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ROBERT D. MURRAY
DAVID H. FERRARA *

*also admitted in Massachusetts

TAFT & McSALLY LLP
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February 3, 2025

Cranston Planning Commission
c/o Beth Ashman, Acting Planning Director
869 Park Avenue
Cranston, RI 02910

Re: Knights Corner Development
1388 & 1390 Cranston Street, AP No. 8 Lot Nos. 203 and 2739

Dear Ms. Ashman:

Attached please find a request of the owners of the Knights Corner major land development project for an extension of their master plan.

I also attach the 2023 master plan decision and a copy of the deed into 333 Main Street LLC. At the time of approval, NE Development Fund 1 LLC owned the property. 333 Main Street LLC now owns the Knights Corner property.

The master plan expires on May 2, 2025. I would ask that it be placed as an agenda item in March but no later than your April Planning Commission meeting.

If you require any additional information, please feel free to contact me.

Thank you for your time and consideration.

Very truly yours,
TAFT & McSALLY LLP



Robert D. Murray

RDM/mk
Enclosures

**333 MAIN STREET LLC
c/o 201 Lippitt Avenue
Cranston, RI 02921**

February 1, 2025

Cranston Planning Commission
c/o Beth Ashman, Acting Planning Director
869 Park Avenue
Cranston, RI 02910

Re: Knights Corner Development
1388 & 1390 Cranston Street, AP No. 8 Lot Nos. 203 and 2739

Dear Ms. Ashman:

The Knights Corner Major Land Development Project master plan was approved by the City Planning Commission on May 2, 2023 with a two-year vesting period.

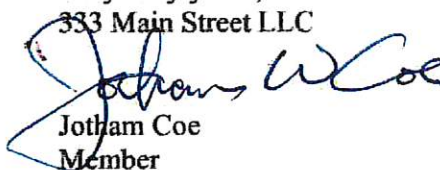
I am writing to the Planning Commission pursuant to Rhode Island General Law §45-23-39 and Section VI of the Cranston subdivision regulations to request a one-year extension of the master plan approval.

Please place this matter on the Planning Commission agenda no later than your scheduled meeting on April 1, 2025 for timely consideration of this request. Once confirmed of the meeting date, a representative will attend the meeting.

If you require any additional information, please feel free to contact me.

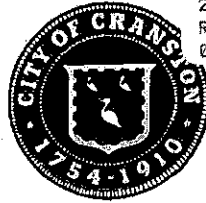
Thank you for your time and consideration.

Very truly yours,
333 Main Street LLC


Jotham Coe
Member



202305110042380 Bk:LR6646 Pg:179
RECORDED Cranston, RI 1/2
05/11/2023 03:08:03 PM DECSN



Kenneth J. Hopkins
Mayor

Michael E. Smith
President

Jason M. Pezzullo, AICP
Planning Director

Justin Mateus, P.E.
Robert Coupe
Steven Frias
Kathleen Lanphear
Thomas Zidelis
David Exter
Thomas Barbieri
Lisa Mancini

CITY PLAN COMMISSION

Cranston City Hall
869 Park Avenue, Cranston, RI 02910

May 11, 2023

N.E. Development Fund, 1 LLC
200 Lincoln Street, Suite 302
Boston, MA 02111

DECISION LETTER

Knights Corner Development

Major Land Development – Master Plan
1388 and 1390 Cranston Street
AP 8, Lots 203 and 2739

Dear Property Owners:

On May 2, 2023 the City Plan Commission reviewed your Master Plan submittal for the above referenced project for conformance with required standards set forth in RIGL Section 45-23-60 as well as the City of Cranston's Subdivision and Land Development Regulations.

Upon motion by Ms. Lanphear, and seconded by Ms. Mancini, the City Plan Commission voted unanimously (7-0) to adopt the Findings of Fact denoted below and approve the Major Land Development – Master Plan, subject to the conditions following the findings.

Findings of Fact:

An orderly, thorough, and expeditious technical review of this Master Plan has been conducted. Property owners within a 100' radius have been duly notified via first class mail, a display advertisement was published in the Cranston Herald and the meeting agenda has been properly posted.

Staff has reviewed this Master Plan application for conformance with required standards set forth in RIGL Section 45-23-60, as well as the City of Cranston's Subdivision and Land Development Regulations and finds as follows:

RIGL § 45-23-60. Procedure – Required findings. (a)(1) states, "The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies."

1. The proposed Major Land Development is consistent with the City of Cranston Comprehensive Plan Future Land Use Map (FLUM) designation of Special Redevelopment area and is also consistent with the Plan's policy framework, as further detailed within the staff memorandum.

RIGL § 45-23-60. Procedure – Required findings. (a)(2) states, "The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance."

2. To the extent that any development of the subject property will be required to comply with the Zoning Ordinance and is providing a corresponding zone change petition, staff finds that the

Telephone: (401) 461-1000 ext 3136
Fax: (401) 780-3171

proposed Master Plan Application is in compliance with the Zoning Ordinance with the assumption that the re-zone petition is ultimately approved by the City Council.

RIGL § 45-23-60. Procedure – Required findings. (a)(3) states, "There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval." (Emphasis added)

3. This finding pertains specifically to the final plan; however, no significant environmental impacts are anticipated.
4. The project will be subject to all state and local regulations pertaining to environmental impacts and wetlands.
5. The Rhode DEM's Natural Heritage map shows that there are no known rare species located on the site.

RIGL § 45-23-60. Procedure – Required findings. (a)(4) states, "The subdivision, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans."

6. The proposed development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
7. The design and location of building lots, utilities, drainage and other improvements will conform to local regulations for mitigation of flooding and soil erosion, details of which will be reviewed during the Preliminary Plan phase of the application.

RIGL § 45-23-60. Procedure – Required findings. (a)(5) states, "All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement."

8. The properties in question have adequate permanent physical access to Dyer Avenue and Cranston Street.

Conditions of Approval:

1. The applicant shall obtain approval of the conditional special zone by the City Council prior to Preliminary Plan submission.
2. Applicant shall obtain all necessary approvals from outside State agencies, including wetland edge verification from RIDEM, prior to Preliminary Plan submission.
3. The application shall address final comments from the City's 3rd party peer reviewer for traffic and final comments from the City Traffic Safety Manager prior to Preliminary Plan submission.
4. The applicant shall address the comments provided by the Fire Department prior to Preliminary Plan submission.
5. The applicant shall provide a minimum of 1.5 parking spaces per dwelling unit and 32 spaces for restaurant parking as part of the Preliminary Plan submission.

Sincerely,



Doug McLean, AICP
Principal Planner/Administrative Officer

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RECORDED Cranston,RI 2/2
05/11/2023 03:08:03 PM DECSN

Telephone: (401) 461-1000 ext 3136
Fax: (401) 780-3171

Tax: \$6900.00
Date: 08/21/2023
Transfer Tax #: 37132
RECORDER: SGRONEVELD
CITY OF CRANSTON
RHODE ISLAND REAL ESTATE
CONVEYANCE TAX

202308210076870 Bk:LR6688 Pg:172
RECORDED Cranston, RI 1/4
08/21/2023 10:14:26 AM DEED

WARRANTY DEED

N. E. Development Fund 1, LLC, a Delaware Limited Liability Company for consideration paid, and in full consideration of ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 (\$1,500,000.00) DOLLARS and other good and valuable consideration grants to 333 Main Street, LLC a Rhode Island Limited Liability Company as sole owner with
WARRANTY COVENANTS:

That certain parcel of land with all the buildings and improvements thereon, situated on the southerly side of Cranston Street and to the west of Dyer Avenue in the City of Cranston, County of Providence and State of Rhode Island, bounded and described as follows on the attached Exhibit A attached hereto and incorporated herein:

See Exhibit A

Subject to restrictions of record and taxes assessed as of December 31, 2022.

In Witness Whereof, N. E. Development Fund 1, LLC has caused its company name to be hereunto subscribed and by a member duly authorized this 18 day of Aug, 2023.

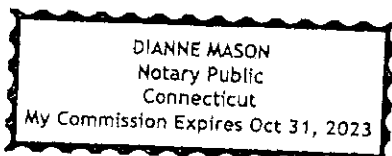
N. E. Development Fund 1, LLC

Devco North America, LP, Member & Manager

By: [Signature]
Anne Brensley, Managing Partner

State of Connecticut
County of Newtown

In Connecticut on the 18 day of August, 2023 before me personally appeared Anne Brensley, the Managing Partner of Devco North America, LP and duly authorized official of N. E. Development Fund 1, LLC, a Delaware limited liability company, to me known and known by me to be the party executing the foregoing instrument on behalf of said limited liability company and she acknowledged said instrument and the execution thereof, to be her free act and deed in said capacity and the free act and deed of said limited liability company N. E. Development Fund 1, LLC.



[Signature]
Notary Public: DIANNE MASON
Commission Expires: 10/31/2023

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RECORDED Cranston, RI 3/4
08/21/2023 10:14:26 AM DEED

EXHIBIT A
1388 & 1390 Cranston Street
Cranston, RI 02920

PARCEL 1

Beginning at a point on the southerly line of Cranston Street said point being at the common front corner of land now or formerly owned by NE Development Fund 1 LLC and land now or formerly owned by Vincent R. Volpe II. Said point and place of beginning also being the most northwesterly corner of the parcel herein described.

Thence: Easterly and northeasterly following a curve to the left having a radius of 257.17 feet and following the said southerly line of Cranston Street a distance of 37.93 feet to a point of tangency.

Thence: N61°02'19"E following the said southerly line of Cranston Street 1.88 feet to other land now or formerly owned by NE Development Fund 1 LLC

Thence: S47°34'10"E running along other land of said NE Development Fund 1 LLC a distance of 81.00 feet to an angle in said boundary line.

Thence: S28°57'41"E running along other land of said NE Development Fund 1 LLC a distance of 204.30 feet to the most southwesterly corner of other land of said NE Development Fund 1 LLC.

Thence: N54°44'49"E running along said NE Development Fund 1 LLC land a distance of 84.05 feet to the most southwesterly corner of said NE Development Fund 1 LLC.

Thence: N28°57'41"W running along said other land of NE Development Fund 1 LLC a distance of 271.86 feet to the said southerly line of Cranston Street.

Thence: N61°02'19"E following the said southerly line of Cranston Street a distance of 90.67 feet to land now or formerly owned by the City of Cranston.

Thence: S20°56'41"E following said City of Cranston land a distance of 67.82 feet to a point of curvature.

Thence: Southerly and southeasterly following a curve to the left having a radius of 792.30 feet and following said City of Cranston land a distance of 222.40 feet to a point of tangency.

Thence: S37°01'41"E following said City of Cranston land a distance of 172.13 feet to the westerly line of Dyer Avenue.

Thence: Southerly and southeasterly following a curve to the left having a radius of 1,017.38 feet and following the said westerly line of Dyer Avenue a distance of 42.90 feet to land now or formerly owned by Blues All Night Properties, LLC.



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08/21/2023 10:14:26 AM DEED

Thence: S42°27'29"W following said Blues All Night Properties LLC. Land and land now or formerly owned by Blue Ocean Realty LLC. A distance of 359.96 feet to the most southerly corner of the parcel herein described.

Thence: N43°39'33"W running along said Blue Ocean Realty LLC. Land and land now or formerly owned by Rhode Island Tile Distributors, Inc. a distance of 392.43 feet to land now or formerly owned by Vincent R. Volpe II.

Thence: N12°11'32"E running along said Volpe land a distance of 268.37 feet to a set pk nail at an angle in said boundary line.

Thence: N07°46'02"W running along said Volpe land a distance of 50.07 feet to the point and place of beginning.

CONTAINING: 181,703 SQ. FEET

AP No. 8 Lot No. 203

PARCEL 2

Beginning at a point on the southerly line of Cranston Street said point being at the common front corner of land now or formerly owned by NE Development Fund 1 LLC and other land now or formerly owned by NE Development Fund 1 LLC. Said point and place of beginning also being the most northeasterly corner of the parcel herein described.

Thence: S61°02'19"W following the said southerly line of Cranston Street 109.39 feet to other land now or formerly owned by NE Development Fund 1 LLC.

Thence: S47°34'10"E running along other land of said NE Development Fund 1 LLC a distance of 81.00 feet to an angle in said boundary line.

Thence: S28°57'41"E running along other land of said NE Development Fund 1 LLC a distance of 204.30 feet to the most southwesterly corner of other land of said NE Development Fund 1 LLC.

Thence: N54°44'49"E running along said NE Development Fund 1 LLC land a distance of 84.05 feet to the most southeasterly corner of said NE Development Fund 1 LLC.

Thence: N28°57'41"W running along said other land of NE Development Fund 1 LLC a distance of 271.86 feet to the said southerly line of Cranston Street, being the point and place of beginning.

Containing 24,089 Square Feet

AP No. 8 Lot No. 2739

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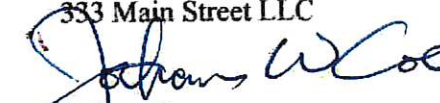
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Member