

Commencing at an iron rod found on the Westerly side and most Northerly point of Arnolds Neck Drive where it intersects the Easterly side and most Northerly point of Staples Avenue. Thence traveling Southerly along the Westerly side of last mentioned Arnolds Neck Drive twenty-two and 78/100 feet (22.78') to the true point and place of beginning. Thence continuing traveling southerly on the Westerly side of last mentioned Arnolds Neck Drive forty-three and 27/100 feet (43.27') Thence turning and interior angle of  $96^{\circ} 24' 35''$  and travelling eleven and 00/100 feet (11.00') Thence turning and interior angle of  $90^{\circ} 00' 00''$  and travelling forty-three and 00/100 feet (43.00') Thence turning and interior angle of  $90^{\circ} 00' 00''$  and travelling fifteen and 83/100 feet (15.83') to the point and place of beginning, said last course forms an interior angle of  $83^{\circ} 35' 25''$  with the first described course.

The total area of this easement parcel = 577 square feet

SAID PARCEL BEING SHOWN ON THAT CERTAIN PLAN ENTITLED:

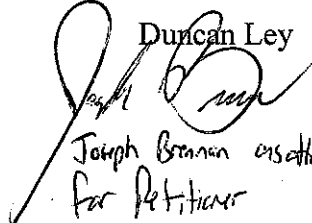
SURVEY PLAN SHOWING PROPOSED ABANDONMENT PORTIONS OF STAPLES  
AVENUE AND ARNOLDS NECK DRIVE

WARWICK, R.I. SCALE: 1" = 20' DATED: MARCH 7, 2017

By: FLYNN SURVEYS INC. 22 STANTON AVENUE NARRAGANSETT, R.I. 02882

**SECOND:** The Premises are of no use to the public as a highway or drift.

WHEREFORE, your petitioner files this petition and prays that this Honorable Council, Pursuant to authority vested in it by Chapter 24-6 of the General Laws of Rhode Island, 1956, as amended, declare the Premises to have ceased to be useful to the public and enter an order abandoning the same as a public highway or drift way.

Duncan Ley  
  
Joseph Brennan Esq.  
for Petitioner

**RECOMMENDED DESCRIPTION  
PROPOSED ABANDONMENT  
PORTION OF ARNOLDS NECK DRIVE  
WARWICK, R.I.**

That certain tract or parcel of land with all the buildings and improvements thereon situated in the city of Warwick and County of Kent, and State of Rhode Island, more particularly bounded and described as follows:

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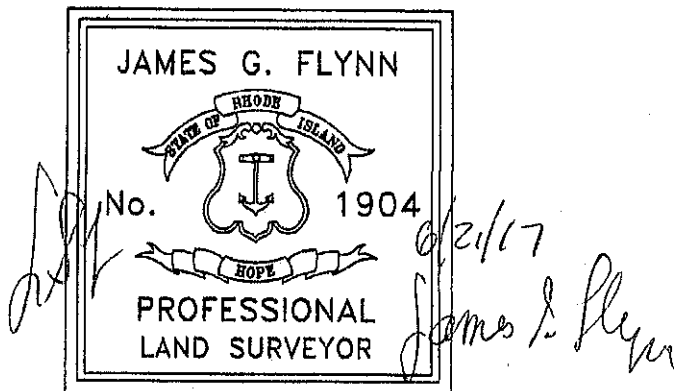
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The total area of this easement parcel = 577 square feet

SAID PARCEL BEING SHOWN ON THAT CERTAIN PLAN ENTITLED:  
SURVEY PLAN SHOWING PROPOSED ABANDONMENT PORTIONS OF  
STAPLES AVENUE AND ARNOLDS NECK DRIVE

WARWICK, R.I. SCALE: 1" = 20' DATED: MARCH 7, 2017

By: FLYNN SURVEYS INC. 22 STANTON AVENUE NARRAGANSETT, R.I. 02882



## PETITION FOR ABANDONMENT

STATE OF RHODE ISLAND  
COUNTY OF KENT

CITY OF WARWICK

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**Plat No.: 365**

**Lot No.: 155**

**Ward No.: 7**

Commencing at an iron rod found on the Easterly side and most Northerly point of Staples Avenue where it intersects the Westerly side and most Northerly point of Arnolds Neck Drive. Thence traveling Southerly along the Easterly side of last mentioned Staples Avenue twenty-six and 39/100 feet (26.39') to the true point and place of beginning.

Thence continuing traveling southerly on the easterly side of last mentioned Staples Avenue eighteen and 00/100 feet (18.00').

Thence turning and interior angle of 90° 00' 00" and travelling eight and 00/100 feet (8.00')

Thence turning and interior angle of 90° 00' 00" and travelling eight-teen and 00/100 feet (18.00')

Thence turning and interior angle of 90° 00' 00" and travelling eight and 00/100 feet (8.00') to the point and place of beginning, said last course forms an interior angle of 90° 00' 00" with the first described course.

The total area of this easement parcel = 144 square feet

SAID PARCEL BEING SHOWN ON THAT CERTAIN PLAN ENTITLED:



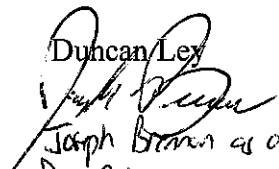
SURVEY PLAN SHOWING PROPOSED ABANDONMENT PORTIONS OF STAPLES  
AVENUE AND ARNOLDS NECK DRIVE

WARWICK, R.I. SCALE: 1" = 20' DATED: MARCH 7, 2017

By: FLYNN SURVEYS INC. 22 STANTON AVENUE NARRAGANSETT, R.I. 02882

**SECOND:** The Premises are of no use to the public as a highway or drift.

WHEREFORE, your petitioner files this petition and prays that this Honorable Council, Pursuant to authority vested in it by Chapter 24-6 of the General Laws of Rhode Island, 1956, as amended, declare the Premises to have ceased to be useful to the public and enter an order abandoning the same as a public highway or drift way.

Duncan/Ley  
  
Joseph Brennan as attorney  
for Petitioner

**RECOMMENDED DESCRIPTION  
PROPOSED ABANDONMENT  
PORTION OF STAPLES AVENUE  
WARWICK, R.I.**

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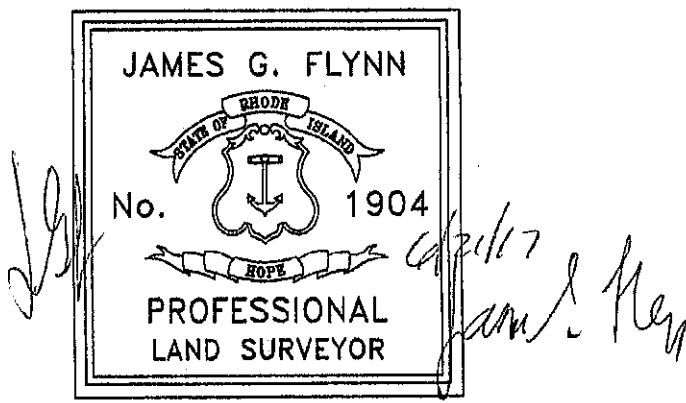
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The total area of this easement parcel = 144 square feet

SAID PARCEL BEING SHOWN ON THAT CERTAIN PLAN ENTITLED:  
SURVEY PLAN SHOWING PROPOSED ABANDONMENT PORTIONS OF  
STAPLES AVENUE AND ARNOLDS NECK DRIVE

WARWICK, R.I. SCALE: 1" = 20' DATED: MARCH 7, 2017

By: FLYNN SURVEYS INC. 22 STANTON AVENUE NARRAGANSETT, R.I. 02882





June 28, 2017

City of Warwick  
c/o City Clerk  
Attn: Judy Wild  
3275 Post Road  
Warwick, RI 02886

Re: Petition to Abandon (a portion of) Arnolds Neck Drive and Staples Avenue  
Warwick, Rhode Island  
Petitioner – Duncan Ley and Christopher Ley  
Property: Plat 365 Lot 155

Dear Ms. Wild:

This office is in receipt of a notice concerning a Petition to Abandon a portion of Arnolds Neck Drive and Staples Avenue, Warwick, Rhode Island which was filed by the above captioned Petitioners.

Our preliminary research has confirmed the existence of electrical facilities located within the proposed abandonment area(s).

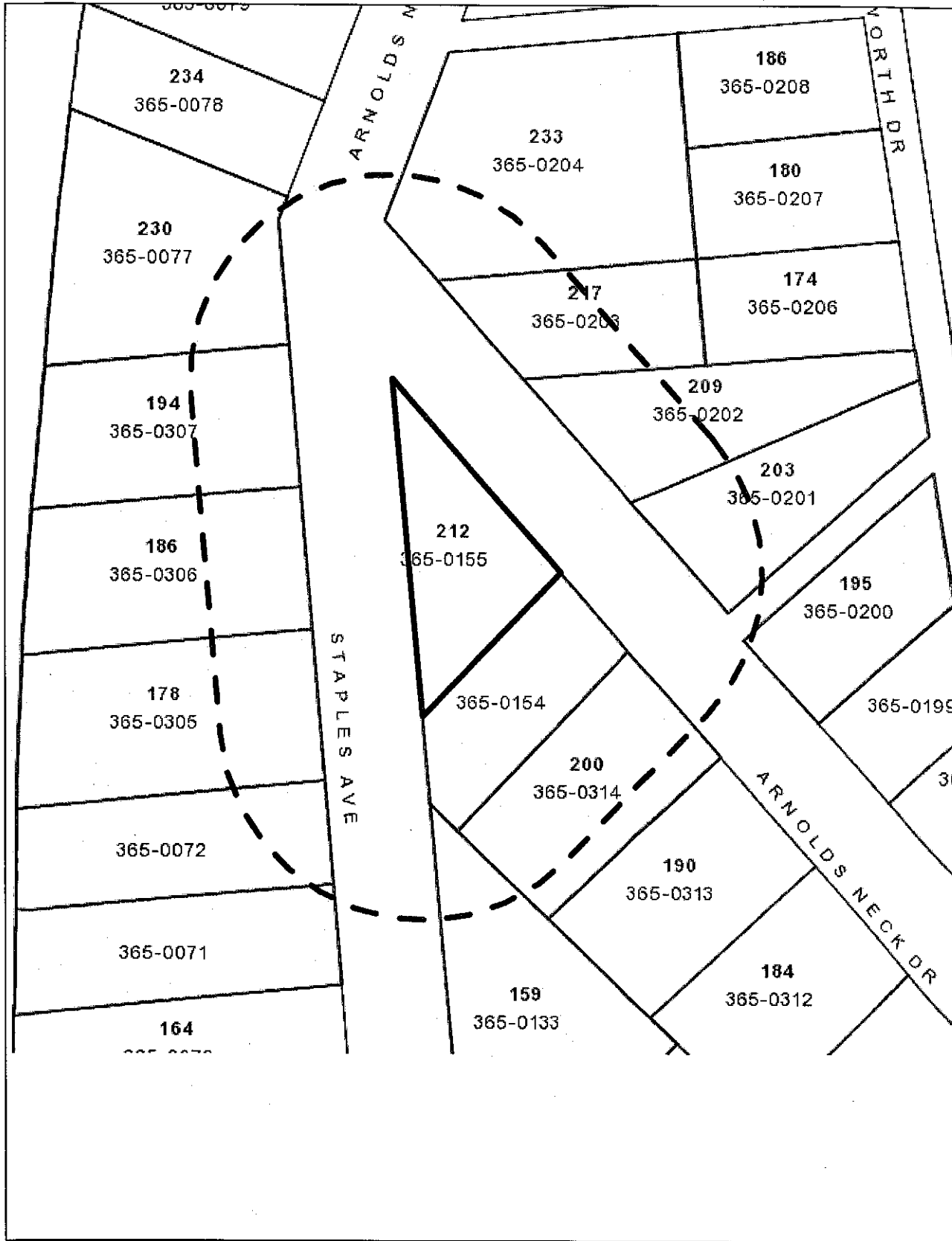
Therefore, National Grid/The Narragansett Electric Company (TNEC) has no objection to the abandonment provided it is subject to the granting of an easement from the Petitioners to TNEC for said equipment.

Feel free to contact this office with any questions you may have.

Very truly yours,



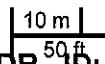
Gail Buccafurri  
Real Estate Representative  
National Grid  
(401) 784-7131  
[Gail.Buccafurri@nationalgrid.com](mailto:Gail.Buccafurri@nationalgrid.com)



City of Warwick, Rhode Island

Selected Parcel: 212 ARNOLDS NECK DR ID: 365-0155

Printed 6/21/2017 from <http://www.mainstreetmaps.com/ri/warwick/public.asp>



MainStreetGIS  
MainStreetGIS, LLC  
[www.mainstreetgis.com](http://www.mainstreetgis.com)

Parcel ID: 365-0133-0000  
PETERSON, PETER J  
PETERSON, NANCY PAPA  
22 PETTI DR  
WEST WARWICK RI 02893

Parcel ID: 365-0071-0000  
CITY OF WARWICK  
3275 POST RD  
WARWICK RI 02886

Parcel ID: 365-0072-0000  
CITY OF WARWICK  
3275 POST RD  
WARWICK RI 02886

Parcel ID: 365-0200-0000  
WEALTH INVESTMENTS LLC  
PO BOX 8471  
CRANSTON RI 02920

Parcel ID: 365-0201-0000  
SMITH, DAVID B  
SMITH, DONNA L  
203 ARNOLDS NECK DR  
WARWICK RI 02886

Parcel ID: 365-0305-0000  
TROUF, WARD D  
178 STAPLES AVE  
WARWICK RI 02886

Parcel ID: 365-0306-0000  
GILES, ERIK J  
186 STAPLE AVE  
WARWICK RI 02886

Parcel ID: 365-0314-0000  
BOUCHARD, GARY J  
BOUCHARD, KIM A  
200 ARNOLDS NECK DR  
WARWICK RI 02886

Parcel ID: 365-0154-0000  
LEY, CHRISTOPHER  
LEY, DUNCAN  
205 NARRAGANSETT BAY AVE  
WARWICK RI 02889

Parcel ID: 365-0155-0000  
LEY, CHRISTOPHER  
LEY, DUNCAN  
205 NARRAGANSETT BAY AVE  
WARWICK RI 02889

Parcel ID: 365-0203-0000  
FOLEY, TERESA SUSANNAH  
217 ARNOLDS NECK DR  
WARWICK RI 02886

Parcel ID: 365-0307-0000  
RIDORE, PIERRE A  
194 STAPLES AVE  
WARWICK RI 02886

Parcel ID: 365-0077-0000  
MILLIKIN, ELY W  
PETRUCCILLO, AMY E  
230 ARNOLDS NECK DR  
WARWICK RI 02886

Parcel ID: 365-0202-0000  
ST JEAN, RICHARD N  
1145 MIDDLE ROAD  
EAST GREENWICH RI 02818

Parcel ID: 365-0204-0000  
TAYLOR, DAVID LIFE ESTATE  
50 HARROP AVE  
WARWICK RI 02886

William DePasquale, Jr., AICP  
Planning Director



Scott Avedisian  
Mayor

CITY OF WARWICK  
Planning Department  
3275 Post Road, Annex; Warwick, RI 02886  
Tel. (401) 738-2000 Ext. 6289  
T.D.D. (401) 739-9150

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MEMORANDUM

**TO:** Kyla Jones, Tax Collector  
**FROM:** Lidia Cruz-Abreu, Planning Specialist  
**DATE:** May 9, 2016  
**SUBJECT:** Abandonment of Portions of Arnold Neck Drive and Staples Avenue

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Attached you will find a sketch of a proposed abandonment of Portions of Arnolds Neck Drive and Staples Avenue. Please review this proposal and forward written comments to this office.

Comments:

*No comment*

5/16/17  
Date

*Kyla Jones*  
Signature

William DePasquale, Jr., AICP  
Planning Director



Scott Avedisian  
Mayor

CITY OF WARWICK  
Planning Department  
3275 Post Road, Annex; Warwick, RI 02886  
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---

MEMORANDUM

**TO:** Eric Earle, City Engineer  
Eric Hindinger, Engineer Project Manager

**FROM:** Lidia Cruz-Abreu, Planning Specialist

**DATE:** May 9, 2016

**SUBJECT:** Abandonment of Portions of Arnold Neck Drive and Staples Avenue

Attached you will find a sketch of a proposed abandonment of Portions of Arnolds Neck Drive and Staples Avenue. Please review this proposal and forward written comments to this office.

Comments:

The Department of Public Works is not in favor of this petition for the following reasons:

1. There is no credible reason or benefit for the City to reappropriation, vacate, or abandon an irregular part of the ROW and left retained with reduced inherent rights of dimensions, use, and possible loss of public improvement.
2. There is no credible reason that this portion of road ceases to be useful to the City and the only true benefit of this abandonment is a private matter, albeit the hardship of certain issues that existed for over a hundred years.

Therefore the DPW's opinion is not to abandon said portions of Arnolds Neck Drive and Staples Avenue, but rather grant an easement (along with all proper agreements) to the owner of adjacent property until such time hardship dissolves or City needs to expand on its infrastructure it truly has a right to.

5/23/2017

Date

  
Signature



William DePasquale, Jr., AICP  
Planning Director



Scott Avedisian  
Mayor

CITY OF WARWICK  
Planning Department  
3275 Post Road, Annex; Warwick, RI 02886  
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T.D.D. (401) 739-9150

---

MEMORANDUM

**TO:** Land Trust  
**FROM:** Lidia Cruz-Abreu, Planning Specialist  
**DATE:** May 9, 2016  
**SUBJECT:** Abandonment of Portions of Arnold Neck Drive and Staples Avenue

---

Attached you will find a sketch of a proposed abandonment of Portions of Arnolds Neck Drive and Staples Avenue. Please review this proposal and forward written comments to this office.

Comments:

*no objection*

5-15-17

Date

*Susan Cabeceiras*  
Signature

William DePasquale, Jr., AICP  
Planning Director



Scott Avedisi  
Mayor

CITY OF WARWICK  
Planning Department  
3275 Post Road, Annex; Warwick, RI 02886  
Tel. (401) 738-2000 Ext. 6289  
T.D.D. (401) 739-9150

---

MEMORANDUM

**TO:** Historic Cemetery Commission  
**FROM:** Lidia Cruz-Abreu, Planning Specialist  
**DATE:** May 9, 2016  
**SUBJECT:** Abandonment of Portions of Arnold Neck Drive and Staples Avenue

Attached you will find a sketch of a proposed abandonment of Portions of Arnolds Neck Drive and Staples Avenue. Please review this proposal and forward written comments to this office.

Comments:

*no objection*

5-15-17  
Date

*Susan W. Cabecenas*  
Signature



CITY OF WARWICK  
OFFICE OF THE CITY CLERK  
3275 POST ROAD  
WARWICK, RHODE ISLAND 02886  
TEL. (401) 738-2000, ext. 6214  
FAX (401) 732-7640

SCOTT AVEDISIAN  
MAYOR

JUDY WILD  
CITY CLERK

TO: Janine Burke Sewer

FROM: Judy Wild City Clerk

Date: June 21, 2017

Subject: Zone Change Application

Subject: Abandonment of a portion of Arnolds Neck Drive and Staples Avenue

Name of Applicant: Duncan Ley  
Christopher Ley

Plat: 365  
Lot: 154, 155  
Address: 212 Arnolds Neck Dr / Staples Avenue

Please review and comment on the attached application and return to the Clerk's as soon as possible. Your comments are required so that the City Council may consider this application on **July 17, 2017**. Should you have "no comment" on the attached plan, you are still required to sign off on this memo with a notation that your department does not have any concerns with the application.

Comments:

The Warwick Sewer Authority has no objections to the abandonment of a portion of Arnolds Neck Drive and Staples Avenue with the stipulation that the City shall maintain the perpetual right to use any or all of the abandonment for the installation of utilities, as needed in the future.

Date: June 22, 2017

Director's signature:



**For use by Tax Assessor/Collector and Planning Director only (if applicable):**

Assessed value of property: \_\_\_\_\_

Annual taxes: \_\_\_\_\_

Appraised value of property: \_\_\_\_\_

William DePasquale, Jr., AICP  
Planning Director



Scott Avedisian  
Mayor

CITY OF WARWICK  
Planning Department  
3275 Post Road, Annex; Warwick, RI 02886  
Tel. (401) 738-2000 Ext. 6289  
T.D.D. (401) 739-9150

MEMORANDUM

**TO:** Fire Department Chief  
**FROM:** Lidia Cruz-Abreu, Planning Specialist  
**DATE:** May 9, 2016  
**SUBJECT:** Abandonment of Portions of Arnold Neck Drive and Staples Avenue

Attached you will find a sketch of a proposed abandonment of Portions of Arnolds Neck Drive and Staples Avenue. Please review this proposal and forward written comments to this office.

Comments:

*No ISSUES.*

5/22/17  
Date

*J. M. L.*  
Signature



*Peter J. Marietti III*  
*Fire Marshal*  
*Bureau of Fire Prevention*

## Memo

**To** Trish Reynolds, Business Development Planner  
Lidia Cruz-Abreu, Planning

**From** Michael Matteson, Fire Marshal

**Date** May 29, 2017

**Re** Abandonment of Portions of Arnold Neck Drive and Staples Avenue; Plat No.: 365

Lot No.: 155

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No objections at this time.



**The following minimum requirements must be provided regarding streets, roadways, turning and parking in proposed private developments and complexes:**

- An adequate number of fire hydrants spaced 300 Ft. apart and providing a minimum of 1000 GPM. Sprinklered buildings require a hydrant within 100 Ft. of the Fire Department Connection (FDC).
- All two way travel lanes to have a minimum of 24 Ft. of unobstructed width and an unobstructed vertical clearance of 13'6" to allow for unimpeded access by fire apparatus.
- All corners shall be negotiable by vehicles having an outer tire turning radius of 50 Ft., Left or Right.
- Dead-end roads longer than 150 Ft. must provide turning capabilities for fire apparatus per NFPA 1 (RIFC), 2012 Edition.

Notes:

**There shall be no architectural, landscaping or natural barriers to prevent easy access of fire apparatus.**

111 Veterans Memorial Drive  
Warwick, RI 02886  
Tel. 401-468-4050  
Fax 401-468-4051

**Cruz-Abreu Lidia**

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**From:** Celeste Christopher  
**Sent:** Wednesday, May 10, 2017 12:49 PM  
**To:** Cruz-Abreu Lidia  
**Subject:** RE: Tax Assessor

Assessor's has no comment.

**Christopher Celeste**  
Tax Assessor

City of Warwick  
3275 Post Road - Annex Building  
Warwick, Rhode Island 02886

(401) 738-2005

---

**From:** Cruz-Abreu Lidia  
**Sent:** Tuesday, May 09, 2017 5:36 PM  
**To:** Celeste Christopher  
**Subject:** Tax Assessor

Good Morning

Please review and comment on the attached.

Thank you,  
Lidia



Lidia Cruz-Abreu  
Assistant Administrative Officer/Planning Board  
City of Warwick Planning Department  
3275 Post Rd (Annex)  
Warwick, RI 02886  
401-738-2009 (Main)  
401-921-9681 (Direct)  
[Lidia.Cruz-Abreu@warwickri.com](mailto:Lidia.Cruz-Abreu@warwickri.com)

*Arnolds Neck Dr.  
Steples Ave*

William DePasquale, Jr., AICP  
Planning Director



Scott Avedisian  
Mayor

CITY OF WARWICK  
Planning Department  
3275 Post Road, Annex; Warwick, RI 02886  
Tel. (401) 738-2000 Ext. 6289  
T.D.D. (401) 739-9150

---

MEMORANDUM

**TO:** Historic District Commission

**FROM:** Lidia Cruz-Abreu, Planning Specialist

**DATE:** May 9, 2016

**SUBJECT:** Abandonment of Portions of Arnold Neck Drive and Staples Avenue

Attached you will find a sketch of a proposed abandonment of Portions of Arnolds Neck Drive and Staples Avenue. Please review this proposal and forward written comments to this office.

Comments:

There are no comments or concerns.

5/10/17  
Date

Susan E. Baker  
Signature

William DePasquale, Jr., AICP  
Planning Director



Scott Avedisi  
Mayor

CITY OF WARWICK  
Planning Department  
3275 Post Road, Annex; Warwick, RI 02886  
Tel. (401) 738-2000 Ext. 6289  
T.D.D. (401) 739-9150

---

MEMORANDUM

**TO:** Conservation Commission  
**FROM:** Lidia Cruz-Abreu, Planning Specialist  
**DATE:** May 9, 2016  
**SUBJECT:** Abandonment of Portions of Arnold Neck Drive and Staples Avenue

Attached you will find a sketch of a proposed abandonment of Portions of Arnolds Neck Drive and Staples Avenue. Please review this proposal and forward written comments to this office.

Comments:

*no objection*

5-15-17  
Date

*Susan W Cabeceiras*  
Signature



**Cruz-Abreu Lidia**

---

**From:** ORourke Daniel P  
**Sent:** Thursday, June 15, 2017 10:53 AM  
**To:** Cruz-Abreu Lidia  
**Subject:** RE: Water

I believe I commented on this in the past; this area is serviced by Kent County Water Authority.

---

**From:** Cruz-Abreu Lidia  
**Sent:** Thursday, June 15, 2017 10:38 AM  
**To:** ORourke Daniel P  
**Subject:** FW: Water

Thank you,  
Lidia



Lidia Cruz-Abreu  
Assistant Administrative Officer/Planning Board  
City of Warwick Planning Department  
3275 Post Rd (Annex)  
Warwick, RI 02886  
401-738-2009 (Main)  
401-921-9681 (Direct)  
[Lidia.Cruz-Abreu@warwickri.com](mailto:Lidia.Cruz-Abreu@warwickri.com)

---

**From:** Cruz-Abreu Lidia  
**Sent:** Tuesday, May 09, 2017 5:28 PM  
**To:** ORourke Daniel P  
**Subject:** Water

Good Morning

Please comment on the attached.

Thank you,  
Lidia



Lidia Cruz-Abreu  
Assistant Administrative Officer/Planning Board  
City of Warwick Planning Department  
3275 Post Rd (Annex)

## **Cruz-Abreu Lidia**

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**From:** Police - Chief McCartney, Stephen M  
**Sent:** Tuesday, May 09, 2017 6:44 PM  
**To:** Cruz-Abreu Lidia  
**Subject:** RE: Police

Can't see a problem at this time.  
Col. McCartney

---

**From:** Cruz-Abreu Lidia  
**Sent:** Tuesday, May 09, 2017 5:30 PM  
**To:** Police - Chief McCartney, Stephen M  
**Subject:** Police

Good Morning

Please review and comment on the attached.

Thank you,  
Lidia



Lidia Cruz-Abreu  
Assistant Administrative Officer/Planning Board  
City of Warwick Planning Department  
3275 Post Rd (Annex)  
Warwick, RI 02886  
401-738-2009 (Main)  
401-921-9681 (Direct)  
[Lidia.Cruz-Abreu@warwickri.com](mailto:Lidia.Cruz-Abreu@warwickri.com)