

**CRANSTON, RHODE ISLAND
APPLICATION FOR DEVELOPMENT PLAN REVIEW**

<u>PROJECT NAME:</u> Milton/Cat: Sales and Service	
<u>ADDRESS:</u> 2110 Plainfield Pike	
<u>ASSESSOR'S PLAT(s):</u> 35	<u>LOT(s):</u> 9
<u>ZONING:</u> M-2	<u>AREA:</u> 456,509.

<u>OWNER:</u> See Attached	
<u>ADDRESS:</u> 60 Old Danielson Pike, Foster, RI	<u>PHONE #:</u>
<u>APPLICANT:</u> Teamwork, LLC (if different)	
<u>ADDRESS:</u> 40 Meadow Road, Seekonk, MA	<u>PHONE #:</u>
<u>ATTORNEY:</u> Stephen M. Litwin	<u>PHONE #:</u> 401.273.5155
<u>ENGINEER:</u> Vanasse Hangen Brustlin, Inc.	<u>PHONE #:</u> 401-457-7827
<u>SURVEYOR:</u> Vanasse Hangen Brustlin, Inc.	<u>PHONE #:</u> "
<u>LANDSCAPE ARCHITECT:</u> Vanasse Hangen Brustlin, Inc.	<u>PHONE #:</u> "

<u>PROJECT DESCRIPTION:</u> See Attached.
<u>DOCUMENTS SUBMITTED:</u> Drawings and all other requested documents

See attached

SIGNATURE OF OWNER (s)

George E. Mays / Mays

SIGNATURE OF APPLICANT (s)

DATE

DATE

Seller's Signature Page

Property: 2110 Plainfield Pike Cranston, RI 02921

Estate of Louise Rambone – Lori Cardillo Administratrix Authentic [Lori Cardillo]

Sheila Simas Authentic [Sheila Simas]

Nicole Wahtera Authentic [Nicole Wahtera]

Paul Kelsall Authentic [Paul Kelsall]

Marisa Branch-Benoit Authentic [Marisa Branch-Benoit]

Shaunna Vanasse Authentic [Shaunna Vanasse]

Mikayla Kelsall Authentic [Mikayla Kelsall]

Estate of Emma Rambone - Lori Cardillo Administratrix Authentic [Lori Cardillo]

John A. Rambone Authentic [JOHN A. RAMBONE]

Anthony Rambone Authentic [Anthony Rambone]

Timothy T. Rambone Authentic [Timothy T. Rambone]

PROJECT SUMMARY

Milton/Cat intends to take the vacant land at 2110 Plainfield Pike and develop it into a 40,000 square foot Milton/Cat facility. The facility will be used for storage, sales of parts, sales of equipment and resale of Milton/Cat products.

**CRANSTON, RHODE ISLAND
DEVELOPMENT PLAN REVIEW
SUBMISSION CHECK LIST**

PROJECT DATA		
PROJECT DATA	Project Name: Milton/Cat: Sales & Service	
	Address: 2110 Plainfield Pike	
	Assessor's plat(s): 35	Lot(s): 9
	Owner(s)/Applicant: See Attached Owners/Teamwork, LLC	
	Engineer: Vanasse Hangen Brustlin, Inc.	
		DEPARTMENT COMMENTS
SUBMISSION REQUIREMENTS		✓
	6 copies of the Application including plans.	✓
	1 electronic copy of the Application including all plans and documents submitted.	✓
	Filing fee of \$500 plus \$20 per acre for each full acre in the Development.	✓
	Identification of all permits required from state or federal agencies prior to commencement of construction.	✓
	Municipal lien certificate showing that all taxes are current.	✓
	List of the owners of all land within 200' of the perimeter of the parcel that is being reviewed.	✓
	Set of stamped envelopes addressed to the abutters in the order which they appear on said list.	✓
PLAN REQUIREMENTS		
	Locus map referencing the Development to the surrounding area, streets and zoning district boundaries w/in 500'.	✓
	Name of the Development, north arrow, scale, assessor's plat and lot number, bench mark and datum, the dates of plans and revisions and signature blocks on all plans to be endorsed.	✓
	Name and address of the owner of record, applicant and professionals preparing the plan.	✓
	Assessor's plat and lot number and names of all owners of land abutting the Development.	✓
	Zoning district boundaries and all the data necessary to show compliance with Zoning.	✓
	Parcel area and boundaries; existing/proposed streets, lot lines, easements and public areas.	✓
	Distances to the nearest street intersections and fire hydrants measured along the ROW lines.	✓
	Existing/proposed grading at 2' contours where slopes are less than 15% and at 5' counters where slopes are 15% or more. Elevations shall be referenced to the City's datum.	✓
	Environmental features including soils, rock outcroppings, wooded areas, trees 8" caliper and above, watercourses, water bodies, wetlands, floodplains [showing base flood elevation].	✓
	Location, dimensions, GFA, floor plans and heights of existing/proposed buildings, equipment and other structures such as walls, fences, culverts and bridges. Buildings and structures to be removed shall be indicated by dashed lines.	✓

		✓	DEPARTMENT COMMENTS
PLAN REQUIREMENTS CONT.	Location of existing/proposed utilities including sewers, water, gas and electricity with pipe sizes, elevations, slopes and directions of flow.	✓	
	Location, type and density of land uses that will be in the Development.	✓	
	Renderings as needed to illustrate the visual impact on abutting properties.	✓	
	Signage including location, size, design and illumination.	✓	
	Exterior lighting including type, location, intensity, shielding and times of operation.	✓	
	Landscape Plan including landscape materials, paving, lighting and street furniture. Said plan shall indicate the location, type and size of plantings at the time of planting and at maturity.	✓	
	Site circulation showing access to and egress from the Development; size and location of driveways and curb cuts; parking, loading and outdoor storage areas; dumpsters and any off-site traffic improvements necessary to ensure public safety.	✓	
	Profile and cross-section of proposed streets and sidewalks showing utilities.	✓	
DRAINAGE PLAN/REPORT	A drainage plan/report demonstrating that the development's stormwater management system will meet the standards set by the <u>Rhode Island Stormwater Design and Installation Standards Manual</u> as most recently amended. At a minimum said plan/report shall show the following:	✓	
	Changes in land use and the routes that storm water will flow through the Development,	✓	
	Existing/proposed drainage structures, basins and channels. [Drainage structures shall comply with City specification and shall be approved by the City Engineer.]	✓	
	Drainage calculations demonstrating that the peak rates of storm water runoff leaving the post-development parcel will not exceed the pre-development conditions for the 2-year, 10-year, 25-year and 100-year storm events. Said calculations shall be based on the rational method, SCS TR55 or other method approved by the City Engineer. <ol style="list-style-type: none"> The drainage system shall be designed to accommodate the 25 year storm event. Retention or detention basins shall be designed to accommodate a 100 year storm event. 	✓	
	A drainage plan showing tributary and downstream areas affected by run-off, soil types and surficial cover characteristics for both pre- and post- development conditions.	✓	
	Design calculations to determine the size of all pipes, culverts and basins. Sizing of the piping system shall be based on the Rational Method.	✓	
	Results of percolation tests performed for any proposed retention/detention basin in order to determine the suitability of the subsurface conditions to accommodate said basin.	✓	
	A maintenance plan which shall: <ol style="list-style-type: none"> identify all of the Control Measures that will be inspected and maintained; provide an inspection schedule for each Control Measure; list typical maintenance procedures for each Control Measure; describe steps to take if additional repair is required; provide forms and instructions for record keeping and notification to the City; list the names and personnel assigned to each task and the training needed to be able to do the job. 	✓	

		✓	DEPARTMENT COMMENTS	
SUPPORTING DOCUMENTATION	Impact assessment.	✓		
	Traffic impact study.	✓		
	Easements, Deed Restrictions, Covenants	✓		
	Maintenance plan.	✓		
	Monitoring plan.	✓		
LANDSCAPE REQUIREMENTS	15% of a Development's parcel shall be landscaped	✓		
	One street tree shall be planted for every 35' of frontage.	✓		
	A year-round buffer a minimum of 8' in height.	✓		
	Landscaped strips <ul style="list-style-type: none"> Minimum 10' wide landscaped strip along property lines parallel to a street where parking or circulation areas abuts said street. Minimum 5' landscape strip along side and rear property lines where parking and circulation areas are adjacent to abutting properties. Where a residential use abuts non-residential use, a 25' wide buffer strip may be required. 	✓		
			✓	
			✓	
	Minimum of 10 SF of landscaped area shall be provided within a parking area for each parking space in said area.	✓		
	20% of a parking area shall be shaded by deciduous trees that shall have a crown [canopy] of 30' at maturity surrounded by at least 100 SF of unpaved area.	✓		
Each row of parking spaces shall be terminated by a landscaped island not less than 6' wide and 12' long.	✓			
Continuous landscaped island not less than 8' wide shall be provided between every 4 rows of parking spaces.	✓			

Supplement to Application of Teamwork, LLC

Project: Milton/Cat: Sales & Service

For Development Plan Review

- A. Owner: Please see attached schedule listing all owners and/or representatives of the property at 2110 Plainfield Pike.
- B. Project Description: The Applicant seeks to develop the property into a Milton/Cat commercial location which will be used for storage, sales and equipment, sales of parts, sales of equipment and resale of some of Milton/Cat products.
- C. Landscape Requirements: The Applicant is seeking several waivers from the landscape requirement.

First, it is noted that the landscape requirements of the City provide that 15% of the development's parcel should be landscaped. In this development the Applicants proposal will provide that 37.9% of the development parcel be landscaped, or 178,412 square feet.

The waivers that the Applicant seeks from the landscape requirements are as follows:

i) The landscape requirements require that "one (1) street tree shall be planted for every 35 feet of frontage".

The Applicant is seeking to provide seven (7) trees along the frontage of the property. The reason for said request is so that the 500 feet of the building would be viewable for the public traffic. There will, however, be other trees amongst the development of the property which will add to the totality development and its appearance.

ii) The landscape requirements require that "20% of the parking area shall be shaded by the deciduous trees that shall have a crown of thirty (30) feet at maturity surrounded by at least one hundred (100) square feet of unpaved area. "

The Applicant is requesting that it provide 11.7% of same but also directs the City to Number 1 above concerning the total landscape area of the development which, the Applicant believes, offsets this requirement.

iii) The landscape requirements require, "each row of parking spaces shall be terminated by a landscaped island less than six (6) feet wide and twelve (12) feet long".

The location of islands is not at the end of each row due to the operation of layout of the development. However, the Applicant does have five (5) interior island locations to offset the end requirement.

Abbuter's List: 2110 Plainfield Pike 200' Radius Plat 35 Lot 9

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
35-10-0	2 STARLINE WAY INDUSTRIAL MDL96	JOHN MASTROBUONO CAROL MASTROBUONO LIFE ESTATE 399 COMSTOCK PKWY CRANSTON, RI 02921-2312
35-16-0	1 STARLINE WAY LRG BUS MDL94	MODI PLAZA LLC 5 SHADOWBROOK CROSSING EAST GREENWICH, RI 02818-1256
35-17-0	2548 PLAINFIELD PIKE INDUSTRIAL MDL96	FORAM INVESTMENTS LLC 2550 PLAINFIELD PIKE CRANSTON, RI 02921-2038
35-197-0	7 STARLINE WAY INDUSTRIAL MDL96	JOSEPH R VINAGRO PROPERTIES LLC 2208 PLAINFIELD PIKE JOHNSTON, RI 02919-5731
35-199-0	0 STARLINE WAY IND LND DEVELOP	SJP ENTERPRISES INC 242 LAKE GARDEN DRIVE CRANSTON, RI 02920-1208
35-201-0	21 STARLINE WAY INDUSTRIAL MDL96	FRI RESINS CORPORATION 21 STARLINE WAY CRANSTON, RI 02921
35-203-1	25 STARLINE WAY #1 IND CONDO MDL06	TNK REALTY LLC 50 LAKE SHORE DR JOHNSTON, RI 02919
35-203-10	25 STARLINE WAY #10 IND CONDO MDL06	SCI RHODE ISLAND FUNERAL SERVICES LLC 1929 ALLEN PARKWAY HOUSTON, TX 77019
35-203-11	25-11 STARLINE WAY IND CONDO MDL06	JAMES A JOLIN 89 CLEVELAND ST NORTH PROVIDENCE, RI 02904
35-203-12	25-12 STARLINE WAY IND CONDO MDL06	JOSEPH L PILOSA ELISSA A PILOSA T/E 933 SEVEN MILE RD HOPE, RI 02831
35-203-13	25-13 STARLINE WAY IND CONDO MDL06	JOSEPH L PILOSA 933 SEVEN MILE RD HOPE, RI 02831
35-203-14	25-14 STARLINE WAY IND CONDO MDL06	ANTICK HOLDINGS LLC JUTONUS LLC PO BOX 11899 C/O PAUL FIORAVANTI NAPLES, FL 34101
35-203-2	25-2 STARLINE WAY IND CONDO MDL06	TNK REALTY LLC 50 LAKE SHORE DR JOHNSTON, RI 02919
35-203-3	25-3 STARLINE WAY IND CONDO MDL06	STEVEN MCKIERNAN STEPHANIE MCKIERNAN T/E 9 PHEASANT DR EXETER, RI 02822-2215
35-203-4	25-4 STARLINE WAY IND CONDO MDL06	DEFICIENTE PROPERTIES LLC 3 MEDINAH DRIVE WEST WARWICK, RI 02893
35-203-5	25-5 STARLINE WAY IND CONDO MDL06	JOHN M CORSO TRUSTEE 80 SUNDALE RD CRANSTON, RI 02921-2011
35-203-6	25-6 STARLINE WAY IND CONDO MDL06	CORTLAND PROPERTIES LLC 136 CORTLAND CT SWANSEA, MA 02777
35-203-7	25-7 STARLINE WAY IND CONDO MDL06	BML PROPERTIES LLC P O BOX 352 BARRINGTON, RI 02806-0352
35-203-8	25-8 STARLINE WAY IND CONDO MDL06	BML PROPERTIES LLC P O BOX 352 BARRINGTON, RI 02806-0352

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
35-203-9	25-9 STARLINE WAY IND CONDO MDL06	JOSEPH L PILOSSA ELISSA A PILOSSA T/E 933 SEVEN MILE RD HOPE, RI 02831-1852
35-401-0	PLAINFIELD PIKE IND LND DEVELOP	FORAM INVESTMENTS LLC 2550 PLAINFIELD PIKE CRANSTON, RI 02921-2038
35-9-0	2110 PLAINFIELD PIKE SINGLE FAM MDL01	WILLIAM A SIMAS SHEILA M SIMAS TRUSTEES 1/6 2788 PLAINFIELD PIKE CRANSTON, RI 02921-2070

Town of Johnston

Plat/Lot

30-7	2099 Plainfield Pike Single Family B2	Joseph Vinagro Properties, LLC 2208 Plainfield Pike Johnston, Rhode Island 02919
30-134	2208 Plainfield Pike Commercial B2	Joseph Vinagro Properties, LLC 2208 Plainfield Pike Johnston, Rhode Island 02919
30-136	Plainfield Pike Commercial B2	Joseph Vinagro Properties, LLC 2208 Plainfield Pike Johnston, Rhode Island 02919
30-138	2111 Plainfield Pike Commercial & Residential B2	James & Danya Izzo 49 Taylor Road Johnston, Rhode Island 02919



**Certificate of Municipal Liens
Under 44-7-11 of the
General Laws of Rhode Island**
Cranston City Hall
Tax Collections Dept
869 Park Avenue

CERTIFICATE NUMBER: 2023-1438995
ISSUED: 10-Oct-2023

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application are listed below.

**TAX RATE SUMMARY
FISCAL YEAR 2023**

Residential:	18.90
Open Space:	18.90
Commercial:	28.35
Industrial:	28.35
Total Value:	\$340,200

Stephen M. Litwin, Esquire
116 ORANGE ST
PROVIDENCE RI 02903

Parcel Id: 035-0009-000
Location: 2110 PLAINFIELD PIKE
Acreage: 10.48000
Legal Reference: 6077-273
Assessed Owner(s): SIMAS WILLIAM A
SIMAS SHEILA M TRUSTEES 1/6
Current Owner: SIMAS WILLIAM A
SIMAS SHEILA M TRUSTEES 1/6

2023 Bill #2027195901 2022 Bill #2027195901 2021 Bill #2027195901 Prior to 2021

ASSESSMENTS	2023 Bill #2027195901	2022 Bill #2027195901	2021 Bill #2027195901	Prior to 2021				
Gross Tax	\$6,429.78	\$6,297.10	\$6,123.60	\$37,385.69				
Abatements/Exemptions				\$(2,158.78)				
Net Tax	\$6,429.78	\$6,297.10	\$6,123.60	\$35,226.91				
Sewer Full Year	\$458.94	\$458.94	\$458.94	\$3,164.62				
Interest To: 17-Nov-2023	\$241.11							
Total Net	\$7,129.83	\$6,756.04	\$6,582.54	\$38,391.53				
PAYMENTS								
Tax Payments	\$1,607.44	\$6,297.10	\$6,123.60	\$35,226.91				
Sewer Payments	\$458.94	\$458.94	\$458.94	\$3,164.62				
OTHER								
Net Q1 RE Tax Due: 17-Jul-2023	\$1,607.44	\$1,574.27	\$1,530.90	\$8,806.71				
Net Q2 RE Tax Due: 16-Oct-2023	\$1,607.44	\$1,574.27	\$1,530.90	\$8,806.71				
Net Q3 RE Tax Due: 16-Jan-2024	\$1,607.44	\$1,574.27	\$1,530.90	\$8,806.71				
Net Q4 RE Tax Due: 15-Apr-2024	\$1,607.46	\$1,574.29	\$1,530.90	\$8,806.78				
UNPAID TAXES								
Total Unpaid Real Estate Taxes	\$5,063.45							
TOTAL UNPAID TAXES (PER DIEM)	\$5,063.45 (\$0.20 per diem)	\$0.00	\$0.00	\$0.00				
PAYMENT HISTORY	Date	Amount	Date	Amount	Date	Amount	Date	Amount
	7/13/2023	2,066.38	4/12/2023	1,574.29	4/29/2022	1,020.60	4/16/2021	741.23
	-	-	1/11/2023	1,574.27	4/13/2022	510.30	4/14/2021	741.23
	-	-	10/13/2022	1,574.27	1/18/2022	1,530.90	1/8/2021	1,482.46
	-	-	7/11/2022	2,033.21	10/6/2021	1,530.90	10/14/2020	1,482.46
	-	-	-	-	7/12/2021	1,989.84	7/15/2020	1,941.40
	-	-	-	-	-	-	4/20/2020	1,482.46
	-	-	-	-	-	-	1/10/2020	1,482.46
	-	-	-	-	-	-	11/13/2019	1,482.46
	-	-	-	-	-	-	7/11/2019	1,941.40
	-	-	-	-	-	-	4/10/2019	1,448.20

I HAVE NO KNOWLEDGE OF ANY OTHER LIENS OUTSTANDING AS OF THIS DATE: 10/10/2023

OTHER UNPAID BALANCES

DESCRIPTION	LAST READ	ACCOUNT #	BALANCE DUE	NOTES
Note:				WATER USE SEE PROVIDENCE

This is to certify that the above is true and correct. Said Certification is given in accordance with 44-7-11 of the General Laws of Rhode Island 1956 as of this day 10-Oct-2023

 City Treasurer
 City of Cranston