



Incorporated 1910

Major Subdivision & MLD Master Plan Application

Please complete all areas of this application in black or blue ink. Submit the completed application to the Cranston Planning Department *together* with all required and supporting documents and materials. Illegible or incomplete applications will not be reviewed.

Project Info

Project InfoProject Name: Proposed Storage FacilityAssessor's Plat(s): 6/4 Assessor's Lot(s): 1250Project Address: 12 Walter Street, Cranston

Contact Information

ApplicantName: Walter Street Realty LLCAddress: 339 Quaker LanePhone: West Warwick

Email: _____

Property Owner (All owners of record must be included for all lots involved)Name: Walter Street Realty LLCAddress: 339 Quaker Lane, West Warwick

Phone: _____

Email: _____

(If there are more owners please check here submit an addendum with this application form)

AttorneyName: Michael L. Mineau, Esq.Address: Partridge Snow & Hahn LLP, 40 Westminster St., Suite 1100, Providence, RIPhone: 401-861-8296Email: MMineau@psh.com

02903

Contact Information

EngineerName: Millstone Engineering LLCAddress: 250 Centerville Road, Building E-12, WarwickPhone: 401-921-3344

Email: _____

Land Surveyor

Name: _____

Address: _____

Phone: _____

Email: _____

Certification

Owner/Applicant Signature

I/we hereby certify that I/we own the subject property and seek Major Subdivision and/or Major Land Development Master Plan approval as drafted in the accompanying plans for review by the City Plan Commission.

Walter Street Realty, LLC

Applicant Name & Title (please print)

Date: 12/2/04

Applicant Signature

Mike Milne
by Michael L. Milneau, Esq.,
attorney for Applicant/owner

Owner Name (if different than above) (please print)

Owner Signature

Date: _____

Owner Name (please print)

Owner Signature

Date: _____

(If there are more owners please submit an addendum with this application form)

MAJOR SUBDIVISION & MAJOR LAND DEVELOPMENT MASTER PLAN CHECKLIST

NAME OF PLAT: A.P. 6/4, Lot 1250

FORM COMPLETED BY: Benjamin J. Caito, P.E.

DATE: 12/2/24

Please verify applicability of items during the pre-application phase.

In addition to paper copies, ALL application documents must be submitted in digital/electronic format.

ITEM	YES	N/A	NO
<u>Required Application Documents:</u> (Submit 1 paper copy unless stipulated otherwise)			
(a) Is the application completed and signed by all owners? (original version)	X		
(b) Has the Filing Fee (\$500 + \$75 / Unit*) been submitted? (*refer to the Cranston Subdivision and Development Regulations p. 12 for how units are assessed and for other fee information)	X		
(c) Have Municipal Lien Certificates (MLCs) been filed for all applicable lots? (MLCs submitted within the last 6 months will satisfy this requirement)	X		
(d) Has a radius map and mailing list of property owners within 100' of site submitted? (for notification)	X		
(e) Has a narrative text addressing site suitability, identification of problem areas & solutions, natural and built conditions, topography, wetlands, floodplain, soil qualities, phasing, drainage, land dedications (streets, detention basins, open space, etc.) and other relevant information?	X		
(f) Has an availability letter from the applicable water supply board been submitted?	X		
(g) Has an availability letter for public sewer from Veolia Water been submitted?	X		
<u>Will the following permits/approvals required for this project?</u>			
(a) RIDOT – Physical Alteration Permit			X
(b) CRMC Assent			X
(c) RIDEM - OWTS			X
(d) RIDEM - Wetlands	X		
(e) U.S. Army Corps of Engineers - Wetland			X
(f) Conformance with Scituate Reservoir Watershed Management Plan			X
(g) RIHPHC – for potential historic/archeological significant sites			X
<u>MASTER PLAN REQUIREMENTS</u>			
<u>Number of copies to be submitted:</u>			
(a) (9) plan sets at 24"x 36"	X		
(b) (2) plan sets at 11" x 17"	X		
<u>Items to be incorporated in the Master Plan:</u>			
(a) Is the name of plat /project clearly indicated? (properly cited if replat of existing plat)	X		
(b) Is the plan identified as a Master Plan?	X		

ITEM	YES	N/A	NO
(c) Are the names of all applicable owners of record provided?	X		
(d) Are all revision dates provided?	X		
(e) Is the plan classified as a Class 1 boundary survey? (Class 4 will be accepted for lot mergers)	X		
(f) Is the name, stamp and signature of the surveyor provided?	X		
(g) Is the name, stamp and signature of the engineer provided?	X		
(h) Is a north arrow provided? (denote True North or Magnetic North)	X		
(i) Is a scale provided and is the plan accurate to the scale?	X		
(j) Is a vicinity map / locus map provided?	X		
(k) Is the zoning district(s) of the parcel(s) provided and are the general requirements of applicable zoning districts denoted? (setbacks, frontage, min. lot area, & max lot coverage)	X		
(l) Are the names of the abutting property owners & abutting zoning districts shown?	X		
(m) Are notes provided referencing any previous zoning relief including dates and conditions of approval?	X		
(n) Are notes provided referencing any relief to be required/requested from the Zoning Board of Review as part of this project?	X		
(o) Are 2' topography lines provided and 10' topography lines provided in bold?	X		
(p) Is the plat boundary outlined in bold?	X		
(q) Are primary control points shown? (at least one must be shown)	X		
(r) Are the locations of all permanent monuments shown? (at least 2 must be set or recovered for residential surveys less than 1 acre); (not less than 3 must be set or recovered for residential surveys more than 1 acre and all non-residential projects)			
(s) Are all lots numbered or lettered?	X		
(t) Is there a phasing plan which is clearly denoted?	X		
(u) Is the total area of the existing plat and all proposed lot areas and open space provided?	X		
(v) Is the total UPLAND area (land area excluding wetlands) of the existing plat and all proposed lot areas provided?	X		
(w) Are dimensions for all straight lines, angles, radii, arcs & angles of curves denoted?	X		
(x) Are all building setbacks labeled and drawn accurately? (dashed lines)	X		
(y) For lots with multiple fronts, is the primary frontage identified?	X		
(z) Are all existing and proposed streets labeled and right-of-way dimensions provided?	X		
(aa) Is a street index with all applicable street names provided?		X	
(bb) Are the plan and profile of new roadways including location and size of existing and proposed water, storm drain and sewer lines on plat and adjacent properties shown?		X	
(cc) Are all land area(s) to be dedicated for public use or granted for the use of residents identified?		X	
(dd) Are soil types denoted?	X		

ITEM	YES	N/A	NO
(ee) Are all existing improvements shown (buildings, paved areas, accessory structures, fences, retaining walls, etc.)?	X		
(ff) For structures encroaching into building setbacks, are dimensions to nearest lot lines provided?		X	
(gg) Other Existing Conditions: Location of natural and man-made features, including rock outcrop, wooded areas, existing structures, embankments or retaining walls, railroads, power lines, underground storage tanks, or any physical feature that may have an influence on the development of this plat?	X		
(hh) Have limits of disturbance and/or limits of tree removal been delineated?	X		
(ii) Are flood hazard zones, FIRM Map Panel Numbers, and base flood elevation provided?	X		
(jj) Are notes provided with the names of abutting record plats?	X		
(kk) Are existing and proposed easements, including width and purpose, identified and denoted as necessary?	X		
(ll) Has the proposed drainage pattern been identified?	X		
(mm) Are surface water detention facilities shown?	X		
(nn) Are the wetland edges and buffers/setbacks shown?	X		
(oo) Is a note provided referencing the RIDEM wetland edge verification Letter and/or RIDEM Alteration Permit?			
(pp) Has the Natural Heritage Survey been checked for rare and endangered plants and animals and has a note been provided declaring such?	X		
(qq) Are the locations of any environmental hazards identified or a note provided that none are present? (in certain cases, a certificate from an environmental engineer may be required)	X		
(rr) Are all cemetery boundaries and associated buffers identified?		X	
(ss) For Planned Districts - Has appropriate additional information been included?		X	
(tt) Is a legend for all abbreviations and symbols provided?	X		
(uu) Has a truck circulation plan been provided with loading/drop-off areas identified?			
(vv) Has a conceptual Landscape/Buffer plan been provided?	X		

Staff encourages submitting comments or correspondence from outside agencies (RIDOT, RIHPHC, etc.) as available/applicable.

Staff encourages plans be submitted via emailed for a preliminary review prior to printing full plan sets for submittal. This is not required, but offered as a courtesy to potentially reduce printing costs should revisions be required.

Michael L. Mineau
mmineau@psh.com
(401) 861-8296

December 2, 2024

Cranston Planning Department
Attn: Jason M. Pezzullo
City Planning Director
869 Park Avenue
Cranston, RI 02910

Re: Major Land Development Application of Walter Street Realty, LLC for that certain real property located at 12 Walter Street, Cranston, RI and known as Assessor's Plat 6/4, Lot 1250 (the "Property")

Dear Mr. Pezzullo:

Please accept this letter in connection with the major land development application of Walter Street Realty, LLC for development of a proposed storage facility at the Property. This application for Master Plan Approval includes this cover letter, as well as the following enclosed items (collectively, the "Application"):

1. Completed Major Subdivision & Major Land Development Master Plan Checklist;
2. One (1) copy of the Project Narrative prepared by Millstone LLC dated November 2024;
3. Nine (9) 24" x 36" copies of plans entitled, "Master Plan Set for: Proposed Storage Facility A.P. 6/4 Lot 1250 12 Walter Street Cranston, Rhode Island" prepared for Walter Street Realty LLC prepared by Millstone LLC dated November 2024, Sheets 1 – 3 of 3;
4. Two (2) 11"x17" copies of plans entitled, "Master Plan Set for: Proposed Storage Facility A.P. 6/4 Lot 1250 12 Walter Street Cranston, Rhode Island" prepared for Walter Street Realty LLC prepared by Millstone LLC dated November 2024, Sheets 1 – 3 of 3;
5. One (1) copy of the 100-ft Radius Plan;
6. One (1) copy of the list of abutters within 100 feet of the site;
7. Municipal Lien Certificate for the subject property;
8. Check in the amount of seven thousand eight hundred ninety-five dollars (\$7,895.00) for the applicable filing fee; and

9. Relevant title records referenced below concerning ownership history of Molter Street, including the following:

- a. Quitclaim Deed recorded at Book LR6583, Page 243;
- b. Various public records concerning previous abandonment process for Molter Street; and
- c. Copies of City Engineering Plans for Molter Street.

To the extent that the City has any questions concerning the ownership of Molter Street, which abuts the Property, this letter is intended to provide further information to confirm that the entirety of Molter Street is presently owned by the City.

The attached title records and plans (item #9 listed above) indicate that the westerly portion of Molter Street was abandoned by the City Council in 1954. The value of the land was determined to be nominal, and title vested in the abutting owners: Ralph Shuster, Inc., on the north; William and Eva DeAngelus, on the south. However, subsequent to the City Council's vote to approve the abandonment, the advertising, and acceptance by the City of an easement to run and maintain underground utilities, the parties were notified by the Providence Water Supply Board that they owed approximately \$600 for the water main and fire supply infrastructure that ran under the abandoned portions of Molter Street. Rather than make that payment, the abutters opted to re-convey the abandoned portions of Molter Street to the City. The Deeds from the abutters are included in the set of copies provided herewith.

The current owner's Deed for the Walter Street Realty, LLC Property is provided here as well. Note that the Property bounds southerly on Molter Street, with no indication that it includes any property that may have constituted the abandoned portion of Molter Street. Accordingly, the entirety of Molter Street is a public street.

Please contact the undersigned should any further documents or information be required in connection with this Application, and please confirm via email to mmineau@psh.com when this Application has been certified complete. Thank you for your assistance.

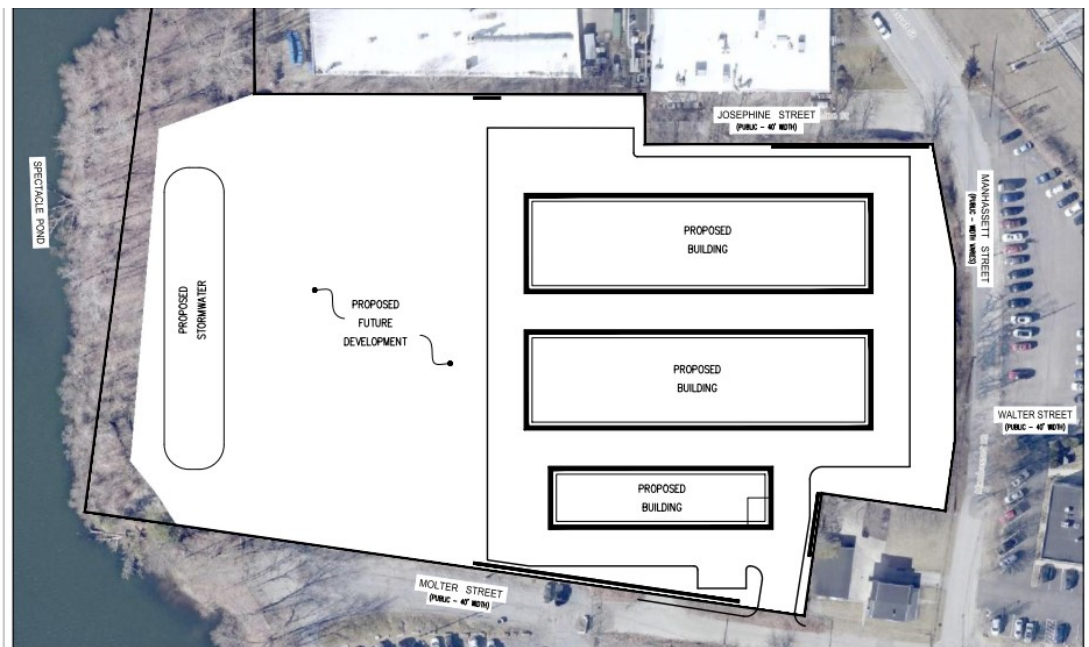
Project Narrative

For

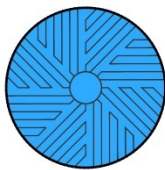
PROPOSED STORAGE FACILITY

Assessor's Plat 6/4, Lot 1250
12 Walter Street
Cranston, RI

Prepared for:
Walter Street Realty LLC



Prepared by:



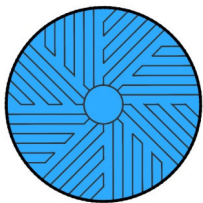
Millstone LLC
ENGINEERING • SURVEYING • PERMITTING

250 Centerville Road, Building E-12 | 790 Aquidneck Avenue, Building B
Warwick, RI 02886 | Middletown, RI 02842

www.MillstoneEng.com
p. (401) 921-3344 f. (401) 921-3303

Project Number 23.539.832

Date: November 2024



This project proposes the construction of three commercial storage facility buildings located at 12 Walter Street on A.P. 6, Block 4, Lot 1250 in Cranston. Two of the buildings are proposed to have footprints of 22,400 square feet and will be two-story buildings, and the third building is a one-story with a footprint of 9,000-square feet. The western portion of the site will be utilized for stormwater facilities and potential future development. Access to the site is provided off Molter Street.

The project sits on approximately 6.13 acres and is zoned General Industry (M2). Historically, the site has been primarily impervious and has been home to various commercial and industrial uses over the years. The most recent use of the property was waste management and dumpster storage, consisting of one building, associated driveways, and gravel parking areas.

There are wetlands located on the western portion of the site along the shoreline of Spectacle Pond. The site generally slopes from the east to the west, toward Spectacle Pond. The site is currently accessible via Manhasset and Molter Streets, which are both City of Cranston roads. According to RIDEM mapping, there are no natural heritage areas or known historical features, such as cemeteries or stone walls, located on the site. The entire site is located in a GB groundwater classified area.

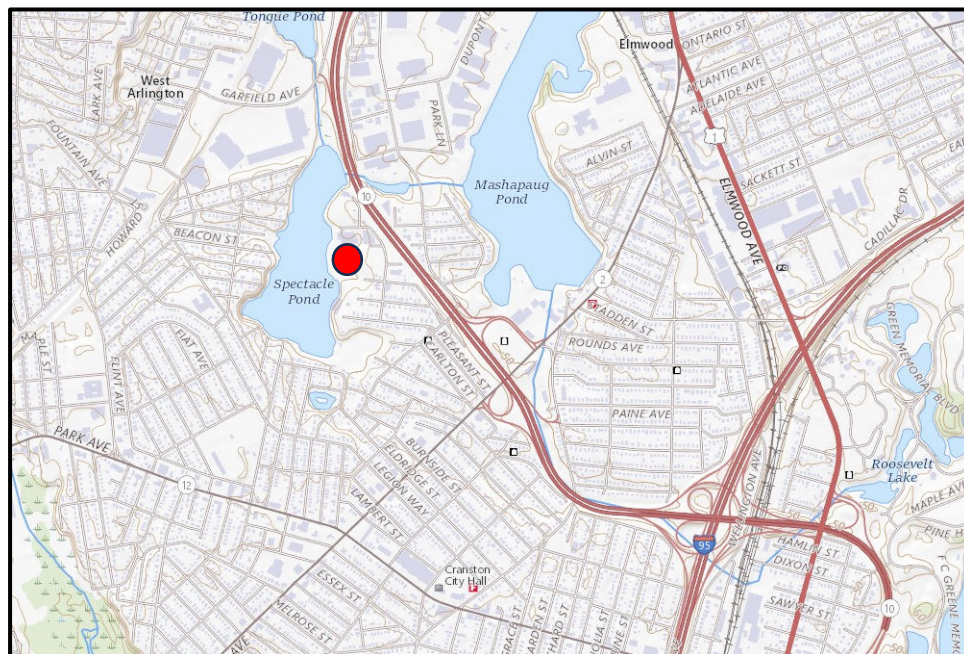


Figure 1. Site Locus
Reference: USGS Mapping

The soils within the project site are defined by the Soil Survey of Rhode Island and are comprised of Udorthents – Urban Land Complex (UD), Hinckley loamy sand (HkC), and Merrimac-Urban Land Complex (MU). A Hydrologic Soil Group (HSG) rating of A will be used for stormwater analysis and design.

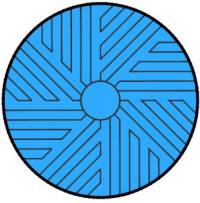


Figure 2. Soils Map

Reference: Soil Survey of Rhode Island United States Department of Agriculture Soil Conservation Service in cooperation with Rhode Island Agricultural Experiment Station, Issued July 1981

The entire site is located within a Zone X flood zone, which is an area considered to be outside the 0.2% annual chance floodplain.

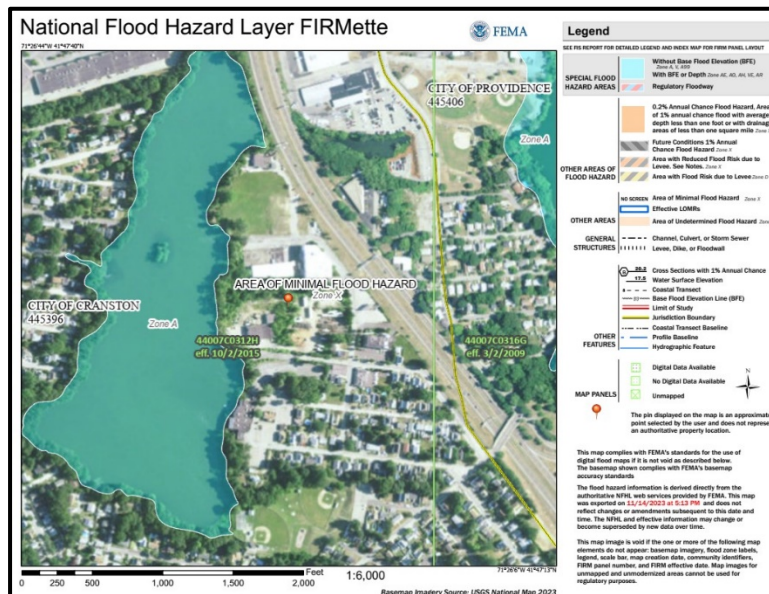
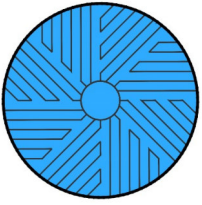


Figure 3. Firmette

Reference: National Flood Insurance Program Flood Insurance Rate Map (FIRM), Map Number 44007C0312H, effective date October 2, 2015

Stormwater management for the site will be provided in accordance with the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM) to ensure water quality and water quantity management requirements have been met. Wherever possible, low impact design best management practices will be utilized.



Project Narrative
Proposed Storage Facility
A.P. 6/4, Lot 1250
Cranston, RI
November 2024

Portions of the site have the potential for environmental concern and will be addressed in concert with stormwater design as part of the Preliminary Plan application. Refer to the Environmental Phase I Assessment by Hoffman Engineering, Inc. dated April 2024 and the Limited Phase II Environmental Site Assessment by Hoffman Engineering, Inc. dated April 2024.

December 2, 2024
Page 3

PARTRIDGE SNOW & HAHN LLP

Sincerely,

PARTRIDGE SNOW & HAHN LLP

/s/ Michael L. Mineau

Michael L. Mineau
Counsel

MLM:MLM
Enclosures

MASTER PLAN SET

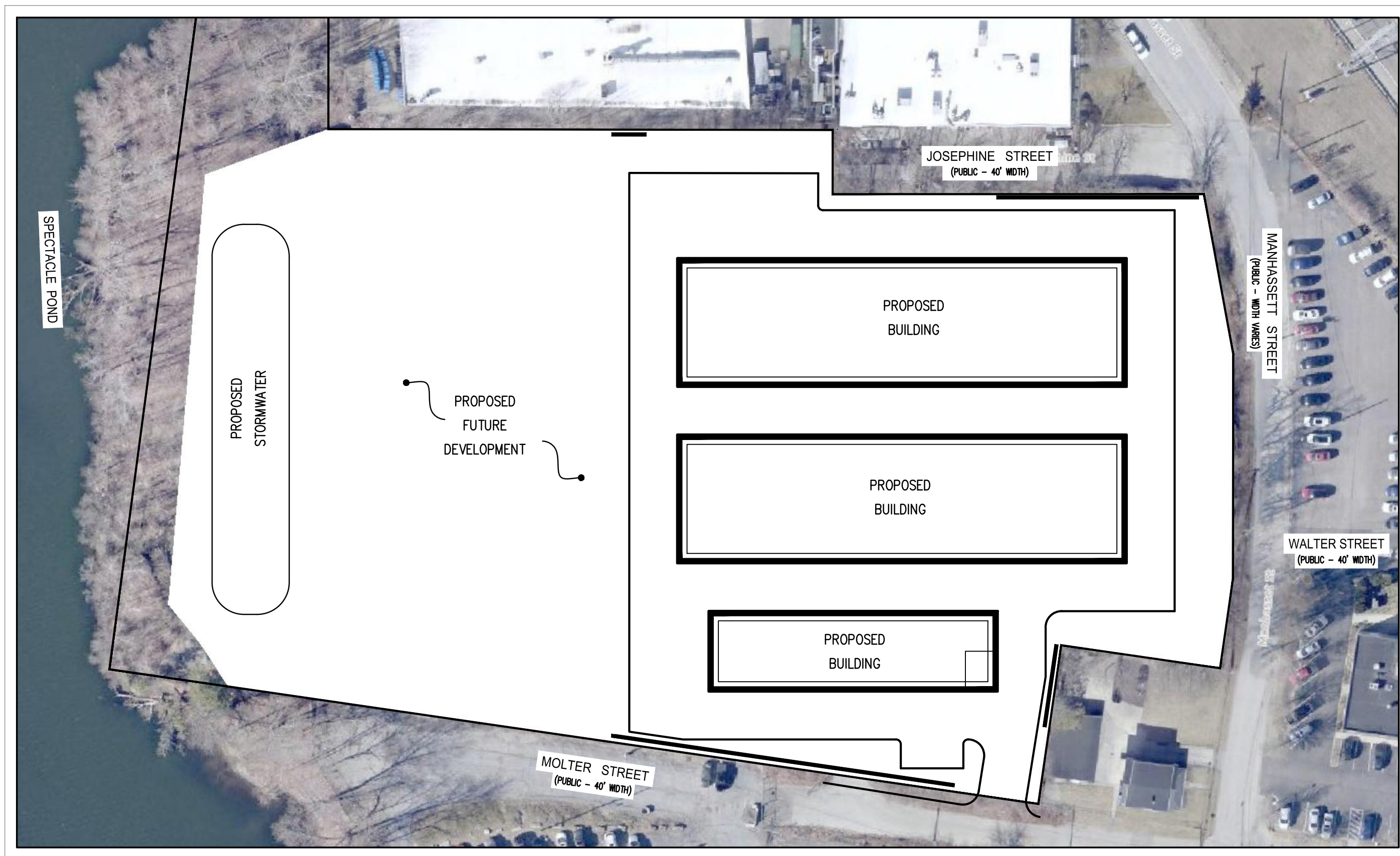
FOR:

PROPOSED STORAGE FACILITY

A.P. 6/4, LOT 1250

12 WALTER ST

CRANSTON, RHODE ISLAND



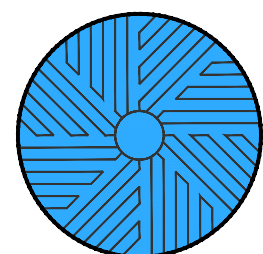
AERIAL IMAGE

1" = 60'

PREPARED FOR:

WALTER STREET REALTY LLC

PREPARED BY:



Millstone LLC

ENGINEERING • SURVEYING • PERMITTING

250 Centerville Road, Building E-12 | 790 Aquidneck Avenue, Building B
Warwick, RI 02886 | Middletown, RI 02842

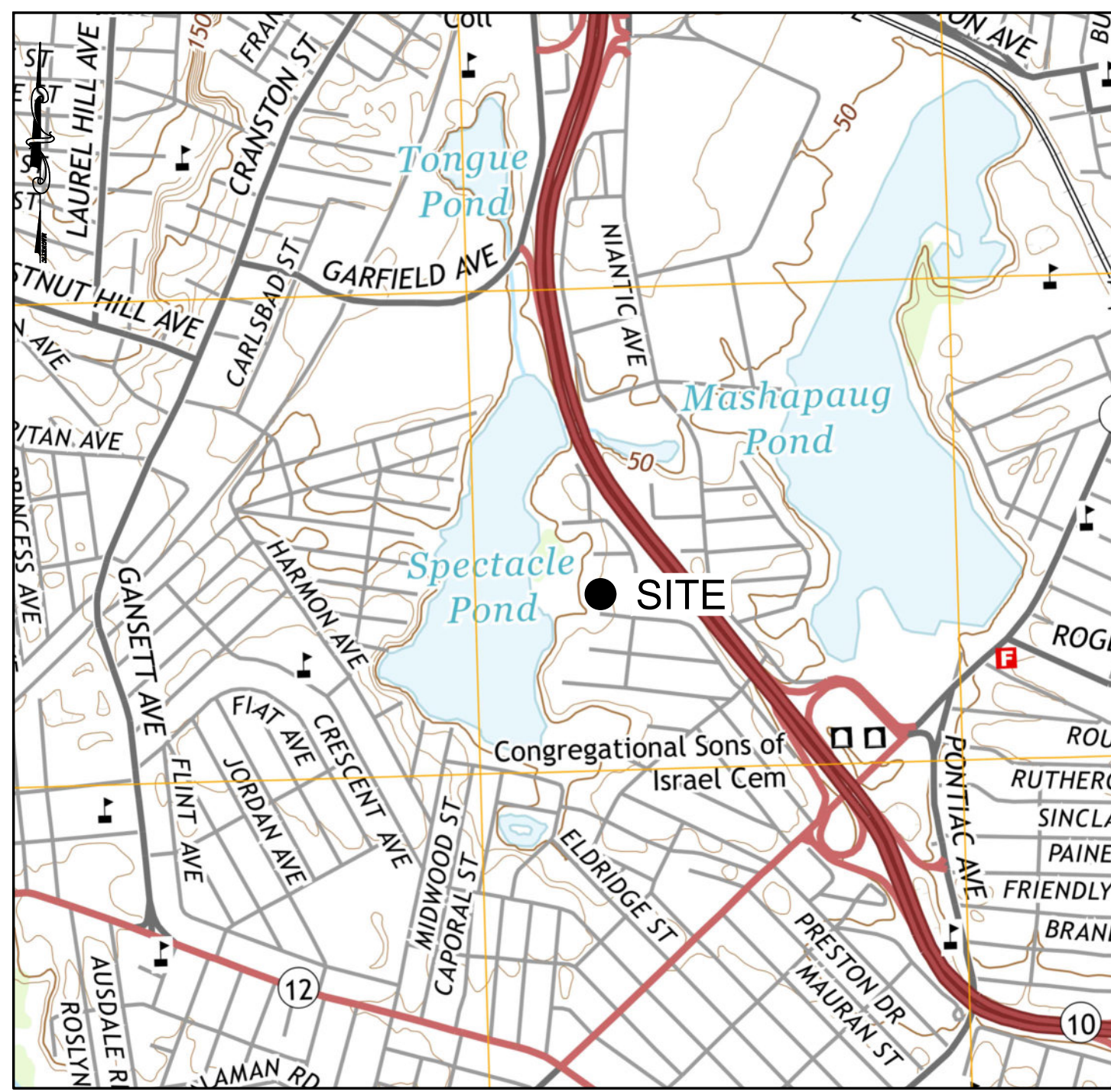
www.MillstoneEng.com
p. (401) 921-3344 f. (401) 921-3303

NOVEMBER 2024

REFERENCES:

1. AERIAL PHOTOGRAPH

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EXPRESSED WRITTEN CONSENT
OF MILLSTONE LLC.



LOCUS

1" = 1000'

TABLE OF CONTENTS:

SHEET	DESCRIPTION	REVISED
1	COVER SHEET	
2	BOUNDARY SURVEY (BY OTHERS)	
3	MASTER PLAN	



Drawn By: JSC

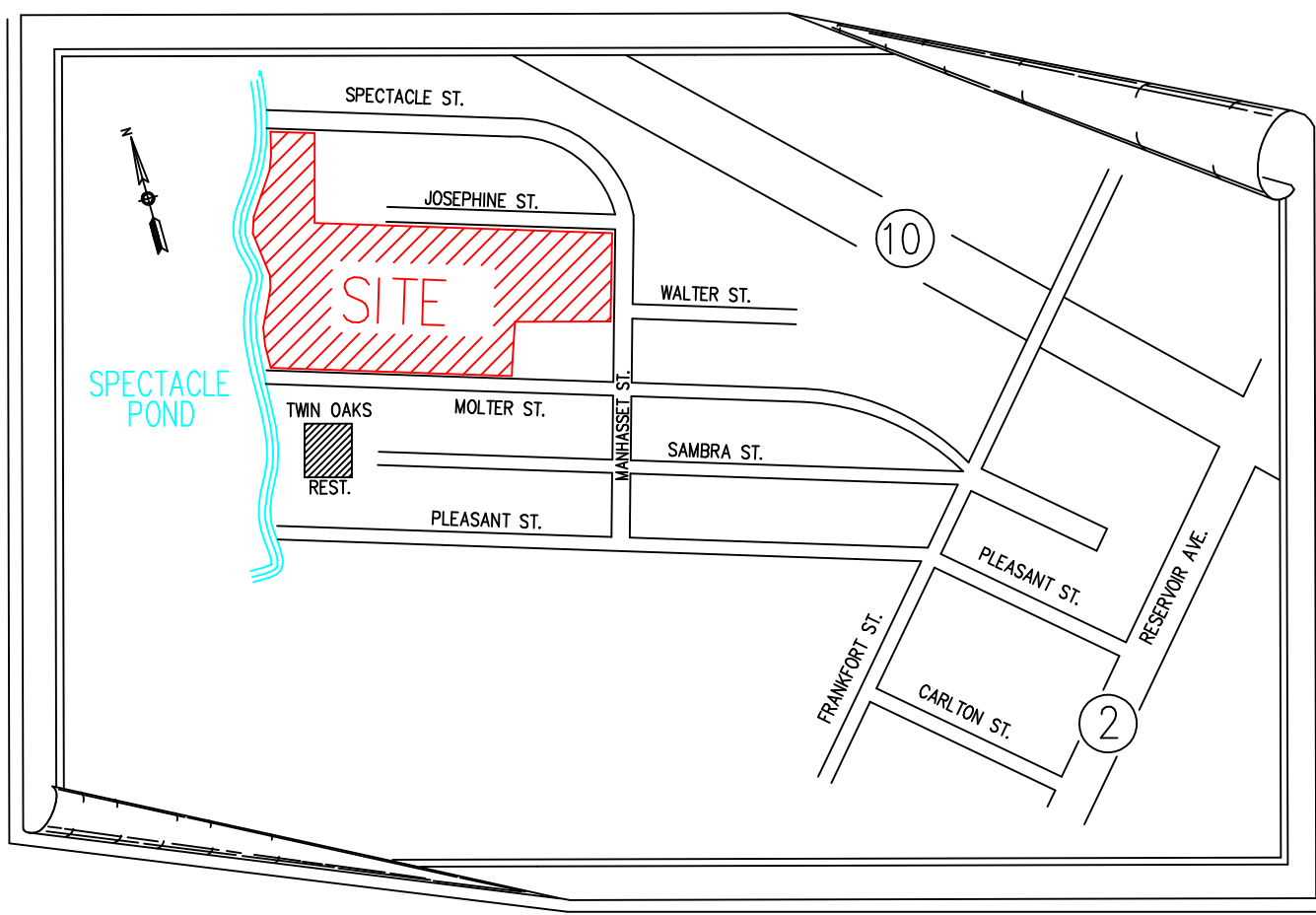
Checked By: BJC

Sheet

1

of 3

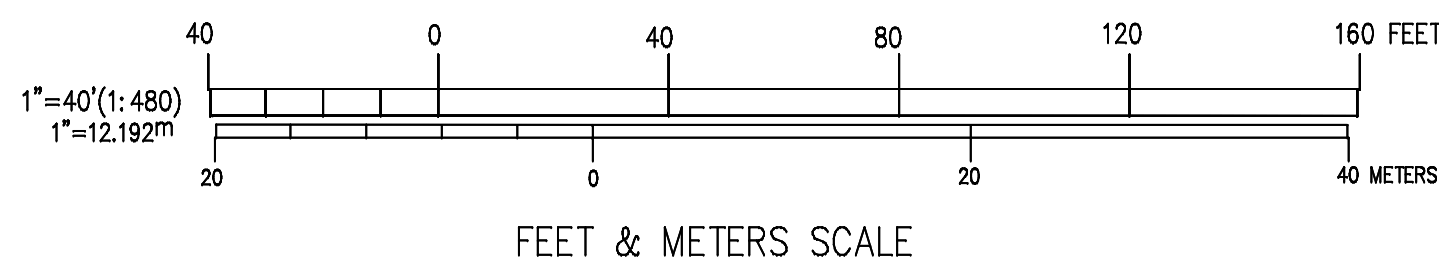
FILE NO.: 23.539.832



LOCUS MAP
(NOT TO SCALE)

- LEGEND**
- CB CATCH BASIN
 - POLE #1 UTILITY POLE
 - SIGN STREET SIGN
 - SMH SEWER MANHOLE
 - DMH DRAIN MANHOLE
 - OU OVERHEAD UTILITIES
 - E ELECTRIC
 - T TELEPHONE
 - W WATER LINES
 - D STORM DRAIN
 - S SANITARY LINE
 - G GAS LINE
 - AG ABANDONED GAS LINE
 - ✕ LIGHT
 - ✕ FENCE
 - WG WATER GATE
 - I.C.V. IRRIGATION CONTROL VALVE
 - GG GAS GATE
 - HH HAND HOLE
 - HYD FIRE HYDRANT
 - 10 EXISTING CONTOURS
 - SPOT ELEVATION
 - POINT OF APPLICATION
 - GB GRANITE OR STONE BOUND
 - RE-BAR PROPOSED MONUMENT
 - STONEWALL
 - PROPERTY LINE
 - TREE LINE
 - WF-A9 WETLAND EDGE
 - TREE

NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.



UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN ARE PLOTTED FROM PLANS FURNISHED TO THIS OFFICE BY THE LOCAL UTILITY AND CITY ENGINEERING DEPARTMENTS. WE ASSUME NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. THESE PLANS ARE AND SHOULD BE ASSUMED AS APPROXIMATE. THE APPROPRIATE PUBLIC UTILITY COMPANIES AND "DIG SAFE" SHOULD BE CONSULTED BEFORE ANY WORK IS DONE.



CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT / ACCURACY SPECIFICATIONS
COMPREHENSIVE BOUNDARY SURVEY	I
OTHER TYPE OF SURVEY	N/A
DATA ACCUMULATION SURVEY	T-2
TOPOGRAPHIC SURVEY	

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS

BY: *John D. Andrews* 1836 11/10/2017
JOHN D. ANDREWS, P.L.S. REG. NO. DATE
DOUGLAS DESIGN GROUP (LS.000A354-COA)

Certification

Drawn by BSA

Checked by JDA

Revised on

Project

**BOUNDARY & WETLAND
SURVEY OF LAND**

PREPARED FOR

**12 WALTER
STREET**

A.P. 6/4, LOT 1250

CRANSTON

RHODE ISLAND

Date: NOVEMBER 10, 2017

Scale: 1" = 40'

Owner:

Ralph Shuster Inc.
909 North Main Street
Providence, RI 02904

**Douglas
DESIGN GROUP**

LAND SURVEYING • CONSULTING

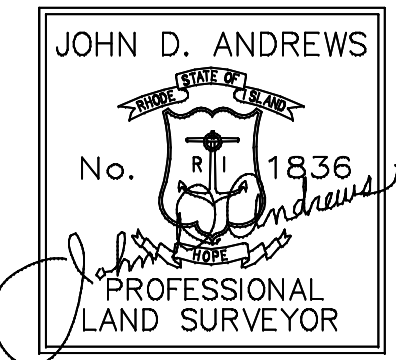
BAY TOWER - LOWER LEVEL SUITE C
101 PLAIN STREET
PROVIDENCE, RHODE ISLAND 02903
508-821-8728 774-284-0085
douglasdesigngroup@gmail.com

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Issued On 11/10/2017

Sheet Contents

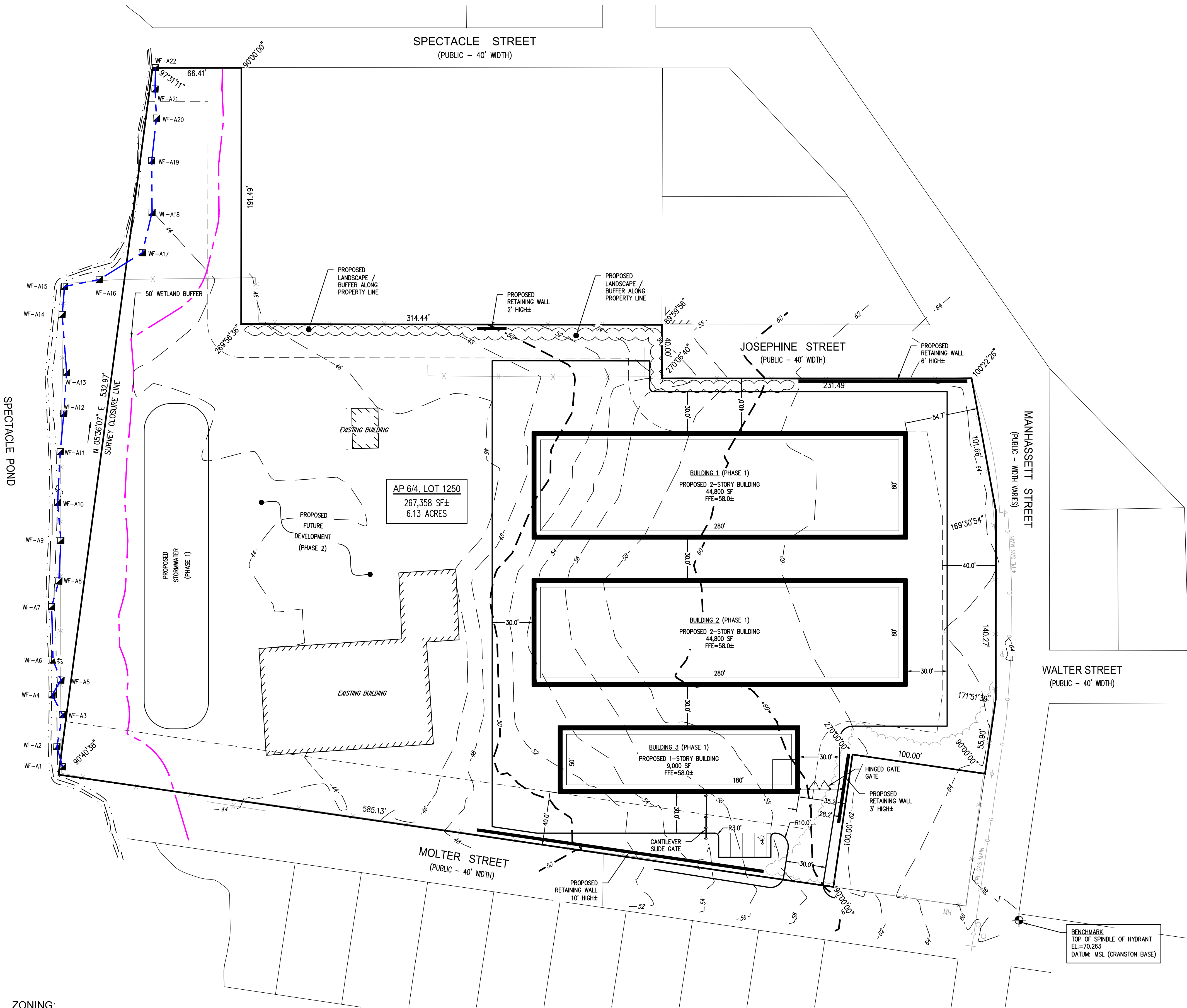
UPDATED SITE PLAN



Project Number.

Drawing No.

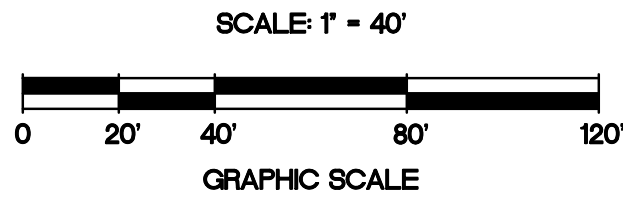
Sheet 1 of 1



ZONING:

ZONE: M-2 (GENERAL INDUSTRY)	REQUIRED (ZONING ORDINANCE 17.20.120)	PROVIDED
MINIMUM LOT AREA	60,000 SF	267,358 SF±
MINIMUM LOT WIDTH AND FRONTAGE	200 FT	290 FT
MINIMUM FRONT YARD SETBACK	40 FT	40.0 FT
MINIMUM REAR YARD SETBACK	30 FT	N/A
MINIMUM SIDE YARD SETBACK	25 FT	35.2 FT
MAXIMUM LOT COVERAGE	60%	25%*
MAXIMUM BUILDING HEIGHT	35 FT	≥ 35 FT

* LOT BUILDING COVERAGE



REFERENCES:

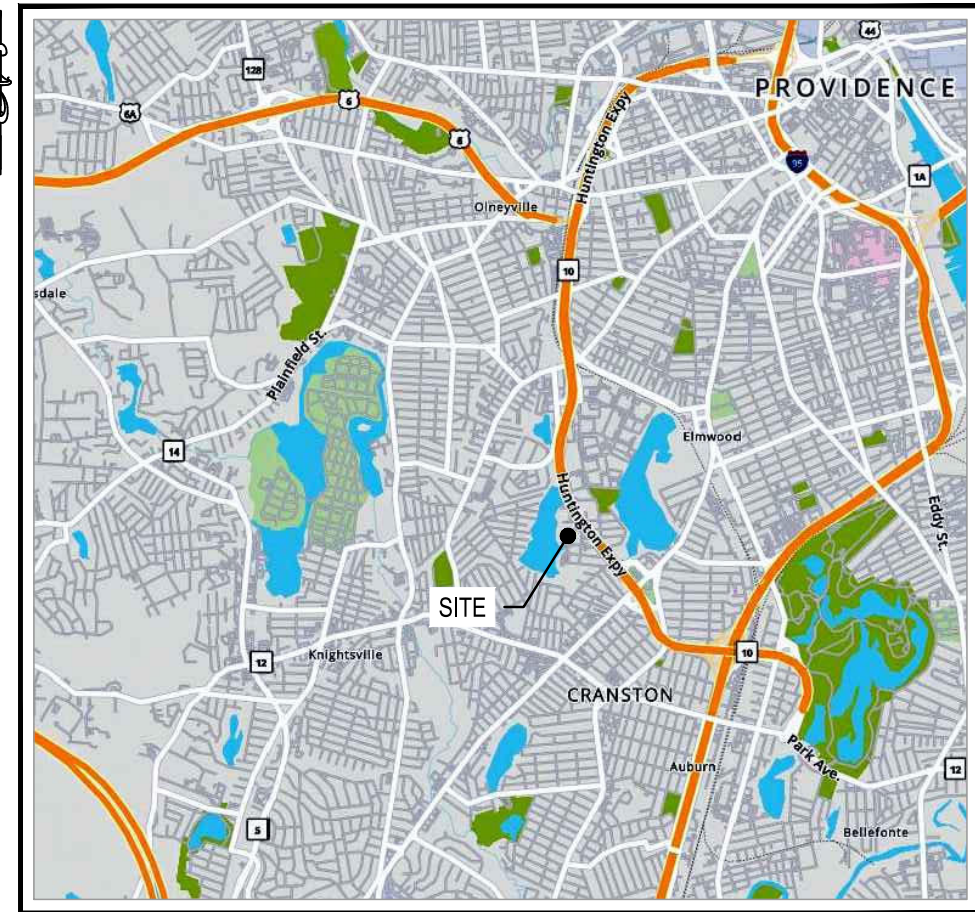
- BOUNDARY & WETLAND SURVEY OF LAND PREPARED FOR 12 WALTER STREET; A.P. 6/4 LOT 1250 CRANSTON, RHODE ISLAND DATE: NOVEMBER 10, 2017 SCALE: 1" = 40' PREPARED BY DOUGLAS DESIGN GROUP
- CITY OF CRANSTON TAX ASSESSOR MAPPING
- RIDEM GIS INFORMATION
- GOOGLE EARTH

UTILITY NOTE:

LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD. ANY DAMAGE TO EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES ARE NOTIFIED 72-HOURS IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-888-344-7233) A MINIMUM OF 72 HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF HTE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.

LEGEND

- SUBJECT LOT LINE
- ABUTTING LOT LINE
- LOT LINE TO BE REMOVED
- BUILDING SETBACK LINE
- EXISTING BUILDING
- EXISTING CONTOUR
- WETLAND BUFFER
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT



LOCATION MAP
NOT TO SCALE

SITE NOTES:

- THERE ARE WETLANDS LOCATED ON THE NORTHWESTERN BOUNDARY OF THE SITE, ALONG THE SHORELINE OF SPECTACLE POND.
- THE EXISTING GROUND COVER CONSISTS OF AN EXISTING BUILDING, ASSOCIATED DRIVEWAYS, AND GRAVEL PARKING AREAS. BUILDINGS HAVE BEEN DEMOLISHED OVER THE YEARS AND HE GRAVEL PARKING AND LAYDOWN AREAS HAVE NOT BEEN MAINTAINED.
- THE PROPERTY CONSISTS OF UDORHTENTS-URBAN LAND COMPLEX (UD), HINCKLEY LOAMY SAND (Hkc) AND MERRIMAC-URBAN LAND COMPLEX (MU).
- ACCORDING TO RIDEM MAPPING, THERE ARE NO NATURAL HERITAGE AREAS OR HISTORICAL FEATURES, SUCH AS CEMETERIES OR STONE WALLS, LOCATED ON THE SITE.
- THE ENTIRE SITE IS LOCATED WITHIN A GB GROUNDWATER CLASSIFICATION AREA.
- THE SITE IS CURRENTLY SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
- ALL TREES WITHIN THE LOD TO BE CLEARED.
- TOTAL UPLANDS AREA (EXCLUDING WETLANDS) = 5.85 AC.
- THE PROJECT WILL BE BUILT IN TWO PHASES AS DENOTED BY THE PLAN. PHASE 1 INCLUDES BUILDINGS 1, 2, AND 3, AND THE ASSOCIATED PARKING AND ACCESS OFF MOLTER STREET. THE STORMWATER FACILITIES WILL BE BUILT AS PART OF PHASE 1. PHASE 2 IS RESERVED FOR A PROPOSED FUTURE DEVELOPMENT ON THE WESTERN PORTION OF THE SITE AS INDICATED.
- PORTIONS OF THE SITE ARE OF ENVIRONMENTAL CONCERN. REFER TO ENVIRONMENTAL PHASE I ASSESSMENT BY HOFFMAN ENGINEERING, INC., DATED APRIL 2024 AND LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT BY HOFFMAN ENGINEERING, INC., DATED APRIL 2024.

FLOOD NOTE:

THIS SITE LIES ENTIRELY WITHIN ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM), PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS), PANEL 312 OF 451, MAP NUMBER 44007C0312H, MAP REVISED OCTOBER 2, 2015.

NO.	DATE	REVISION



Millstone LLC
ENGINEERING • SURVEYING • PERMITTING

250 Centerville Road, Building E-12
Warwick, RI 02886

790 Aquidneck Avenue, Building B
Middletown, RI 02842

www.MillstoneEng.com
p. (401) 921-3344 f. (401) 921-3303

MASTER PLAN

**PROPOSED
STORAGE
FACILITY**

A.P.6/4, LOT 1250
12 WALTER STREET
CRANSTON, RI

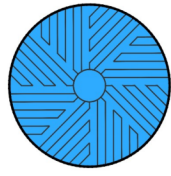
PREPARED FOR:
**WALTER ST.
REALTY LLC**

1" = 40'
MARCH 2024

Drawn By: BJC
Checked By: JCH
Sheet

3
of 3

FILE NO.: 23.539.832



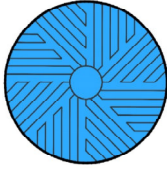
Millstone LLC

ENGINEERING • SURVEYING • PERMITTING

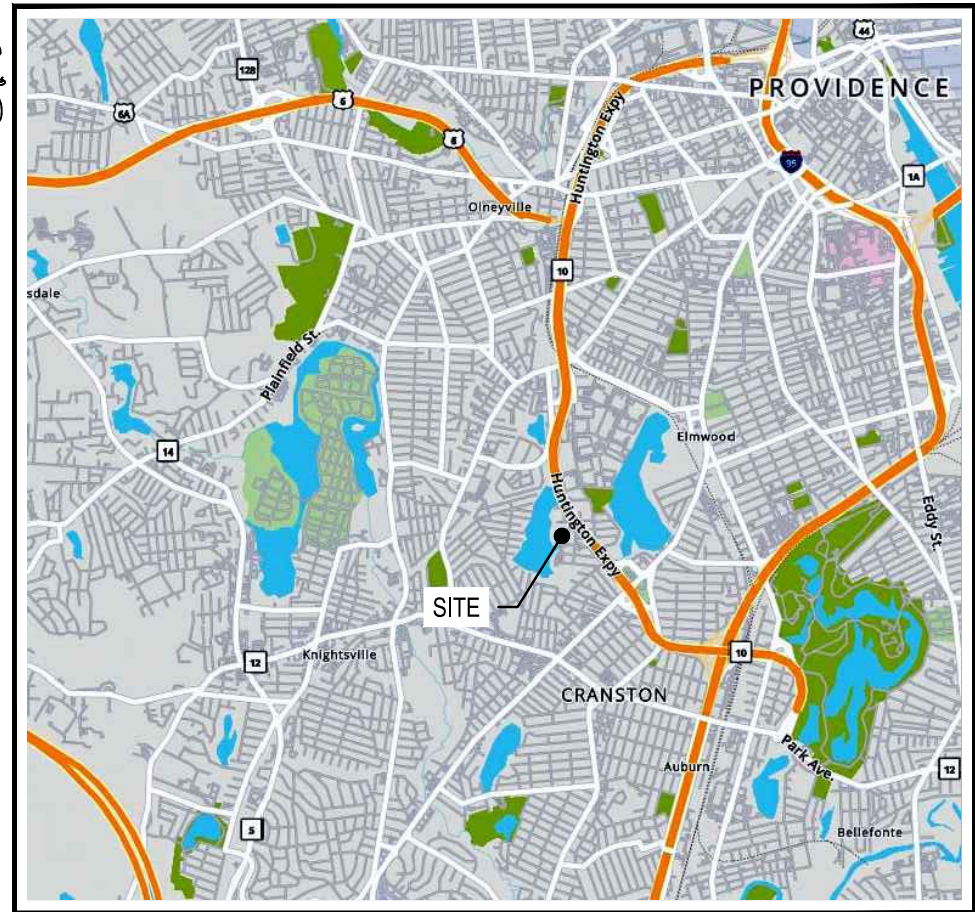
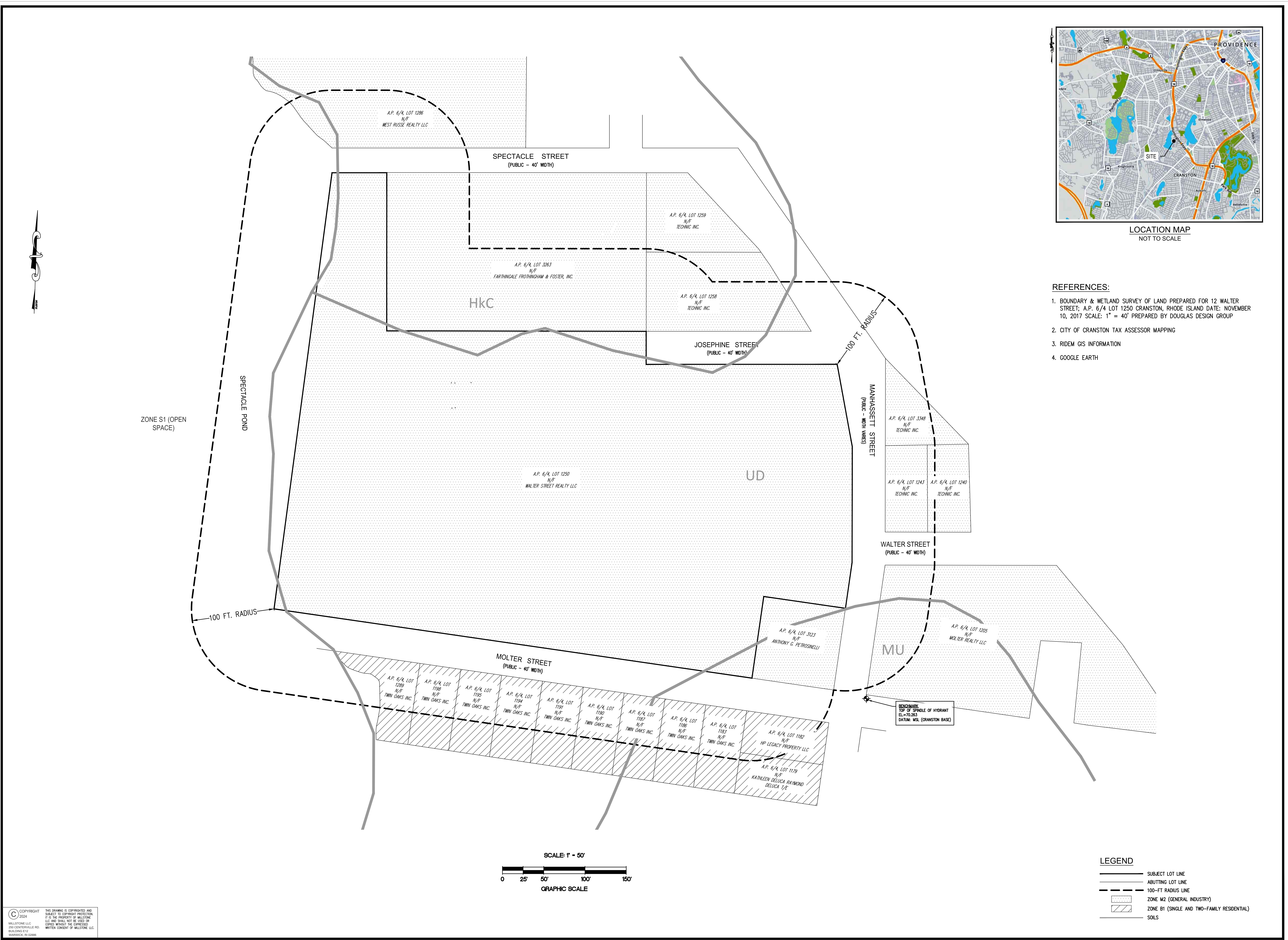
PROPERTY OWNERS WITHIN 100' OF SITE

For
Proposed Storage Facility
12 Walter Street
A.P. 6/4, Lot 1250
Cranston, Rhode Island
November 2024

Cranston Plat/Lot	Owner Name/Address
6/1286	WEST RUSSE REALTY LLC 1 SPECTACLE STREET CRANSTON, RI 02910-1032
6/3263	FARTHINGALE FROTHINGHAM & FOSTER LTD 1 SPECTACLE STREET CRANSTON, RI 02910-1032
6/1259	TECHNIC INC 47 MOLTER STREET CRANSTON, RI 02910-1011
6/1258	TECHNIC INC 47 MOLTER STREET CRANSTON, RI 02910-1011
6/3348	TECHNIC INC 47 MOLTER STREET CRANSTON, RI 02910-1011
6/1243	TECHNIC INC 47 MOLTER STREET CRANSTON, RI 02910-1011
6/1240	TECHNIC INC 47 MOLTER STREET CRANSTON, RI 02910-1011
6/3123	ANTHONY G PETROSINELLI 54 PARK FOREST RD CRANSTON, RI 02920
6/1205	MOLTER REALTY LLC 47 MOLTER ST CRANSTON, RI 02910-1032
6/1289	TWIN OAKS INC 100 SABRA STREET CRANSTON, RI 02910
6/1198	TWIN OAKS INC 100 SABRA STREET CRANSTON, RI 02910



6/1195	TWIN OAKS INC 100 SABRA STREET CRANSTON, RI 02910
6/1194	TWIN OAKS INC 100 SABRA STREET CRANSTON, RI 02910
6/1191	TWIN OAKS INC 100 SABRA STREET CRANSTON, RI 02910
6/1190	TWIN OAKS INC 100 SABRA STREET CRANSTON, RI 02910
6/1187	TWIN OAKS INC 100 SABRA STREET CRANSTON, RI 02910
6/1186	TWIN OAKS INC 100 SABRA STREET CRANSTON, RI 02910
6/1183	TWIN OAKS INC 100 SABRA STREET CRANSTON, RI 02910
6/1182	HP LEGACY PROPERTY LLC 51 MANHASSETT ST CRANSTON, RI 02910-1009
6/1179	KATHLEEN DELUCA RAYMOND DELUCA T/E 55 MANHASSETT STREET CRANSTON, RI 02910-1009



LOCATION MAP
NOT TO SCALE

REFERENCES:

- BOUNDARY & WETLAND SURVEY OF LAND PREPARED FOR 12 WALTER STREET; A.P. 6/4 LOT 1250 CRANSTON, RHODE ISLAND DATE: NOVEMBER 10, 2017 SCALE: 1" = 40' PREPARED BY DOUGLAS DESIGN GROUP
- CITY OF CRANSTON TAX ASSESSOR MAPPING
- RIDEM GIS INFORMATION
- GOOGLE EARTH

Millstone LLC
ENGINEERING • SURVEYING • PERMITTING

250 Centerville Road, Building E-12
Warwick, RI 02886

790 Aquidneck Avenue, Building B
Middletown, RI 02842

www.MillstoneEng.com
p. (401) 921-3344 T. (401) 921-3303



ORIGINAL

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: 2024-1441432
ISSUED: 20-Nov-2024

TAX RATE SUMMARY
FISCAL YEAR 2024

Residential:	13.61
Open Space:	13.61
Commercial:	20.42
Industrial:	20.42

Total Value: \$386,200

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.

Parcel Id: 006-1250-000
Location: 12 WALTER STREET
Acreage: 2.81000
Legal Reference:
Assessed Owner(s): WALTER STREET REALTY LLC
Current Owner: WALTER STREET REALTY LLC

ASSESSMENTS	2024 Bill #2412515005	2023 Bill #2412515005	2022 Bill #1914558005	Prior to 2022
Gross Tax				
Net Tax	\$7,886.20	\$9,097.52	\$8,911.39	\$60,717.41
Interest	\$7,886.20	\$9,097.52	\$8,911.39	\$60,717.41
Total Net	\$7,886.20	\$181.96	\$89.12	\$86.64
PAYMENTS		\$9,279.48	\$9,000.51	\$60,804.05
Tax Payments				
Interest	\$3,943.10	\$9,097.52	\$8,961.34	\$60,717.41
OTHER		\$181.96	\$89.12	\$86.64
Net Q1 RE Tax Due: 15-Jul-2024	\$1,971.55	\$2,274.38	\$2,227.84	\$15,179.31
Net Q2 RE Tax Due: 15-Oct-2024	\$1,971.55	\$2,274.38	\$2,227.84	\$15,179.31
Net Q3 RE Tax Due: 15-Jan-2025	\$1,971.55	\$2,274.38	\$2,227.84	\$15,179.31
Net Q4 RE Tax Due: 15-Apr-2025	\$1,971.55	\$2,274.38	\$2,227.87	\$15,179.48
UNPAID TAXES				
Total Unpaid Real Estate Taxes	\$3,943.10			
TOTAL UNPAID TAXES (PER DIEM)	\$3,943.10	\$0.00	\$0.00	\$0.00
PAYMENT HISTORY	Date Amount	Date Amount	Date Amount	Date Amount
	10/4/2024 1,971.55	4/8/2024 2,274.38	12/2/2022 4,455.68	4/15/2022 2,166.09
	7/11/2024 1,971.55	1/5/2024 2,274.38	11/14/2022 2,277.82	1/13/2022 2,166.07
	-	10/16/2023 2,274.38	9/8/2022 222.94	10/12/2021 2,166.07
	-	9/1/2023 427.69	8/3/2022 2,094.02	9/22/2021 163.50
	-	8/18/2023 2,028.65	-	8/16/2021 2,089.21
	-	-	-	4/12/2021 2,192.90
	-	-	-	1/22/2021 2,192.88
	-	-	-	10/13/2020 2,192.88
	-	-	-	7/14/2020 2,192.88
	-	-	-	4/10/2020 2,192.90

I HAVE NO KNOWLEDGE OF ANY OTHER LIENS OUTSTANDING AS OF THIS DATE: 11/20/2024

OTHER UNPAID BALANCES

DESCRIPTION
Note:

LAST READ ACCOUNT #

BALANCE DUE NOTES

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 20-Nov-2024

City Treasurer
City of Cranston

Tax: \$6980.00
Date: 11/30/2022
Transfer Tax #: 36281
RECORDER: SGRONEVELD
CITY OF CRANSTON
RHODE ISLAND REAL ESTATE
CONVEYANCE TAX



202211300141940 Bk.LR6583 Pg.249
RECORDED Cranston,RI 1/3
11/30/2022 10:41:48 AM DEED

QUITCLAIM DEED

RALPH SHUSTER, INC., a Rhode Island Corporation, with an address of 909 North Main Street, Providence, Rhode Island 02904 for consideration paid of One Million Five Hundred Thousand and 00/100 (\$1,500,000.00) Dollars, hereby conveys to **WALTER STREET REALTY, LLC**, a Rhode Island Limited Liability Company, with an address of 2077 Elmwood Avenue, Warwick, Rhode Island 02888 as **SOLE OWNER** with **QUITCLAIM COVENANTS**:

See Attached Exhibit "A"

The transfer is such that no R.I.G.L. §44-30-71.3 withholding is required as Seller is a Rhode Island Corporation as evidenced by Affidavit.

WITNESS its hand this 29th day of November 2022 by its President duly authorized.

Ralph Shuster, Inc.

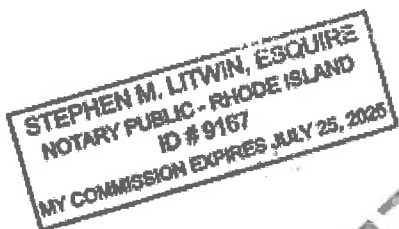
David Malkin
President



202211300141040 Bk:LR5583 Pg:244
RECORDED Cranston, RI 2/3
11/30/2022 10:41:40 AM DEED

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence, Rhode Island on the 29th day November 2022 before me personally appeared David Malkin, President of Ralph Shuster, Inc., known to me and by me to be the party executing the foregoing instrument and he acknowledged said instrument, by him executed, to be his free act and deed as the President of Ralph Shuster, Inc. and the free act and deed of the Corporation.



Stephen M. Litwin

Notary Public:

My Commission Expires: 7/25/25

Stephen M. Litwin

UNOFFICIAL



202211300141348 Bk:LR0583 Pg:245
RECORDED Cranston, RI 3/3
11/30/2022 10:41:48 AM DEED

Exhibit A

That certain lot or parcel of land, with all buildings and improvements thereon situated in the City of Cranston, State of Rhode Island bounded and described as follows:

Beginning at a point on the northerly side of Molter Street, 100 (one hundred) feet westerly from the northwesterly corner of Manhasset Street and Molter Street, which point is the southwest corner of land now or formerly of Anthony G. Petrosinelli; thence running westerly bounded southerly by Molter Street to the easterly edge of Spectacle Pond; thence turning and running in a general northerly direction along the easterly edge of Spectacle Pond to a point at the most southwesterly corner of Spectacle Street to a point for a corner; thence turning and running easterly bounded northerly by Spectacle Street to land now or formerly of Farthingale, Frothington and Foster, Ltd.; thence turning and running southerly, bounded easterly by said Farthingale, Frothington and Foster Ltd. land 191.78 (one hundred ninety one and seventy eight one hundredths) feet, more or less to a point for a corner; thence turning and running easterly, bounded northerly by said Farthingale, Frothington and Foster Ltd. land 314.45 (three hundred fourteen and forty five hundredths) feet to the northwesterly terminus of Josephine Street; thence turning and running southerly, bounded easterly by said Josephine Street 40 (forty) feet, more or less to the southwesterly terminus of said Josephine Street; thence turning and running easterly, bounded northerly by said Josephine Street to a point at the southwesterly corner of Manhasset Street and Josephine Street; thence turning and running southerly, bounded easterly by said Manhasset Street to land now or formerly of aforementioned Petrosinelli; thence turning and running westerly, bounded southerly by said Petrosinelli land 100 (one hundred) feet more or less to a point for a corner; thence turning and running southerly bounded easterly by said Petrosinelli land 100 (one hundred) feet, more or less to Molter Street and the point and place of beginning.

Together with and subject to rights of others in and to abandoned portion of Josephine Street.

Subject to flowage rights reserved in deed from Welcome Fenner to Josiah W. Robinson in Book 18 at page 259 and to flowage easement granted by Josiah W. Robinson to Martin C. Stokes in Book 39 at page 216.

Property Address: 41 Molter Street

AP 6/4 AL 3124, 3125, 3126, 3127, 1244, 1245, 1246
1250, and 3353

AP 7/5 AL 1247

PETITION TO THE CITY COUNCIL

Cranston, October 25, 1933.

To the Honorable City Council of the City of Cranston.

The undersigned owner of land on Walter Street, in said City, hereby petition your Honorable Body that, that westerly portion of said Walter Street, formerly Clarence Street, Cranston, R.I., which portion is more fully described as beginning at the northeasterly corner of Lot Eighty-eight (88) in the L.D. Anthony Plat, thence running westerly to its termination at Spectacle Pond, be abandoned.

RALPH SHUSTER

RALPH SHUSTER INC.

WILLIAM DeANGELUS, et ux
EVA M. DeANGELUS

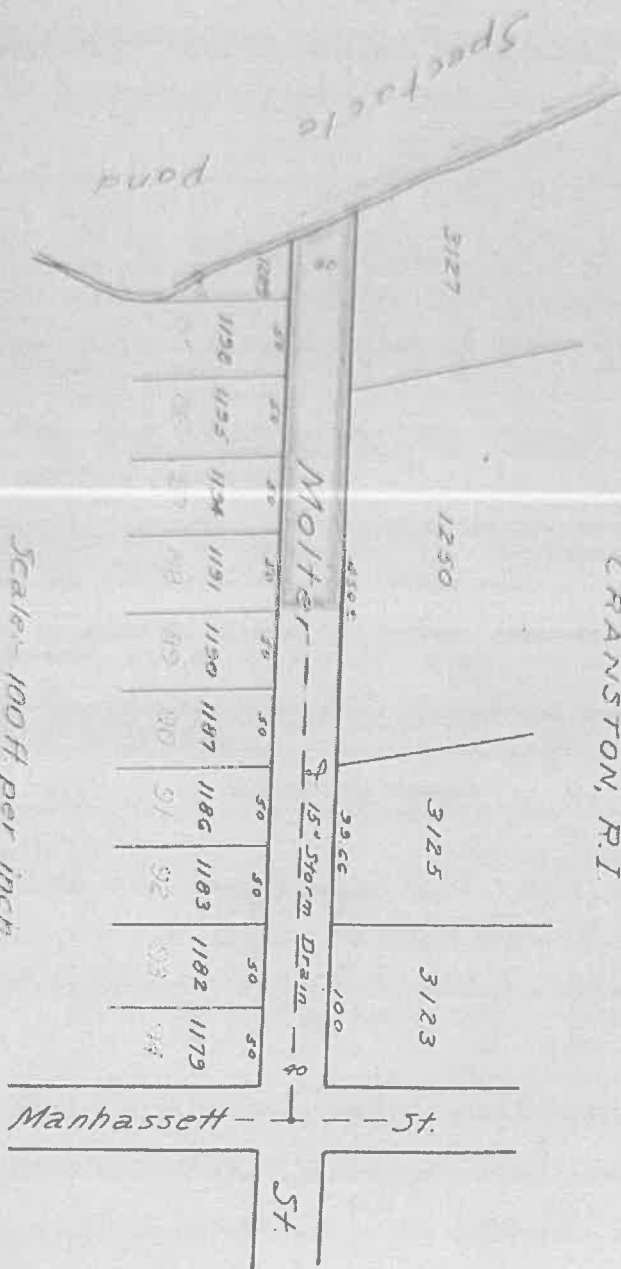
By their Attorney,

William J. McGair
WILLIAM J. MCGAIR

001-26-53

00205 95

Map
Showing Proposed Abandonment of
a portion of
MOLTER ST.
CRANSTON, R.I.



Scale - 100 ft. per inch.
Assessor's Card #44
November 1953

THE CITY OF CRANSTON

RESOLUTION OF THE CITY COUNCIL

Resolution instituting proceedings for the abandonment of
a portion of Moltar Street.

No. 351

Passed, Dec. 30, 1953 Approved, Dec. 31, 1953
George E. Bourne
Mayor

Resolved,

That that the Committee on Public works of this City
Council institute proceedings for the abandonment of that westerly
portion of Moltar Street, formerly Clarence Street, which portion
is more fully described as beginning at the northeasterly corner
of Lot Eighty-eight (88) in the L. B. Anthony Plat, thence running
westerly to its termination at Spectacle Pond, in accordance with
Chapter 3106 Section 41 of the Public Laws of 1953.

Witness:

Ernest L. Johnson
City Clerk

A true copy
Attest:

Isidore H. Friedman
Deputy City Clerk



CITY COUNCIL

CITY OF CRANSTON
RHODE ISLAND

March 3, 1954

Ernest L. Johnson, City Clerk
City Hall
Cranston, Rhode Island

Dear Mr. Johnson:

At a meeting held Wednesday evening, March 3, 1954 at 8: P.M., a hearing on Petition for the Abandonment of Portion of Molter Street, Cranston, Rhode Island the Public Works Committee voted that the petition for the abandonment of Molter Street be granted "subject" to easement for the purpose of laying or maintaining storm water drains.

Respectfully submitted

Margaret Mary Hagan
Clerk of Committees, Pro Temp.

THE CITY OF CRANSTON

RESOLUTION OF THE CITY COUNCIL

Resolution abandoning a portion of Molter Street.

No. 432

Passed, March 22, 1954. Approved, March 23, 1954.

Mayor

~~XXXX~~

~~XXXX~~ IT IS RESOLVED, ORDERED AND DECREED, that that portion of Molter Street formerly Clarence Street, beginning at the northeasterly corner of Lot No. 88 in the L. D. Anthony Flat thence running westerly to its termination at Spectacle Pond, be and the same is hereby abandoned for highway purposes and the damage to the abutting owners thereof is appraised at nothing and so awarded.

AND BE IT FURTHER ORDERED AND DECREED, that after the entry of this order and decree, the City Clerk shall cause a notice thereof to be published in a newspaper published in the City of Cranston, at least once a week, for three successive weeks and a further and personal notice shall be served by the City Sergeant on every owner of land abutting upon portions of the above named street or highway to be abandoned, who is known to reside in this State.

AND IT IS FURTHER ORDERED AND DECREED, that the Commissioner of Public Works be directed to cause a sign to be placed at each end of the above named highway, as abandoned, having thereon the words, "NOT A PUBLIC HIGHWAY."

3/23/54
G. S. Co.
Supply Bldg.

READ AND PASSED

CITY COUNCIL

MAR 23 1954

#432

CITY CLERK

LEGAL ADVERTISEMENT

**CITY OF CRANSTON
PUBLIC HEARING**

City Clerk's Office
City Hall
Cranston, Rhode Island
March 23, 1954

Notice is hereby given by the City Council of the City of Cranston, Rhode Island that the portion of Molter Street formerly Clarence Street, beginning at the northeasterly corner of Lot No. 88 in the L. D. Anthony Plat thence running westerly to its termination at Spectacle Pond was by order and decree of the City Council of the City of Cranston entered March 22, 1954, declared to have ceased to be useful to the public and therefore abandoned for highway purposes.

Given this 22nd day of March, A.D. 1954 by order and in behalf of said City Council.

ERNEST L. JOHNSON
City Clerk

**CITY OF CRANSTON
PUBLIC HEARING**

City Clerk's Office
City Hall
Cranston, Rhode Island
March 25, 1954

Notice is hereby given by the City Council of the City of Cranston, Rhode Island that the portion of Molter Street formerly Clarence Street, beginning at the northeasterly corner of Lot No. 88 in the L. D. Anthony Plat thence running westerly to its termination at Spectacle Pond was by order and decree of the City Council of the City of Cranston entered March 22, 1954, declared to have ceased to be useful to the public and therefore abandoned for highway purposes.

Given this 22nd day of March, A. D. 1954 by order and in behalf of said City Council.

ERNEST L. JOHNSON
City Clerk.

ERNEST L. JOHNSON
CITY CLERK



CITY OF CRANSTON
RHODE ISLAND
OFFICE OF THE CITY CLERK

ASTRID D. LEIDMAN
DEPUTY CLERK

March 23, 1954

Ralph Shuster, Inc.
P. O. Box 162
Elmwood Branch
Providence, R. I.

Dear Sir:

Notice is hereby given by the City Council of the City of Cranston, Rhode Island, that the portion of Molter Street, formerly Clarence Street, beginning at the northeasterly corner of Lot No. 88 in the L. D. Anthony Plat, thence running westerly to its termination at Spectacle Pond was by order and decree of the City Council of the City of Cranston entered March 22, 1954 declared to have ceased to be useful to the public and therefore abandoned for highway purposes and the damage to the abutting owners thereof appraised at nothing and so awarded.

Yours very truly

Ernest L. Johnson
City Clerk

I have this 24th day of March A. D. 1954 made personal service of the within notice by leaving a copy of the same in the hands and possession of the above.

Time: 1:12 P.M.

W. E. Dwyer
City Sergeant

In Cranston, B. I.
A. Latham & Son, Engrs., Nov. 1953
Scale 60 feet per inch

By J. A. Latham & Son, Eng'rs., Nov. 1953

Scale 60 feet per inch



Edgar Stuster
Inc.

Ralph Shuster
c/o Bar 162 Elmwood Bk.
Prov., R.I.

Ralph S
Inc.

Louis
Caglioffi
of
103.15
House use
50.

House #50

57.

5.

5

EASEMENT FOR MAINTAINING AND KEEPING OF STORM WATER DRAIN

We, Ralph Shuster of the City of Cranston, County of Providence, State of Rhode Island and Ralph Shuster, Inc., a Rhode Island corporation having its principal place of business in the City of Cranston, County of Providence, State of Rhode Island and William DeAngelus and his wife Eva M. DeAngelus both of said City and County and State for a consideration paid have this day bargained and sold, and by these presents do bargain, sell, convey, transfer, and deliver unto the City of Cranston, a municipal corporation of the State of Rhode Island the permanent easement and right of way, including the perpetual right to enter upon the real estate hereinafter described, at any time it may see fit, and construct, maintain and repair underground pipelines and/or storm water drains, together with the right to excavate and refill ditches and/or trenches for the location of said pipelines and/or storm water drains and the further right to remove trees, brushes, undergrowth and other obstructions interfering with the location, construction and maintenance of said pipelines and/or storm water drains.

The land affected by the grant of this easement and right of way is located in the City of Cranston, State of Rhode Island and is more particularly described as follows:

That westerly portion of said Volter Street formerly Clarence Street, Cranston, R.I., which portion is more fully described as beginning at the northeasterly corner of Lot Eighty-eight (88) in the L.D. Anthony Plat, thence running westerly to its termination at the shore-line of Spectacle Pond as the same may from time to time exist.

The easement and right of way hereby granted covers a strip of land which is the above described portion of Volter Street and which has been abandoned by the said City of Cranston to these grantors who are abutting and adjoining owners of said land abandoned.

258

To have and to hold said easements and right of way until the said City of Cranston and unto its successors and assigns forever.

As a part of the consideration for this grant, the said grantors do hereby release any and all claims for damages from whatever cause incidental to the exercise of the rights herein granted.

IN WITNESS WHEREOF, we Ralph Shuster, William DeAngelus and Eva M. DeAngelus cause our hands to be signed hereon and our seals affixed and I Ralph Shuster, President of Ralph Shuster Inc. sign this instrument and cause the corporate seal of said corporation to be affixed hereon with full authority of the Board of Directors of said corporation.



Ralph Shuster
Ralph Shuster

William DeAngelus
William DeAngelus

Eva M. DeAngelus
Eva M. DeAngelus
Ralph Shuster, Inc.

by Ralph Shuster
XXXXXXXXXXXXXXXXXXXXPresident
XXXXXXXXXXXXXXXXXXXX

STATE OF RHODE ISLAND

COUNTY OF PROVIDENCE

In Cranston on the 23rd day of March, A.D. 1954, personally appeared Ralph Shuster, William DeAngelus and Eva M. DeAngelus to me personally known to be the parties executing the foregoing instrument and they acknowledge this instrument to be their free act and deed and the free act and deed of Ralph Shuster Inc.

William M. Gayer
Notary Public

Recorded
At 1:10

Mar. 25, A.D. 1954
P.M.

Witness:

Ernest L. Johnson
City Clerk

THE CITY OF PROVIDENCE
WATER SUPPLY BOARD

THOMAS H. DRISCOLL, CHAIRMAN
JOHN A. DONERTY
EARL H. ASHLEY
UGO RIGGIO
MICHAEL N. CAMPARELLI, EX-OFFICIO

181 FOUNTAIN STREET
PROVIDENCE 5, R. I.

PHILIP J. HOLTON, JR.
CHIEF ENGINEER
JOHN T. WALSH
LEGAL ADVISOR

April 5, 1954

Mr. Elton Durfee, Commissioner
Department of Public Works
City Hall
Cranston, R. I.

Dear Mr. Durfee:

We recently received a copy of Resolution #432, passed by the Cranston City Council on March 22d and approved March 23, 1954, abandoning a portion of Molter St., Cranston. It is our understanding that the portion abandoned begins 300 ft. west of Manhassett St. and extends westerly to Spectacle Pond. In the portion abandoned we have 123 ft. of 6" C. A. water main and a 6" fire supply which serves the property of Ralph Schuster.

Because of the abandonment, the City of Providence will have to be compensated for the depreciated value of the facilities owned by the City in the portion of the street abandoned. These facilities were installed in 1952, and the depreciated value is as follows:

123 ft. 6" C. A. pipe	at \$ 1.96/ft.	\$ 241.08
44 lbs. C. I. Fittings	0.40/lb.	17.60
1 Blowoff	50.00 ea.	50.00
0.66 c.y. Concrete Thrust Blocks	0.20/yd.	13.20
1 6"x6" Tapping Sleeve and Valve	225.00/ea.	225.00
7 ft. 6" C. I. Pipe	6.00/ft.	42.00
123 ft. Sterlizing & Testing	0.07/ft.	8.61
Total Replacement value		\$ 597.49

Pipe laid 1952, Age 2 years, Estimate life 100 years
Depreciated value = $100\% - 0.38\% = 100\% - 0.08\% = 99.92\%$ or \$597.01
48.78%

Payment of the above charge (597.01) should be made within thirty days by enclosing your check payable to James M. Gordon, City Collector, and mailing same with the enclosed copy of this letter to the City Collector's Office, City Hall, Providence, R. I.

THE CITY OF PROVIDENCE

WATER SUPPLY BOARD

JOHN A. DOHERTY, CHAIRMAN

EARL H. ASHLEY

UGO RICCIO

JOHN J. TIERNEY

MICHAEL N. CARDARELLI, EX-OFFICIO

552 ACADEMY AVENUE

PROVIDENCE 8, R. I.

PHILIP J. HOLTON, JR.

CHIEF ENGINEER

JOHN T. WALSH

LEGAL ADVISOR

September 27, 1957

Mr. Edwin Avery, Commissioner
Department of Public Works
City Hall
Cranston, R. I.

Dear Mr. Avery:

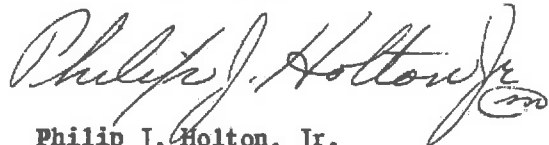
On April 5, 1954, we notified Mr. Elton Durfee, who was then the Commissioner of Public Works, that the City of Providence would have to be compensated for the depreciated value of the facilities owned by the City in the portion of Molter Street, Cranston, which was abandoned under Resolution #432, passed by the Cranston City Council on March 22, 1954 and approved March 23, 1954. The depreciated value amounts to \$597.01.

We also stated that a 6" fire supply to the property of Ralph Shuster would have to be relocated to that portion of the main not affected by the abandonment.

As nothing has been done regarding the payment of this charge or the relocation of the fire supply, will you advise this department what the City of Cranston intends to do regarding this matter?

Your immediate reply would be appreciated.

Yours very truly,



Philip J. Holton, Jr.
Chief Engineer

PJH/M

CC: W. P. Ingham, Div. Engr.

~~70-11-57~~

Mr. Ralph Shuter

Dear Sir :

Upon abandoning that section
of Molter St from
to Spectacle Pond we ~~have~~ were
notified by the Prov. Water Supply
Board that it would be necessary
to pay \$597.01 as liquidated
damages for the existing water
main in this street.

Inasmuch as it ~~has been~~
is the policy ^{to require} ~~for~~ the petitioning
party to pay all expenses ~~of~~

incurred in the abandonment
of a Public Highway, and
inasmuch as you have not seen
fit to reply ^{to verbal requests} indicating whether
you intend to bear this expense,
~~associated with this abandonment~~
I am left ^{WITH} no alternative but
to commence proceedings
causing this highway to be re-
opened. ^{This is to advise you that} unless satisfactory
arrangements are made concerning
this matter within ten (10)
days, this procedure will be commenced.

I believe ~~that~~ it is needless
to say that the reopening of
this street will necessitate the

removal of the fence
that you have placed
across the land in question.

Your co-operation in
this matter by way of a
reply to this letter will
be greatly appreciated.

V.T.G.

c/c - Mr Philip Holton Jr.
JAN 2001

OFFICE TELEPHONES
GASPEE 8574
GASPEE 8022

RESIDENCE TELEPHONE
DEXTER 4918

RALPH SHUSTER ...METALS...

12 HILTON STREET PROVIDENCE, R. I.
MAIL ADDRESS: P. O. BOX ~~XXX~~ PROVIDENCE I. R. I.
2762

January 20, 1958

Cranston City Hall
Park Avenue
Cranston, Rhode Island

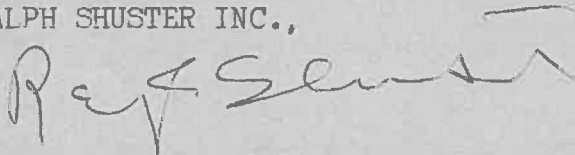
Attention: Mr. Avery

Dear Sir:

We are hereby giving you permission to acquire and
reclaim the lower section of Molter Steet, that was
original deeded to me by the city.

Very truly yours,

RALPH SHUSTER INC.,



Ralph Shuster, Inc., a corporation duly organized under the laws of the State of Rhode Island

for consideration paid, grant to City of Cranston, a municipal corporation created by the General Assembly of the State of Rhode Island

of with QUIT-CLAIM COVENANTS
(EXEMPTION FROM TAXES BY ACT)

That certain tract or parcel of land situated in the City of Cranston, County of Providence and State of Rhode Island, and bounded and described as follows:

Beginning at a point in the northerly line of Molter Street, said point of beginning being Three Hundred (300) feet westerly from the northwest corner of said Molter Street and Manhasset Street; thence running westerly along the northerly line of said Molter Street to the easterly shore line of Spectacle Pond, so-called; thence turning and running southerly along the easterly shore line of said Spectacle Pond to the center line of said Molter Street; thence turning and running easterly along the center line of said Molter Street to a point Three Hundred (300) feet westerly from the westerly line of said Manhasset Street; thence turning an interior angle of 90° and running northerly a distance of Twenty (20) feet to the point or place of beginning, said last line and the first mentioned line making an interior angle of 90°.

The consideration of this deed is such that no Revenue Stamps are required.

Witness its corporate name and seal
this 9th day of April, 1958.
RALPH SHUSTER, INC.
by: *R. Shuster*
President

State of Rhode Island, Etc. }
County of Providence }

In Cranston on the 8th day of April, 1958,
before me personally appeared Ralph Shuster, President of Ralph Shuster, Inc.,
to me known and known by me to be the party executing the foregoing instrument, and he
acknowledged said instrument, by him executed, to be his free act and deed,
his free act and deed in his capacity aforesaid and the free act and deed of
Ralph Shuster, Inc.

My Commission Expires
June 22, 1961

Shirley L. Roberts
Notary Public

Recorded May 2, A.D. 1958) Witness:
At 9:52 A.M.)

Ernest L. Johnson
City Clerk.

58

We, William DeAngelus, and wife, Eva M. DeAngelus, of the City of Cranston,
County of Providence and State of Rhode Island

for consideration paid, grant to City of Cranston, a municipal corporation created
by the General Assembly of the State of Rhode Island

with QUIT-CLAIM COVENANTS
(Transferee, and Successors, if any)

That certain tract or parcel of land situated in the City of Cranston,
County of Providence and State of Rhode Island, and bounded and described as
follows:

Beginning at a point in the southerly line of Molter Street, said point
being Three Hundred (300) feet westerly from the southwest corner of said
Molter Street and Manhasset Street; thence westerly along the southerly line
of said Molter Street, to the easterly shore line of Spectacle Pond, so-called;
thence turning and running northerly along the easterly shore line of said
Spectacle Pond to the center line of said Molter Street; thence turning and
running easterly along the center line of said Molter Street to a point Three
Hundred (300) feet westerly from the westerly line of said Manhasset Street;
thence turning an interior angle of 90° and running southerly a distance of
Twenty (20) feet to the point or place of beginning, said last line and the first
mentioned line making an interior angle of 90°.

The consideration of this deed is such that no Revenue Stamps are
required.

Witness OUR hands this 4th day of April 1958

William DeAngelus
Eva M. DeAngelus

State of Rhode Island, Etc.
COUNTY OF Providence

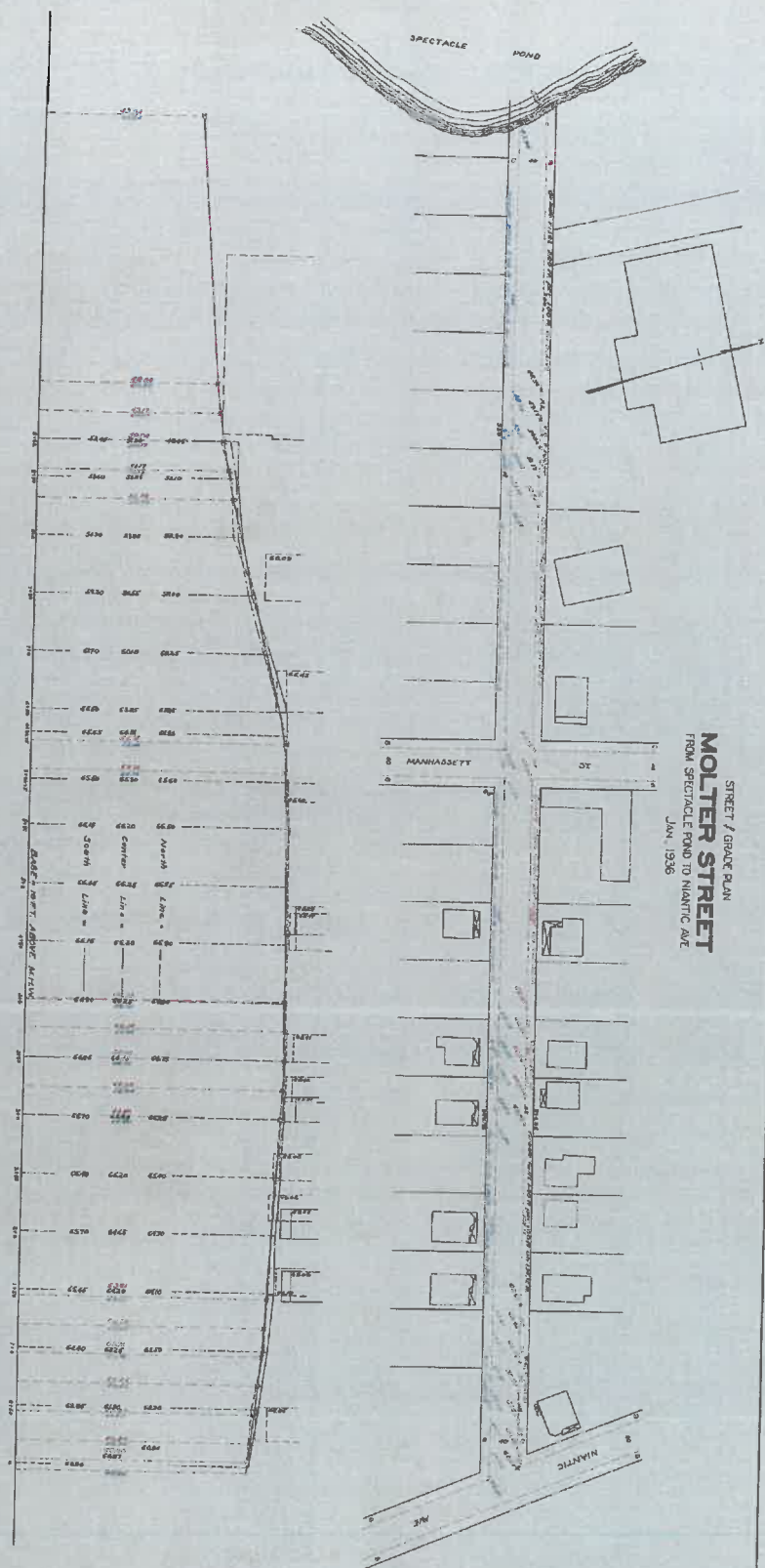
In Cranston on the 4th day of April 1958
before me personally appeared William DeAngelus and Eva M. DeAngelus

to me known and known by me to be the parties, executing the foregoing instrument, and they
acknowledged said instrument, by them executed, to be their free act and deed.

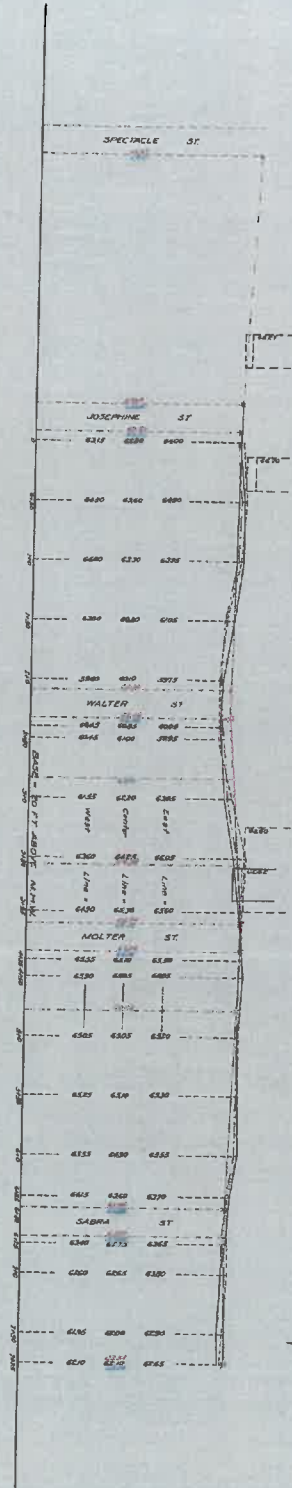
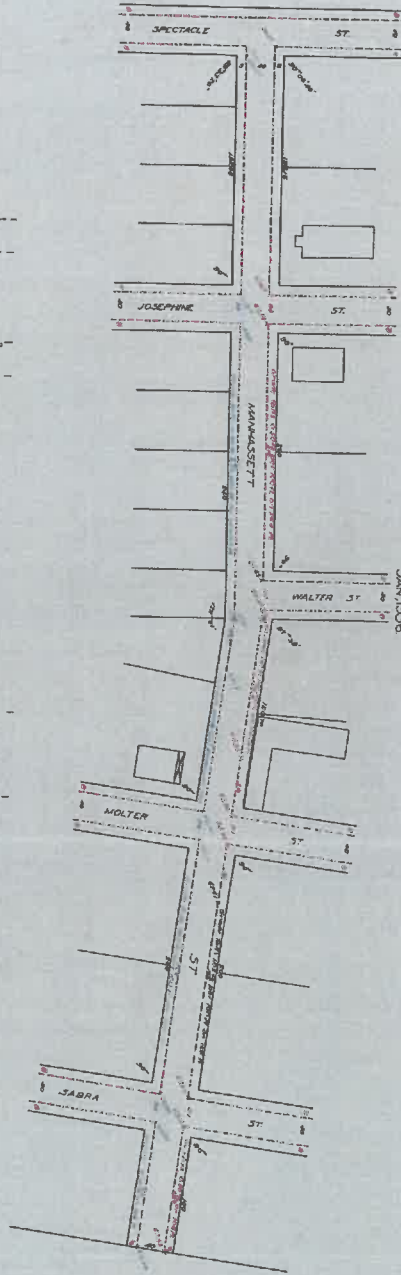
Astrid H. Seidman
Notary Public

Recorded May 2, A.D. 1958) Witness:
At 9:53 A.M.)

Ernest L. Johnson
City Clerk.

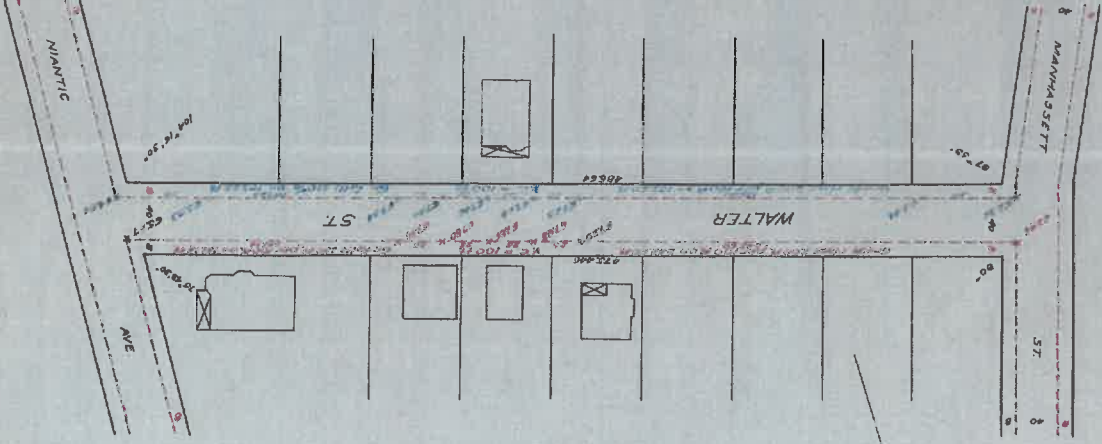
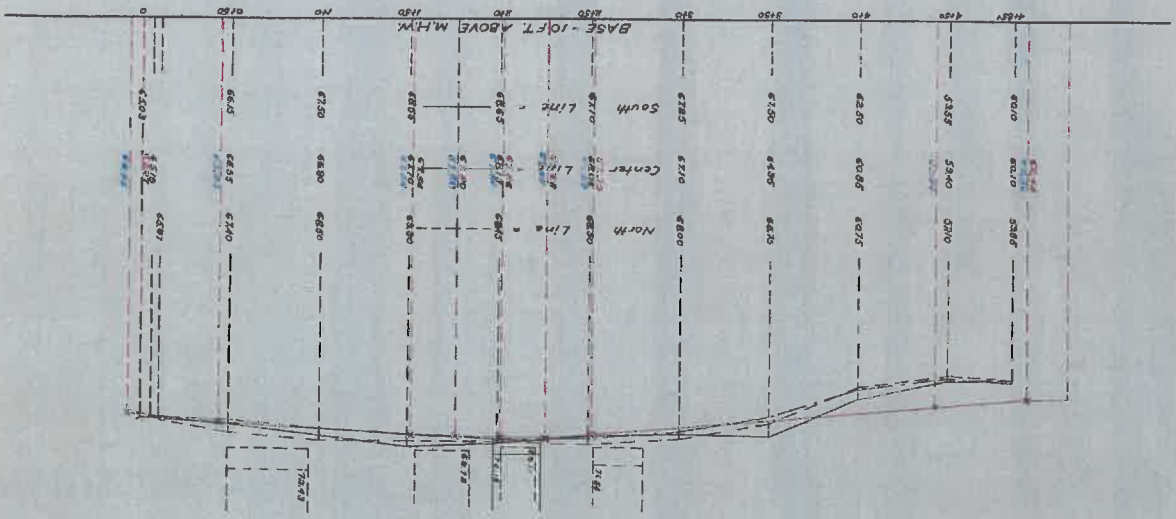


STREET/ GRADE PLAN
MANHASSETT ST.
 JOSEPHINE ST. TO SOUTH OF SABRA ST.
 JAN. 1936



C. J. F. 1936

City Engineer ..



STREET, GRADE PLAN
WALTER ST.
MANHASSSETT ST. TO MANHATTAN AVE.
JAN. 1936

CHRYSLER
RENTAL LTD.
1-800-4-A-RENT



Incorporated 1910

Major Subdivision & MLD Master Plan Application

Please complete all areas of this application in black or blue ink. Submit the completed application to the Cranston Planning Department *together* with all required and supporting documents and materials. Illegible or incomplete applications will not be reviewed.

Project Info

Project InfoProject Name: Proposed Storage FacilityAssessor's Plat(s): 6/4 Assessor's Lot(s): 1250Project Address: 12 Walter Street, Cranston

Contact Information

ApplicantName: Walter Street Realty LLCAddress: 339 Quaker LanePhone: West Warwick

Email: _____

Property Owner (All owners of record must be included for all lots involved)Name: Walter Street Realty LLCAddress: 339 Quaker Lane, West Warwick

Phone: _____

Email: _____

(If there are more owners please check here submit an addendum with this application form)

AttorneyName: Michael L. Mineau, Esq.Address: Partridge Snow & Hahn LLP, 40 Westminster St., Suite 1100, Providence, RIPhone: 401-861-8296Email: MMineau@psh.com

02903

Contact Information

EngineerName: Millstone Engineering LLCAddress: 250 Centerville Road, Building E-12, WarwickPhone: 401-921-3344

Email: _____

Land Surveyor

Name: _____

Address: _____

Phone: _____

Email: _____

Certification

Owner/Applicant Signature

I/we hereby certify that I/we own the subject property and seek Major Subdivision and/or Major Land Development Master Plan approval as drafted in the accompanying plans for review by the City Plan Commission.

Walter Street Realty, LLC

Applicant Name & Title (please print)

Date: 12/2/04

Applicant Signature

Mike Milne
by Michael L. Milneau, Esq.,
attorney for Applicant/owner

Owner Name (if different than above) (please print)

Owner Signature

Date: _____

Owner Name (please print)

Owner Signature

Date: _____

(If there are more owners please submit an addendum with this application form)

MAJOR SUBDIVISION & MAJOR LAND DEVELOPMENT MASTER PLAN CHECKLIST

NAME OF PLAT: A.P. 6/4, Lot 1250

FORM COMPLETED BY: Benjamin J. Caito, P.E.

DATE: 12/2/24

Please verify applicability of items during the pre-application phase.

In addition to paper copies, ALL application documents must be submitted in digital/electronic format.

ITEM	YES	N/A	NO
<u>Required Application Documents:</u> (Submit 1 paper copy unless stipulated otherwise)			
(a) Is the application completed and signed by all owners? (original version)	X		
(b) Has the Filing Fee (\$500 + \$75 / Unit*) been submitted? (*refer to the Cranston Subdivision and Development Regulations p. 12 for how units are assessed and for other fee information)	X		
(c) Have Municipal Lien Certificates (MLCs) been filed for all applicable lots? (MLCs submitted within the last 6 months will satisfy this requirement)	X		
(d) Has a radius map and mailing list of property owners within 100' of site submitted? (for notification)	X		
(e) Has a narrative text addressing site suitability, identification of problem areas & solutions, natural and built conditions, topography, wetlands, floodplain, soil qualities, phasing, drainage, land dedications (streets, detention basins, open space, etc.) and other relevant information?	X		
(f) Has an availability letter from the applicable water supply board been submitted?	X		
(g) Has an availability letter for public sewer from Veolia Water been submitted?	X		
<u>Will the following permits/approvals required for this project?</u>			
(a) RIDOT – Physical Alteration Permit			X
(b) CRMC Assent			X
(c) RIDEM - OWTS			X
(d) RIDEM - Wetlands	X		
(e) U.S. Army Corps of Engineers - Wetland			X
(f) Conformance with Scituate Reservoir Watershed Management Plan			X
(g) RIHPHC – for potential historic/archeological significant sites			X
<u>MASTER PLAN REQUIREMENTS</u>			
<u>Number of copies to be submitted:</u>			
(a) (9) plan sets at 24"x 36"	X		
(b) (2) plan sets at 11" x 17"	X		
<u>Items to be incorporated in the Master Plan:</u>			
(a) Is the name of plat /project clearly indicated? (properly cited if replat of existing plat)	X		
(b) Is the plan identified as a Master Plan?	X		

ITEM	YES	N/A	NO
(c) Are the names of all applicable owners of record provided?	X		
(d) Are all revision dates provided?	X		
(e) Is the plan classified as a Class 1 boundary survey? (Class 4 will be accepted for lot mergers)	X		
(f) Is the name, stamp and signature of the surveyor provided?	X		
(g) Is the name, stamp and signature of the engineer provided?	X		
(h) Is a north arrow provided? (denote True North or Magnetic North)	X		
(i) Is a scale provided and is the plan accurate to the scale?	X		
(j) Is a vicinity map / locus map provided?	X		
(k) Is the zoning district(s) of the parcel(s) provided and are the general requirements of applicable zoning districts denoted? (setbacks, frontage, min. lot area, & max lot coverage)	X		
(l) Are the names of the abutting property owners & abutting zoning districts shown?	X		
(m) Are notes provided referencing any previous zoning relief including dates and conditions of approval?	X		
(n) Are notes provided referencing any relief to be required/requested from the Zoning Board of Review as part of this project?	X		
(o) Are 2' topography lines provided and 10' topography lines provided in bold?	X		
(p) Is the plat boundary outlined in bold?	X		
(q) Are primary control points shown? (at least one must be shown)	X		
(r) Are the locations of all permanent monuments shown? (at least 2 must be set or recovered for residential surveys less than 1 acre); (not less than 3 must be set or recovered for residential surveys more than 1 acre and all non-residential projects)			
(s) Are all lots numbered or lettered?	X		
(t) Is there a phasing plan which is clearly denoted?	X		
(u) Is the total area of the existing plat and all proposed lot areas and open space provided?	X		
(v) Is the total UPLAND area (land area excluding wetlands) of the existing plat and all proposed lot areas provided?	X		
(w) Are dimensions for all straight lines, angles, radii, arcs & angles of curves denoted?	X		
(x) Are all building setbacks labeled and drawn accurately? (dashed lines)	X		
(y) For lots with multiple fronts, is the primary frontage identified?	X		
(z) Are all existing and proposed streets labeled and right-of-way dimensions provided?	X		
(aa) Is a street index with all applicable street names provided?		X	
(bb) Are the plan and profile of new roadways including location and size of existing and proposed water, storm drain and sewer lines on plat and adjacent properties shown?		X	
(cc) Are all land area(s) to be dedicated for public use or granted for the use of residents identified?		X	
(dd) Are soil types denoted?	X		

ITEM	YES	N/A	NO
(ee) Are all existing improvements shown (buildings, paved areas, accessory structures, fences, retaining walls, etc.)?	X		
(ff) For structures encroaching into building setbacks, are dimensions to nearest lot lines provided?		X	
(gg) Other Existing Conditions: Location of natural and man-made features, including rock outcrop, wooded areas, existing structures, embankments or retaining walls, railroads, power lines, underground storage tanks, or any physical feature that may have an influence on the development of this plat?	X		
(hh) Have limits of disturbance and/or limits of tree removal been delineated?	X		
(ii) Are flood hazard zones, FIRM Map Panel Numbers, and base flood elevation provided?	X		
(jj) Are notes provided with the names of abutting record plats?	X		
(kk) Are existing and proposed easements, including width and purpose, identified and denoted as necessary?	X		
(ll) Has the proposed drainage pattern been identified?	X		
(mm) Are surface water detention facilities shown?	X		
(nn) Are the wetland edges and buffers/setbacks shown?	X		
(oo) Is a note provided referencing the RIDEM wetland edge verification Letter and/or RIDEM Alteration Permit?			
(pp) Has the Natural Heritage Survey been checked for rare and endangered plants and animals and has a note been provided declaring such?	X		
(qq) Are the locations of any environmental hazards identified or a note provided that none are present? (in certain cases, a certificate from an environmental engineer may be required)	X		
(rr) Are all cemetery boundaries and associated buffers identified?		X	
(ss) For Planned Districts - Has appropriate additional information been included?		X	
(tt) Is a legend for all abbreviations and symbols provided?	X		
(uu) Has a truck circulation plan been provided with loading/drop-off areas identified?			
(vv) Has a conceptual Landscape/Buffer plan been provided?	X		

Staff encourages submitting comments or correspondence from outside agencies (RIDOT, RIHPHC, etc.) as available/applicable.

Staff encourages plans be submitted via emailed for a preliminary review prior to printing full plan sets for submittal. This is not required, but offered as a courtesy to potentially reduce printing costs should revisions be required.

Michael L. Mineau
mmineau@psh.com
(401) 861-8296

December 2, 2024

Cranston Planning Department
Attn: Jason M. Pezzullo
City Planning Director
869 Park Avenue
Cranston, RI 02910

Re: Major Land Development Application of Walter Street Realty, LLC for that certain real property located at 12 Walter Street, Cranston, RI and known as Assessor's Plat 6/4, Lot 1250 (the "Property")

Dear Mr. Pezzullo:

Please accept this letter in connection with the major land development application of Walter Street Realty, LLC for development of a proposed storage facility at the Property. This application for Master Plan Approval includes this cover letter, as well as the following enclosed items (collectively, the "Application"):

1. Completed Major Subdivision & Major Land Development Master Plan Checklist;
2. One (1) copy of the Project Narrative prepared by Millstone LLC dated November 2024;
3. Nine (9) 24" x 36" copies of plans entitled, "Master Plan Set for: Proposed Storage Facility A.P. 6/4 Lot 1250 12 Walter Street Cranston, Rhode Island" prepared for Walter Street Realty LLC prepared by Millstone LLC dated November 2024, Sheets 1 – 3 of 3;
4. Two (2) 11"x17" copies of plans entitled, "Master Plan Set for: Proposed Storage Facility A.P. 6/4 Lot 1250 12 Walter Street Cranston, Rhode Island" prepared for Walter Street Realty LLC prepared by Millstone LLC dated November 2024, Sheets 1 – 3 of 3;
5. One (1) copy of the 100-ft Radius Plan;
6. One (1) copy of the list of abutters within 100 feet of the site;
7. Municipal Lien Certificate for the subject property;
8. Check in the amount of seven thousand eight hundred ninety-five dollars (\$7,895.00) for the applicable filing fee; and

9. Relevant title records referenced below concerning ownership history of Molter Street, including the following:

- a. Quitclaim Deed recorded at Book LR6583, Page 243;
- b. Various public records concerning previous abandonment process for Molter Street; and
- c. Copies of City Engineering Plans for Molter Street.

To the extent that the City has any questions concerning the ownership of Molter Street, which abuts the Property, this letter is intended to provide further information to confirm that the entirety of Molter Street is presently owned by the City.

The attached title records and plans (item #9 listed above) indicate that the westerly portion of Molter Street was abandoned by the City Council in 1954. The value of the land was determined to be nominal, and title vested in the abutting owners: Ralph Shuster, Inc., on the north; William and Eva DeAngelus, on the south. However, subsequent to the City Council's vote to approve the abandonment, the advertising, and acceptance by the City of an easement to run and maintain underground utilities, the parties were notified by the Providence Water Supply Board that they owed approximately \$600 for the water main and fire supply infrastructure that ran under the abandoned portions of Molter Street. Rather than make that payment, the abutters opted to re-convey the abandoned portions of Molter Street to the City. The Deeds from the abutters are included in the set of copies provided herewith.

The current owner's Deed for the Walter Street Realty, LLC Property is provided here as well. Note that the Property bounds southerly on Molter Street, with no indication that it includes any property that may have constituted the abandoned portion of Molter Street. Accordingly, the entirety of Molter Street is a public street.

Please contact the undersigned should any further documents or information be required in connection with this Application, and please confirm via email to mmineau@psh.com when this Application has been certified complete. Thank you for your assistance.

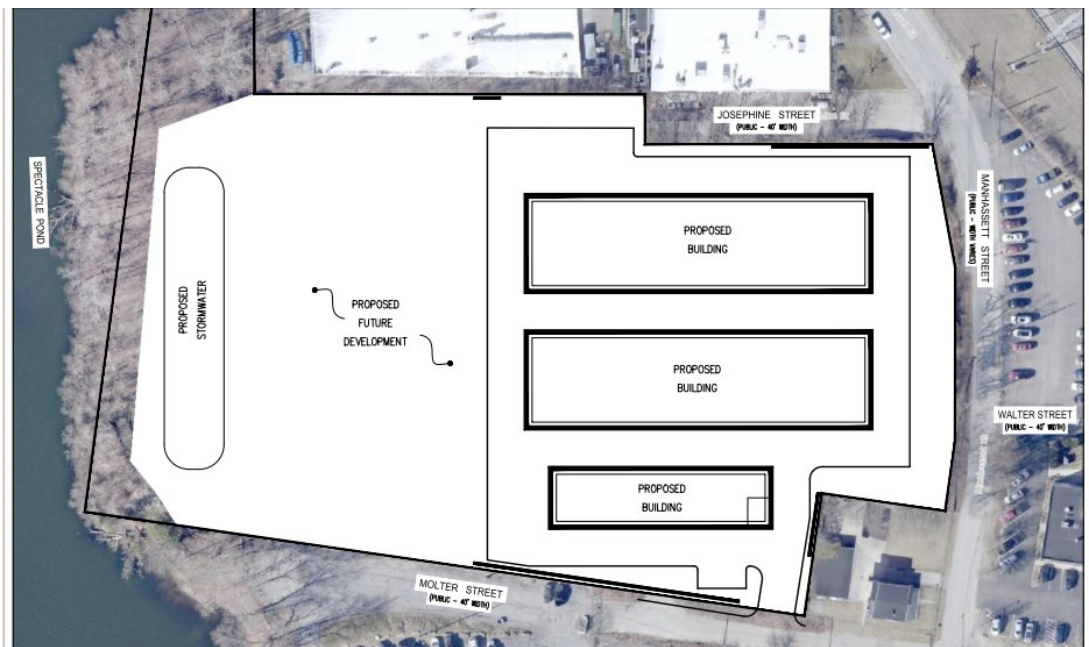
Project Narrative

For

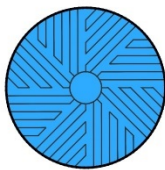
PROPOSED STORAGE FACILITY

Assessor's Plat 6/4, Lot 1250
12 Walter Street
Cranston, RI

Prepared for:
Walter Street Realty LLC



Prepared by:



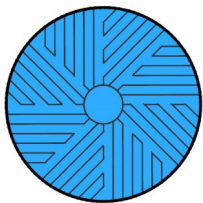
Millstone LLC
ENGINEERING • SURVEYING • PERMITTING

250 Centerville Road, Building E-12 | 790 Aquidneck Avenue, Building B
Warwick, RI 02886 | Middletown, RI 02842

www.MillstoneEng.com
p. (401) 921-3344 f. (401) 921-3303

Project Number 23.539.832

Date: November 2024



This project proposes the construction of three commercial storage facility buildings located at 12 Walter Street on A.P. 6, Block 4, Lot 1250 in Cranston. Two of the buildings are proposed to have footprints of 22,400 square feet and will be two-story buildings, and the third building is a one-story with a footprint of 9,000-square feet. The western portion of the site will be utilized for stormwater facilities and potential future development. Access to the site is provided off Molter Street.

The project sits on approximately 6.13 acres and is zoned General Industry (M2). Historically, the site has been primarily impervious and has been home to various commercial and industrial uses over the years. The most recent use of the property was waste management and dumpster storage, consisting of one building, associated driveways, and gravel parking areas.

There are wetlands located on the western portion of the site along the shoreline of Spectacle Pond. The site generally slopes from the east to the west, toward Spectacle Pond. The site is currently accessible via Manhasset and Molter Streets, which are both City of Cranston roads. According to RIDEM mapping, there are no natural heritage areas or known historical features, such as cemeteries or stone walls, located on the site. The entire site is located in a GB groundwater classified area.

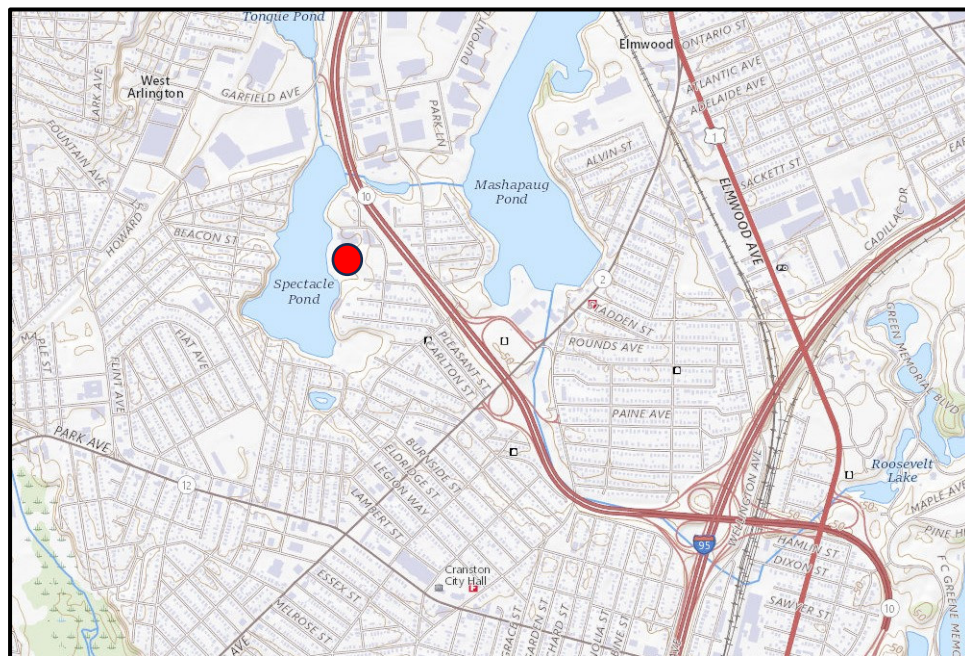


Figure 1. Site Locus
Reference: USGS Mapping

The soils within the project site are defined by the Soil Survey of Rhode Island and are comprised of Udorthents – Urban Land Complex (UD), Hinckley loamy sand (HkC), and Merrimac-Urban Land Complex (MU). A Hydrologic Soil Group (HSG) rating of A will be used for stormwater analysis and design.

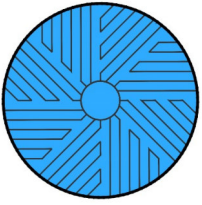


Figure 2. Soils Map

Reference: Soil Survey of Rhode Island United States Department of Agriculture Soil Conservation Service in cooperation with Rhode Island Agricultural Experiment Station, Issued July 1981

The entire site is located within a Zone X flood zone, which is an area considered to be outside the 0.2% annual chance floodplain.

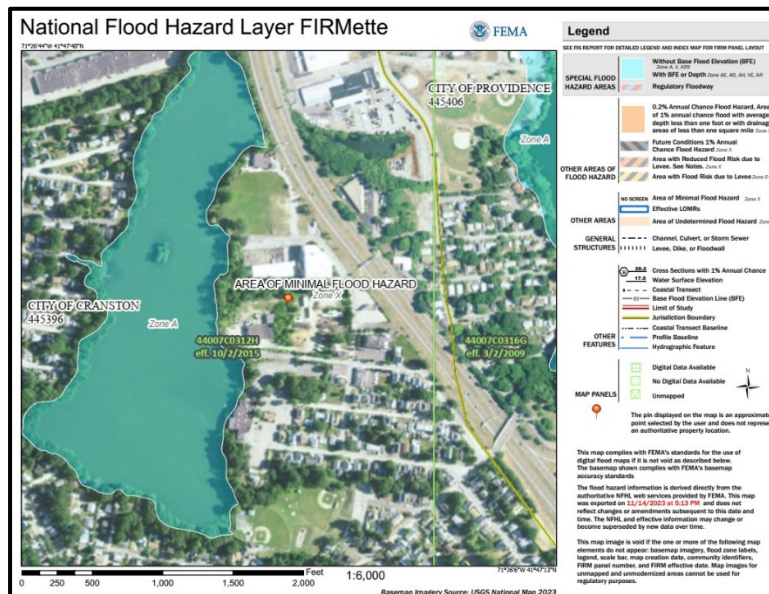
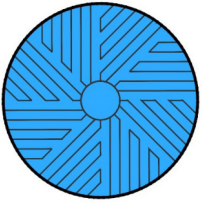


Figure 3. Firmette

Reference: National Flood Insurance Program Flood Insurance Rate Map (FIRM), Map Number 44007C0312H, effective date October 2, 2015

Stormwater management for the site will be provided in accordance with the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM) to ensure water quality and water quantity management requirements have been met. Wherever possible, low impact design best management practices will be utilized.



Project Narrative
Proposed Storage Facility
A.P. 6/4, Lot 1250
Cranston, RI
November 2024

Portions of the site have the potential for environmental concern and will be addressed in concert with stormwater design as part of the Preliminary Plan application. Refer to the Environmental Phase I Assessment by Hoffman Engineering, Inc. dated April 2024 and the Limited Phase II Environmental Site Assessment by Hoffman Engineering, Inc. dated April 2024.

December 2, 2024
Page 3

PARTRIDGE SNOW & HAHN LLP

Sincerely,

PARTRIDGE SNOW & HAHN LLP

/s/ Michael L. Mineau

Michael L. Mineau
Counsel

MLM:MLM
Enclosures

MASTER PLAN SET

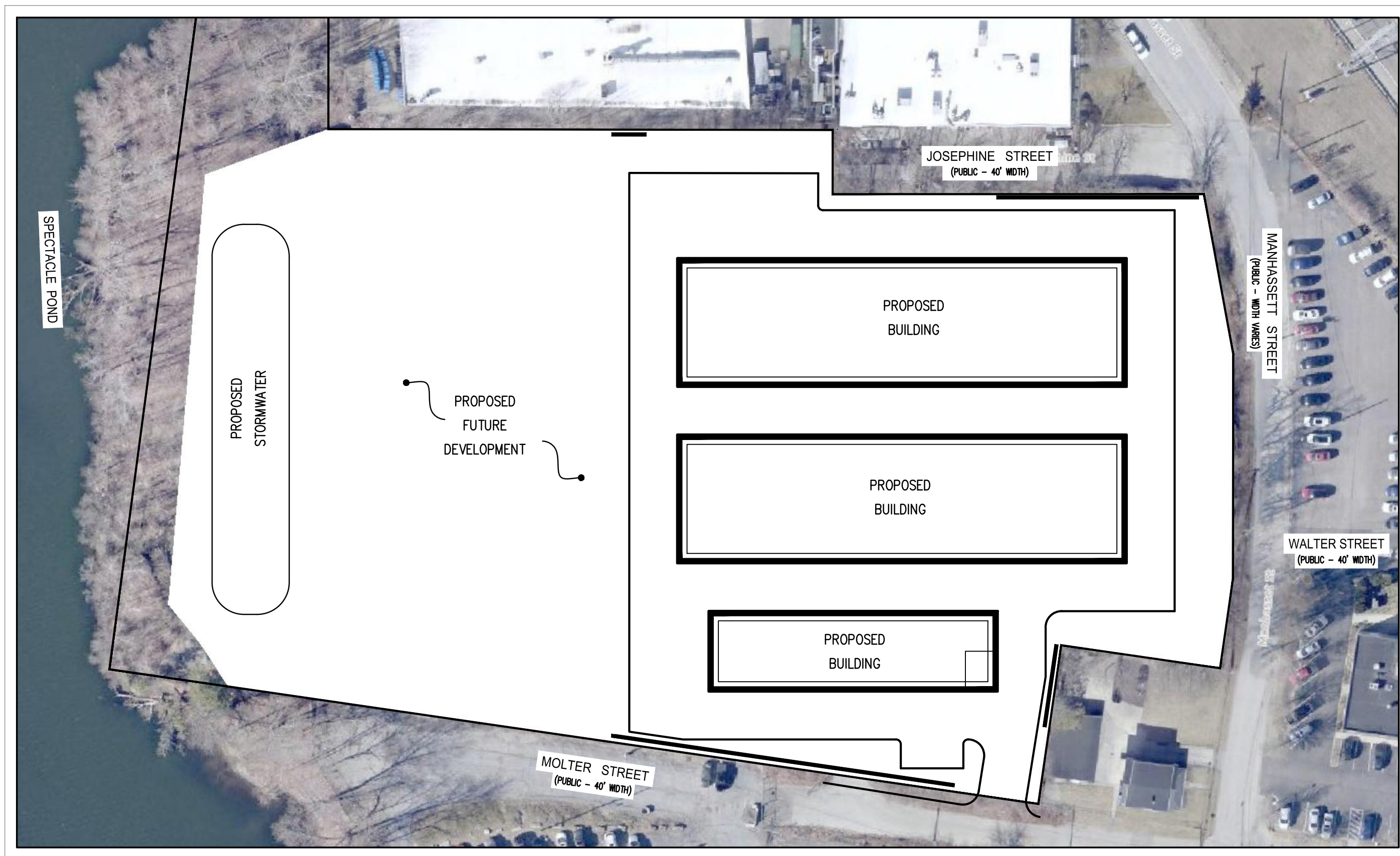
FOR:

PROPOSED STORAGE FACILITY

A.P. 6/4, LOT 1250

12 WALTER ST

CRANSTON, RHODE ISLAND



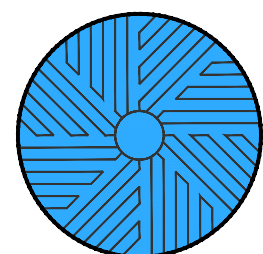
AERIAL IMAGE

1" = 60'

PREPARED FOR:

WALTER STREET REALTY LLC

PREPARED BY:



Millstone LLC

ENGINEERING • SURVEYING • PERMITTING

250 Centerville Road, Building E-12 | 790 Aquidneck Avenue, Building B
Warwick, RI 02886 | Middletown, RI 02842

www.MillstoneEng.com
p. (401) 921-3344 f. (401) 921-3303

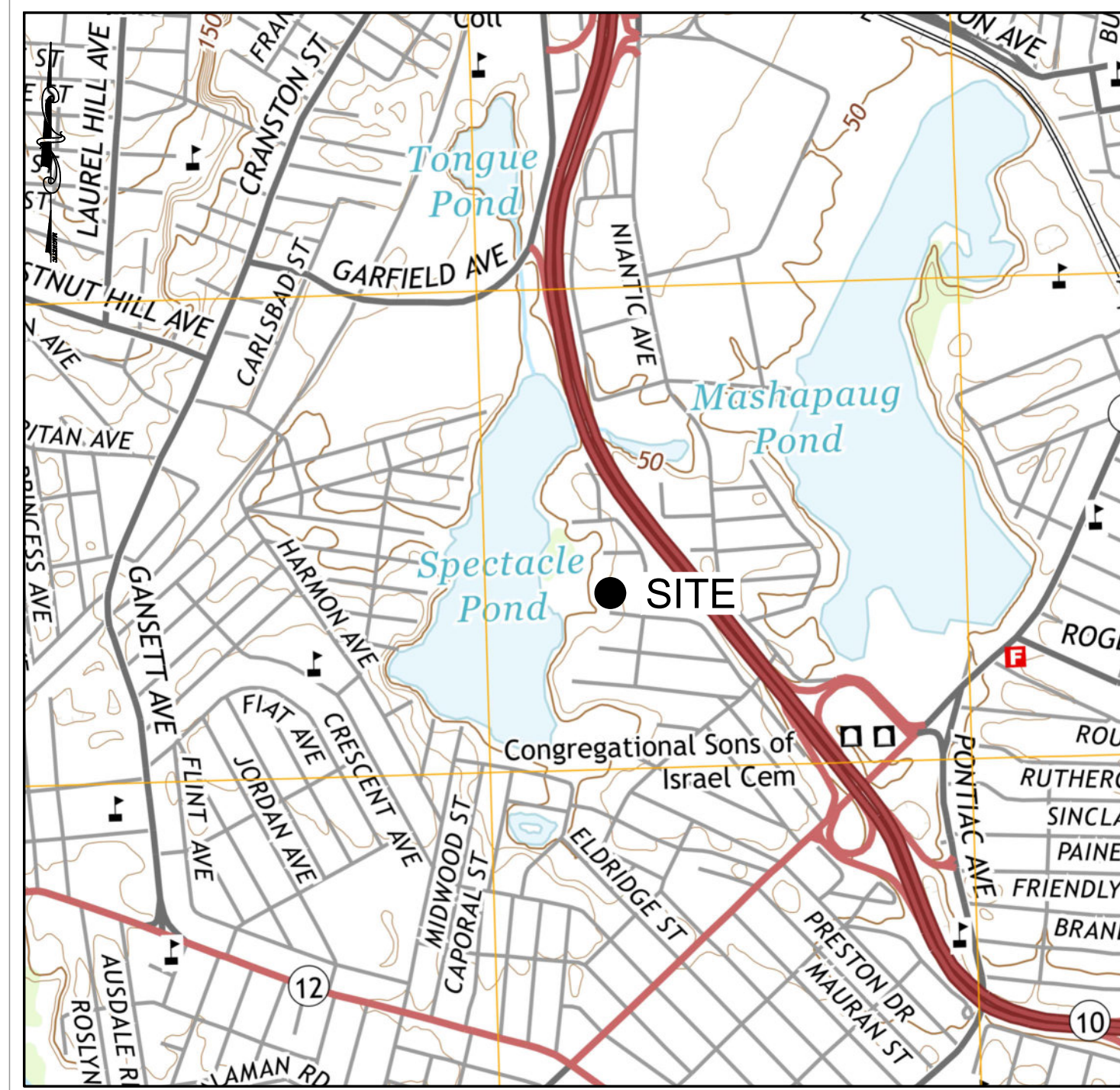
NOVEMBER 2024

REFERENCES:

1. AERIAL PHOTOGRAPH

© COPYRIGHT 2024
MILLSTONE LLC
250 CENTERVILLE RD.
BUILDING E-12
WARWICK, RI 02886

THIS DRAWING IS COPYRIGHTED
AND SUBJECT TO COPYRIGHT
PROTECTION. IT IS THE
PROPERTY OF MILLSTONE LLC
AND SHALL NOT BE USED OR
COPIED WITHOUT THE
EXPRESSED WRITTEN CONSENT
OF MILLSTONE LLC.

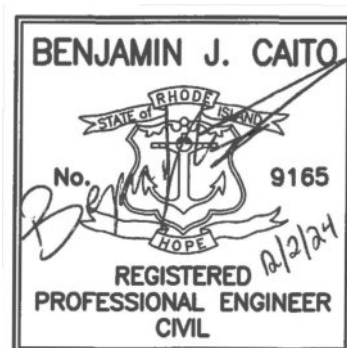


LOCUS

1" = 1000'

TABLE OF CONTENTS:

SHEET	DESCRIPTION	REVISED
1	COVER SHEET	
2	BOUNDARY SURVEY (BY OTHERS)	
3	MASTER PLAN	



Drawn By: JSC

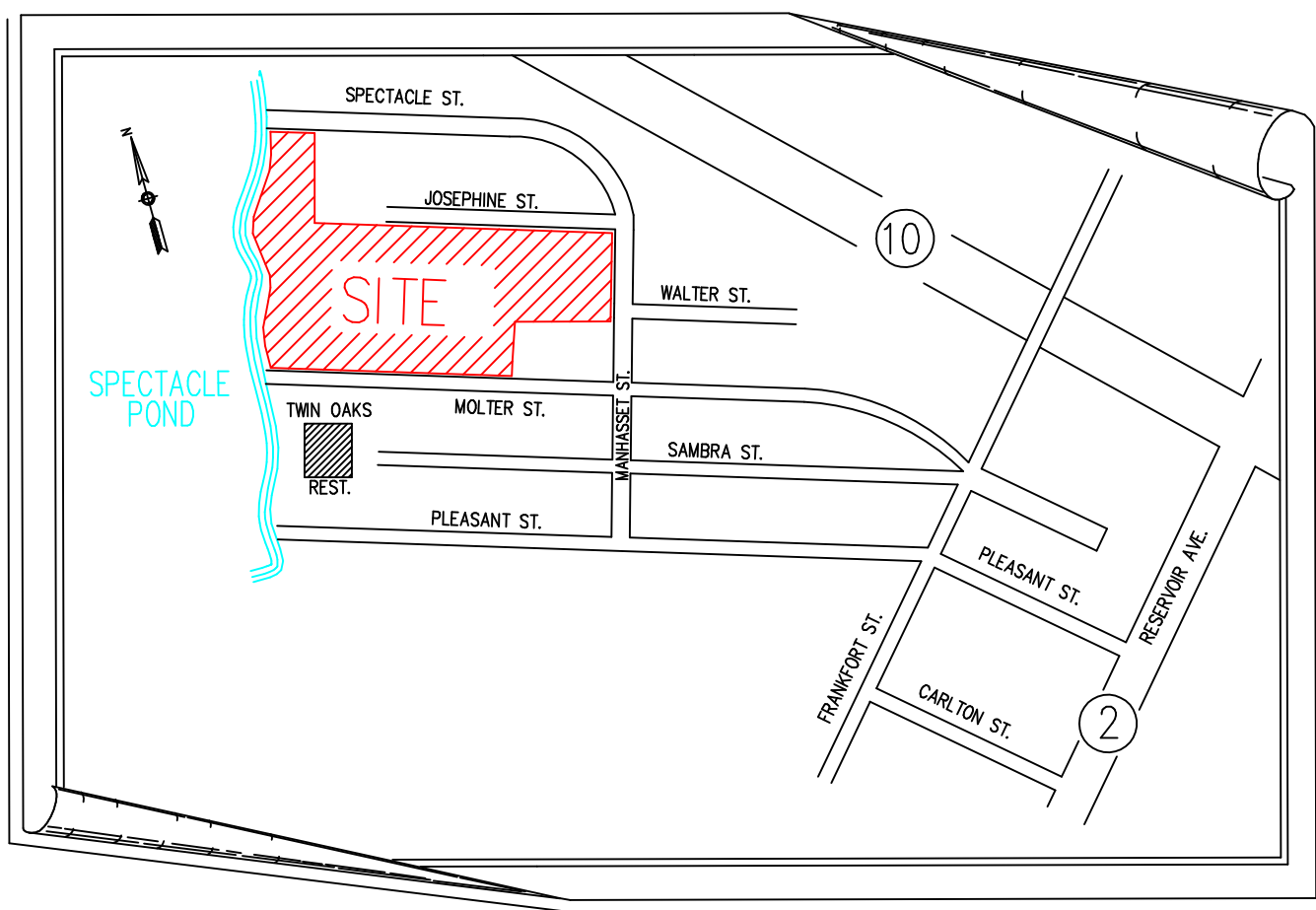
Checked By: BJC

Sheet

1

of 3

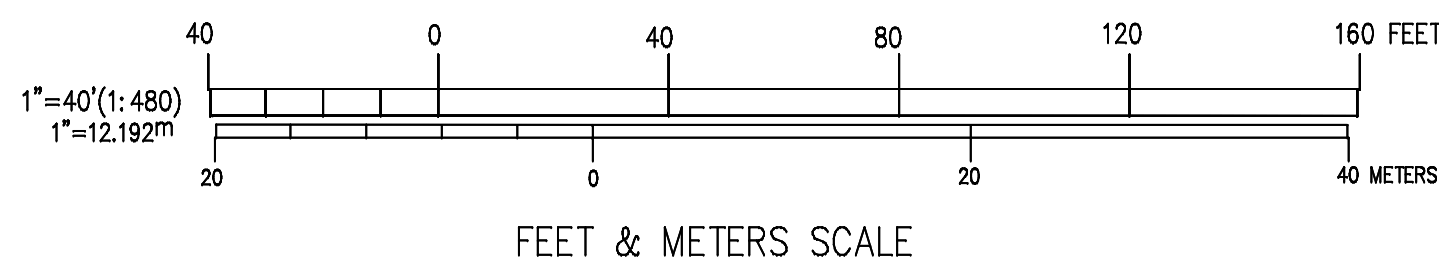
FILE NO.: 23.539.832



LOCUS MAP
(NOT TO SCALE)

- LEGEND**
- CB CATCH BASIN
 - POLE #1 UTILITY POLE
 - SIGN STREET SIGN
 - SMH SEWER MANHOLE
 - DMH DRAIN MANHOLE
 - OU OVERHEAD UTILITIES
 - E ELECTRIC
 - T TELEPHONE
 - W WATER LINES
 - D STORM DRAIN
 - S SANITARY LINE
 - G GAS LINE
 - AG ABANDONED GAS LINE
 - X LIGHT
 - X FENCE
 - WG WATER GATE
 - I.C.V. IRRIGATION CONTROL VALVE
 - GG GAS GATE
 - HH HAND HOLE
 - HYD FIRE HYDRANT
 - 10 EXISTING CONTOURS
 - SPOT ELEVATION
 - POINT OF APPLICATION
 - GB GRANITE OR STONE BOUND
 - RE-BAR PROPOSED MONUMENT
 - STONEWALL
 - PROPERTY LINE
 - TREE LINE
 - WF-A9 WETLAND EDGE
 - TREE

NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.



UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN ARE PLOTTED FROM PLANS FURNISHED TO THIS OFFICE BY THE LOCAL UTILITY AND CITY ENGINEERING DEPARTMENTS. WE ASSUME NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. THESE PLANS ARE AND SHOULD BE ASSUMED AS APPROXIMATE. THE APPROPRIATE PUBLIC UTILITY COMPANIES AND "DIG SAFE" SHOULD BE CONSULTED BEFORE ANY WORK IS DONE.



CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT / ACCURACY SPECIFICATIONS
COMPREHENSIVE BOUNDARY SURVEY	I
OTHER TYPE OF SURVEY	N/A
DATA ACCUMULATION SURVEY	T-2
TOPOGRAPHIC SURVEY	

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS

BY: *John D. Andrews* 1836 11/10/2017
JOHN D. ANDREWS, P.L.S. REG. NO. DATE
DOUGLAS DESIGN GROUP (LS.000A354-COA)

Certification

Drawn by BSA

Checked by JDA

Revised on

Project

**BOUNDARY & WETLAND
SURVEY OF LAND**

PREPARED FOR

**12 WALTER
STREET**

A.P. 6/4, LOT 1250

CRANSTON
RHODE ISLAND

Date: NOVEMBER 10, 2017

Scale: 1" = 40'

Owner:

Ralph Shuster Inc.
909 North Main Street
Providence, RI 02904

**Douglas
DESIGN GROUP**

LAND SURVEYING • CONSULTING

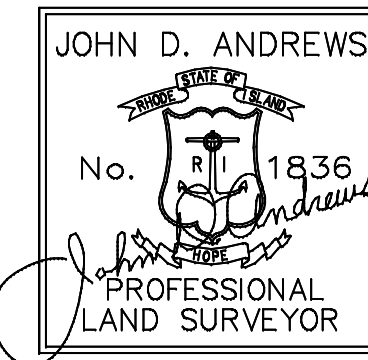
BAY TOWER - LOWER LEVEL SUITE C
101 PLAIN STREET
PROVIDENCE, RHODE ISLAND 02903
508-821-8728 774-284-0085
douglasdesigngroup@gmail.com

© COPYRIGHT 2017
THIS DRAWING IS THE PROPERTY OF DOUGLAS DESIGN GROUP. ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT FROM DOUGLAS DESIGN GROUP IS PROHIBITED.

Issued On 11/10/2017

Sheet Contents

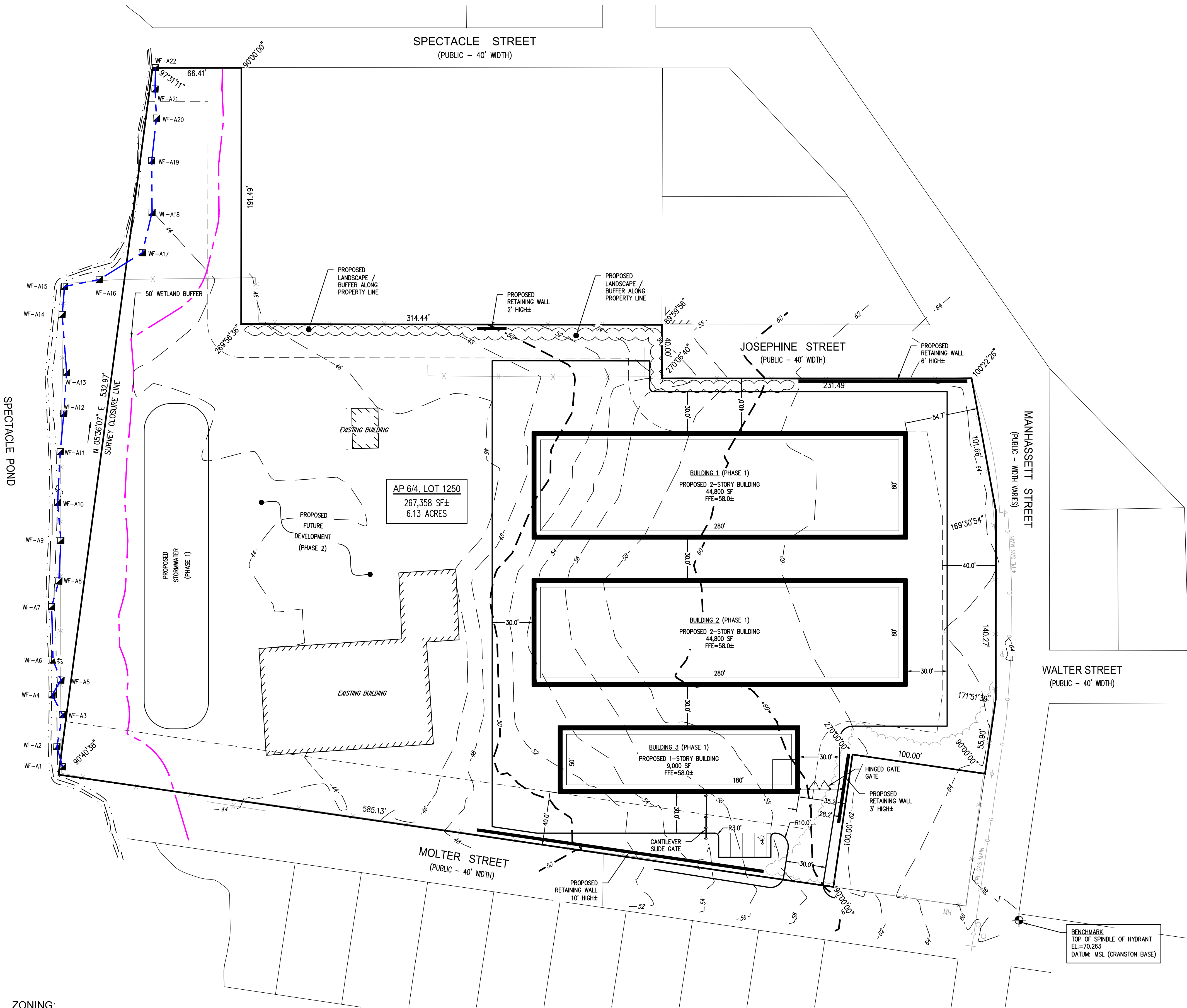
UPDATED SITE PLAN



Project Number.

Drawing No.

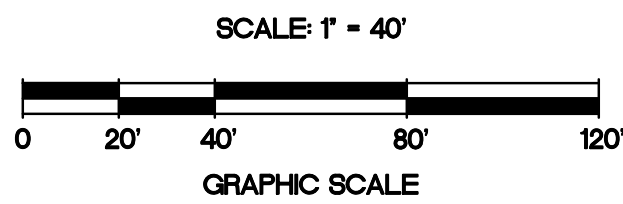
Sheet 1 of 1



ZONING:

ZONE: M-2 (GENERAL INDUSTRY)	REQUIRED (ZONING ORDINANCE 17.20.120)	PROVIDED
MINIMUM LOT AREA	60,000 SF	267,358 SF±
MINIMUM LOT WIDTH AND FRONTAGE	200 FT	290 FT
MINIMUM FRONT YARD SETBACK	40 FT	40.0 FT
MINIMUM REAR YARD SETBACK	30 FT	N/A
MINIMUM SIDE YARD SETBACK	25 FT	35.2 FT
MAXIMUM LOT COVERAGE	60%	25%*
MAXIMUM BUILDING HEIGHT	35 FT	≥ 35 FT

* LOT BUILDING COVERAGE



REFERENCES:

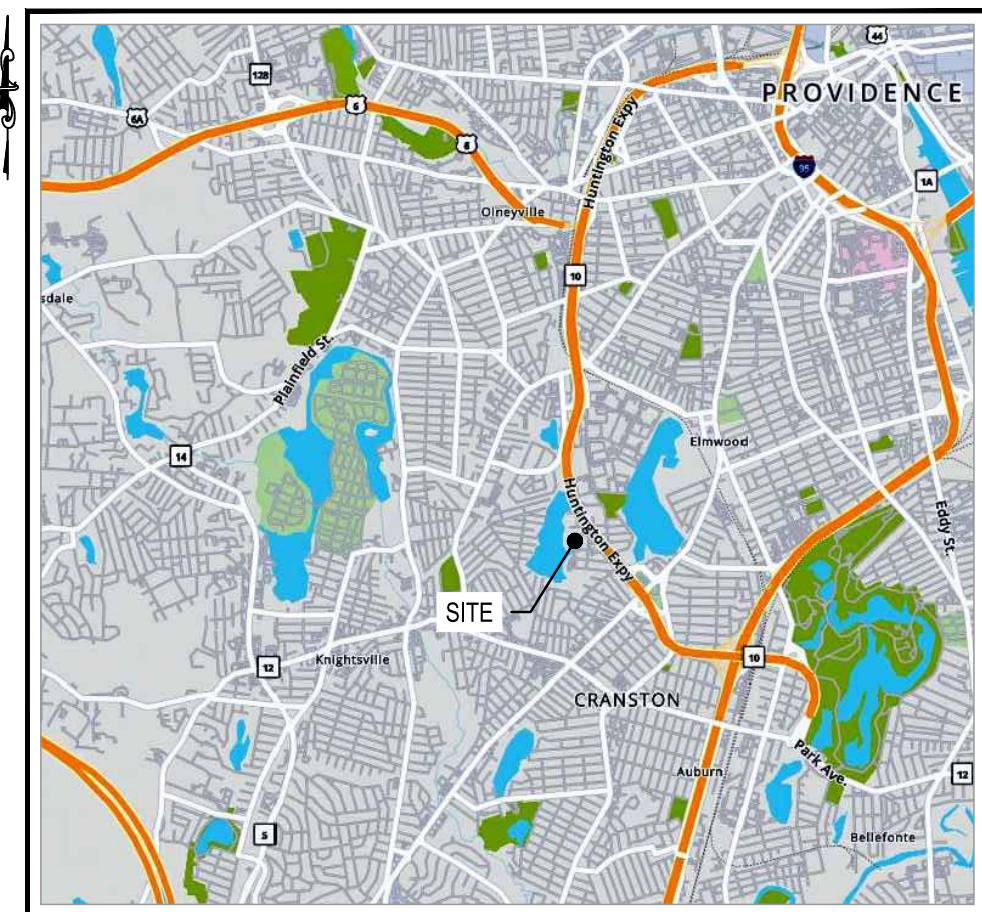
- BOUNDARY & WETLAND SURVEY OF LAND PREPARED FOR 12 WALTER STREET; A.P. 6/4 LOT 1250 CRANSTON, RHODE ISLAND DATE: NOVEMBER 10, 2017 SCALE: 1" = 40' PREPARED BY DOUGLAS DESIGN GROUP
- CITY OF CRANSTON TAX ASSESSOR MAPPING
- RIDEM GIS INFORMATION
- GOOGLE EARTH

UTILITY NOTE:

LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD. ANY DAMAGE TO EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES ARE NOTIFIED 72-HOURS IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-888-344-7233) A MINIMUM OF 72 HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF HTE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.

LEGEND

- SUBJECT LOT LINE
- ABUTTING LOT LINE
- LOT LINE TO BE REMOVED
- BUILDING SETBACK LINE
- EXISTING BUILDING
- EXISTING CONTOUR
- WETLAND BUFFER
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT



LOCATION MAP
NOT TO SCALE

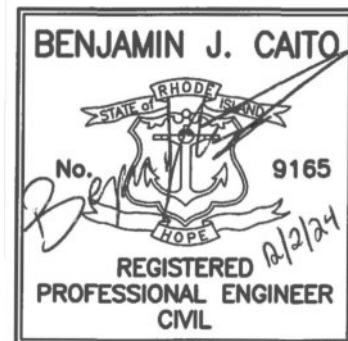
SITE NOTES:

- THERE ARE WETLANDS LOCATED ON THE NORTHWESTERN BOUNDARY OF THE SITE, ALONG THE SHORELINE OF SPECTACLE POND.
- THE EXISTING GROUND COVER CONSISTS OF AN EXISTING BUILDING, ASSOCIATED DRIVEWAYS, AND GRAVEL PARKING AREAS. BUILDINGS HAVE BEEN DEMOLISHED OVER THE YEARS AND HE GRAVEL PARKING AND LAYDOWN AREAS HAVE NOT BEEN MAINTAINED.
- THE PROPERTY CONSISTS OF UDORHTHENS-URBAN LAND COMPLEX (UD), HINCKLEY LOAMY SAND (Hkc) AND MERRIMAC-URBAN LAND COMPLEX (MU).
- ACCORDING TO RIDEM MAPPING, THERE ARE NO NATURAL HERITAGE AREAS OR HISTORICAL FEATURES, SUCH AS CEMETERIES OR STONE WALLS, LOCATED ON THE SITE.
- THE ENTIRE SITE IS LOCATED WITHIN A GB GROUNDWATER CLASSIFICATION AREA.
- THE SITE IS CURRENTLY SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
- ALL TREES WITHIN THE LOD TO BE CLEARED.
- TOTAL UPLANDS AREA (EXCLUDING WETLANDS) = 5.85 AC.
- THE PROJECT WILL BE BUILT IN TWO PHASES AS DENOTED BY THE PLAN. PHASE 1 INCLUDES BUILDINGS 1, 2, AND 3, AND THE ASSOCIATED PARKING AND ACCESS OFF MOLTER STREET. THE STORMWATER FACILITIES WILL BE BUILT AS PART OF PHASE 1. PHASE 2 IS RESERVED FOR A PROPOSED FUTURE DEVELOPMENT ON THE WESTERN PORTION OF THE SITE AS INDICATED.
- PORTIONS OF THE SITE ARE OF ENVIRONMENTAL CONCERN. REFER TO ENVIRONMENTAL PHASE I ASSESSMENT BY HOFFMAN ENGINEERING, INC., DATED APRIL 2024 AND LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT BY HOFFMAN ENGINEERING, INC., DATED APRIL 2024.

FLOOD NOTE:

THIS SITE LIES ENTIRELY WITHIN ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM), PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS), PANEL 312 OF 451, MAP NUMBER 44007C0312H, MAP REVISED OCTOBER 2, 2015.

NO.	DATE	REVISION



Millstone LLC
ENGINEERING • SURVEYING • PERMITTING

250 Centerville Road, Building E-12
Warwick, RI 02886

790 Aquidneck Avenue, Building B
Middletown, RI 02842

www.MillstoneEng.com
p. (401) 921-3344 f. (401) 921-3303

MASTER PLAN

**PROPOSED
STORAGE
FACILITY**

A.P.6/4, LOT 1250
12 WALTER STREET
CRANSTON, RI

PREPARED FOR:
**WALTER ST.
REALTY LLC**

1" = 40'
MARCH 2024

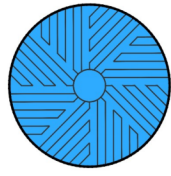
Drawn By: BJC

Checked By: JCH

Sheet

3
of 3

FILE NO.: 23.539.832



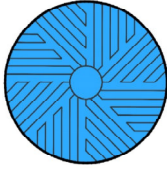
Millstone LLC

ENGINEERING • SURVEYING • PERMITTING

PROPERTY OWNERS WITHIN 100' OF SITE

For
Proposed Storage Facility
12 Walter Street
A.P. 6/4, Lot 1250
Cranston, Rhode Island
November 2024

Cranston Plat/Lot	Owner Name/Address
6/1286	WEST RUSSE REALTY LLC 1 SPECTACLE STREET CRANSTON, RI 02910-1032
6/3263	FARTHINGALE FROTHINGHAM & FOSTER LTD 1 SPECTACLE STREET CRANSTON, RI 02910-1032
6/1259	TECHNIC INC 47 MOLTER STREET CRANSTON, RI 02910-1011
6/1258	TECHNIC INC 47 MOLTER STREET CRANSTON, RI 02910-1011
6/3348	TECHNIC INC 47 MOLTER STREET CRANSTON, RI 02910-1011
6/1243	TECHNIC INC 47 MOLTER STREET CRANSTON, RI 02910-1011
6/1240	TECHNIC INC 47 MOLTER STREET CRANSTON, RI 02910-1011
6/3123	ANTHONY G PETROSINELLI 54 PARK FOREST RD CRANSTON, RI 02920
6/1205	MOLTER REALTY LLC 47 MOLTER ST CRANSTON, RI 02910-1032
6/1289	TWIN OAKS INC 100 SABRA STREET CRANSTON, RI 02910
6/1198	TWIN OAKS INC 100 SABRA STREET CRANSTON, RI 02910



6/1195	TWIN OAKS INC 100 SABRA STREET CRANSTON, RI 02910
6/1194	TWIN OAKS INC 100 SABRA STREET CRANSTON, RI 02910
6/1191	TWIN OAKS INC 100 SABRA STREET CRANSTON, RI 02910
6/1190	TWIN OAKS INC 100 SABRA STREET CRANSTON, RI 02910
6/1187	TWIN OAKS INC 100 SABRA STREET CRANSTON, RI 02910
6/1186	TWIN OAKS INC 100 SABRA STREET CRANSTON, RI 02910
6/1183	TWIN OAKS INC 100 SABRA STREET CRANSTON, RI 02910
6/1182	HP LEGACY PROPERTY LLC 51 MANHASSETT ST CRANSTON, RI 02910-1009
6/1179	KATHLEEN DELUCA RAYMOND DELUCA T/E 55 MANHASSETT STREET CRANSTON, RI 02910-1009



ORIGINAL

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: 2024-1441432
ISSUED: 20-Nov-2024

TAX RATE SUMMARY
FISCAL YEAR 2024

Residential:	13.61
Open Space:	13.61
Commercial:	20.42
Industrial:	20.42

Total Value: \$386,200

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.

Parcel Id: 006-1250-000
Location: 12 WALTER STREET
Acreage: 2.81000
Legal Reference:
Assessed Owner(s): WALTER STREET REALTY LLC
Current Owner: WALTER STREET REALTY LLC

ASSESSMENTS	2024 Bill #2412515005	2023 Bill #2412515005	2022 Bill #1914558005	Prior to 2022
Gross Tax				
Net Tax	\$7,886.20	\$9,097.52	\$8,911.39	\$60,717.41
Interest	\$7,886.20	\$9,097.52	\$8,911.39	\$60,717.41
Total Net	\$7,886.20	\$181.96	\$89.12	\$86.64
PAYMENTS		\$9,279.48	\$9,000.51	\$60,804.05
Tax Payments				
Interest	\$3,943.10	\$9,097.52	\$8,961.34	\$60,717.41
OTHER		\$181.96	\$89.12	\$86.64
Net Q1 RE Tax Due: 15-Jul-2024	\$1,971.55	\$2,274.38	\$2,227.84	\$15,179.31
Net Q2 RE Tax Due: 15-Oct-2024	\$1,971.55	\$2,274.38	\$2,227.84	\$15,179.31
Net Q3 RE Tax Due: 15-Jan-2025	\$1,971.55	\$2,274.38	\$2,227.84	\$15,179.31
Net Q4 RE Tax Due: 15-Apr-2025	\$1,971.55	\$2,274.38	\$2,227.87	\$15,179.48
UNPAID TAXES				
Total Unpaid Real Estate Taxes	\$3,943.10			
TOTAL UNPAID TAXES (PER DIEM)	\$3,943.10	\$0.00	\$0.00	\$0.00
PAYMENT HISTORY	Date Amount	Date Amount	Date Amount	Date Amount
	10/4/2024 1,971.55	4/8/2024 2,274.38	12/2/2022 4,455.68	4/15/2022 2,166.09
	7/11/2024 1,971.55	1/5/2024 2,274.38	11/14/2022 2,277.82	1/13/2022 2,166.07
	-	10/16/2023 2,274.38	9/8/2022 222.94	10/12/2021 2,166.07
	-	9/1/2023 427.69	8/3/2022 2,094.02	9/22/2021 163.50
	-	8/18/2023 2,028.65	-	8/16/2021 2,089.21
	-	-	-	4/12/2021 2,192.90
	-	-	-	1/22/2021 2,192.88
	-	-	-	10/13/2020 2,192.88
	-	-	-	7/14/2020 2,192.88
	-	-	-	4/10/2020 2,192.90

I HAVE NO KNOWLEDGE OF ANY OTHER LIENS OUTSTANDING AS OF THIS DATE: 11/20/2024

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 20-Nov-2024

City Treasurer
City of Cranston

Tax: \$6980.00
Date: 11/30/2022
Transfer Tax #: 36281
RECORDER: SGRONEVELD
CITY OF CRANSTON
RHODE ISLAND REAL ESTATE
CONVEYANCE TAX



202211300141940 Bk.LR6583 Pg.249
RECORDED Cranston,RI 1/3
11/30/2022 10:41:48 AM DEED

QUITCLAIM DEED

RALPH SHUSTER, INC., a Rhode Island Corporation, with an address of 909 North Main Street, Providence, Rhode Island 02904 for consideration paid of One Million Five Hundred Thousand and 00/100 (\$1,500,000.00) Dollars, hereby conveys to **WALTER STREET REALTY, LLC**, a Rhode Island Limited Liability Company, with an address of 2077 Elmwood Avenue, Warwick, Rhode Island 02888 as **SOLE OWNER** with **QUITCLAIM COVENANTS**:

See Attached Exhibit "A"

The transfer is such that no R.I.G.L. §44-30-71.3 withholding is required as Seller is a Rhode Island Corporation as evidenced by Affidavit.

WITNESS its hand this 29th day of November 2022 by its President duly authorized.

Ralph Shuster, Inc.

David Malkin
President



202211300141040 Bk:LR5583 Pg:244
RECORDED Cranston, RI 2/3
11/30/2022 10:41:40 AM DEED

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence, Rhode Island on the 29th day November 2022 before me personally appeared David Malkin, President of Ralph Shuster, Inc., known to me and by me to be the party executing the foregoing instrument and he acknowledged said instrument, by him executed, to be his free act and deed as the President of Ralph Shuster, Inc. and the free act and deed of the Corporation.

STEPHEN M. LITWIN, ESQUIRE
NOTARY PUBLIC - RHODE ISLAND
ID # 9167
MY COMMISSION EXPIRES JULY 25, 2025

Stephen M. Litwin

Notary Public:

My Commission Expires: 7/25/25

Stephen M. Litwin

UNOFFICIAL



202211300141348 Bk:LR0583 Pg:246
RECORDED Cranston, RI 3/3
11/30/2022 10:41:48 AM DEED

Exhibit A

That certain lot or parcel of land, with all buildings and improvements thereon situated in the City of Cranston, State of Rhode Island bounded and described as follows:

Beginning at a point on the northerly side of Molter Street, 100 (one hundred) feet westerly from the northwesterly corner of Manhasset Street and Molter Street, which point is the southwest corner of land now or formerly of Anthony G. Petrosinelli; thence running westerly bounded southerly by Molter Street to the easterly edge of Spectacle Pond; thence turning and running in a general northerly direction along the easterly edge of Spectacle Pond to a point at the most southwesterly corner of Spectacle Street to a point for a corner; thence turning and running easterly bounded northerly by Spectacle Street to land now or formerly of Farthingale, Frothington and Foster, Ltd.; thence turning and running southerly, bounded easterly by said Farthingale, Frothington and Foster Ltd. land 191.78 (one hundred ninety one and seventy eight one hundredths) feet, more or less to a point for a corner; thence turning and running easterly, bounded northerly by said Farthingale, Frothington and Foster Ltd. land 314.45 (three hundred fourteen and forty five hundredths) feet to the northwesterly terminus of Josephine Street; thence turning and running southerly, bounded easterly by said Josephine Street 40 (forty) feet, more or less to the southwesterly terminus of said Josephine Street; thence turning and running easterly, bounded northerly by said Josephine Street to a point at the southwesterly corner of Manhasset Street and Josephine Street; thence turning and running southerly, bounded easterly by said Manhasset Street to land now or formerly of aforementioned Petrosinelli; thence turning and running westerly, bounded southerly by said Petrosinelli land 100 (one hundred) feet more or less to a point for a corner; thence turning and running southerly bounded easterly by said Petrosinelli land 100 (one hundred) feet, more or less to Molter Street and the point and place of beginning.

Together with and subject to rights of others in and to abandoned portion of Josephine Street.

Subject to flowage rights reserved in deed from Welcome Fenner to Josiah W. Robinson in Book 18 at page 259 and to flowage easement granted by Josiah W. Robinson to Martin C. Stokes in Book 39 at page 216.

Property Address: 41 Molter Street

AP 6/4 AL 3124, 3125, 3126, 3127, 1244, 1245, 1246
1250, and 3353

AP 7/5 AL 1247

PETITION TO THE CITY COUNCIL

Cranston, October 25, 1933.

To the Honorable City Council of the City of Cranston.

The undersigned owner of land on Walter Street, in said City, hereby petition your Honorable Body that, that westerly portion of said Walter Street, formerly Clarence Street, Cranston, R.I., which portion is more fully described as beginning at the northeasterly corner of Lot Eighty-eight (88) in the L.D. Anthony Plat, thence running westerly to its termination at Spectacle Pond, be abandoned.

RALPH SHUSTER

RALPH SHUSTER INC.

WILLIAM DeANGELUS, et ux
EVA M. DeANGELUS

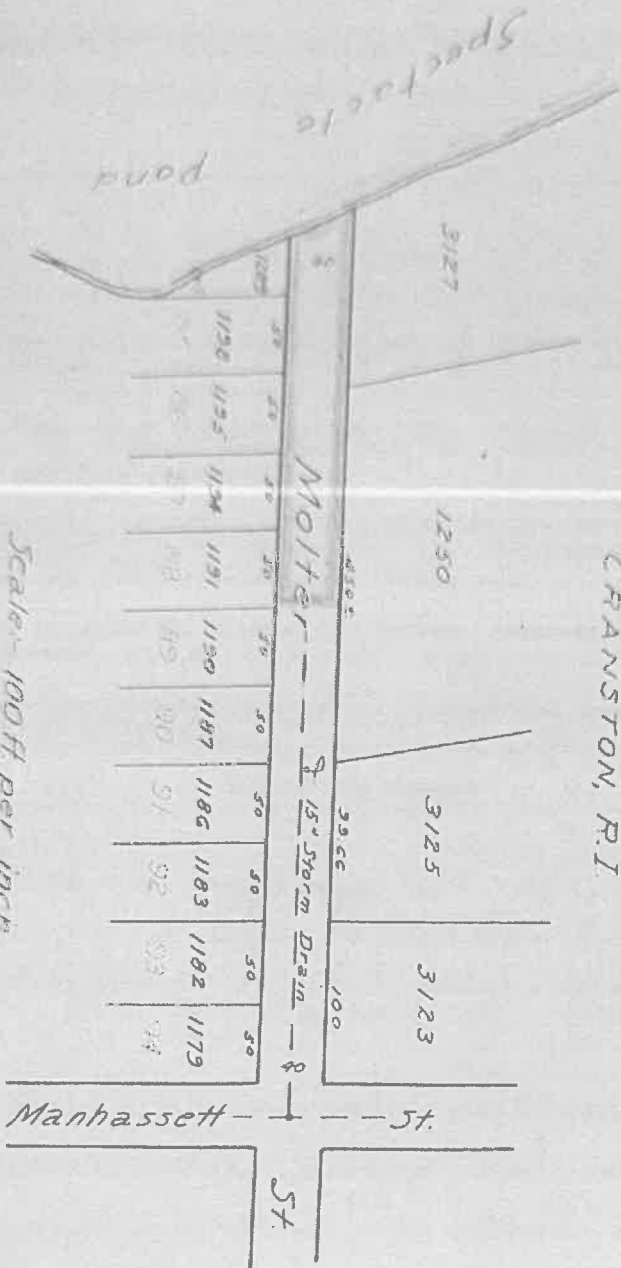
By their Attorney,

William J. McGair
WILLIAM J. MCGAIR

001-26-53

00205 95

Map
Showing Proposed Abandonment of
a portion of
MOLTER ST.
CRANSTON, R.I.



Scale - 100 ft. per inch.
Assessor's Card #44
November 1953

THE CITY OF CRANSTON

RESOLUTION OF THE CITY COUNCIL

Resolution instituting proceedings for the abandonment of
a portion of Moltar Street.

No. 351

Passed, Dec. 30, 1953 Approved, Dec. 31, 1953
George E. Bourne
Mayor

Resolved,

That that the Committee on Public works of this City
Council institute proceedings for the abandonment of that westerly
portion of Moltar Street, formerly Clarence Street, which portion
is more fully described as beginning at the northeasterly corner
of Lot Eighty-eight (88) in the L. B. Anthony Plat, thence running
westerly to its termination at Spectacle Pond, in accordance with
Chapter 3106 Section 41 of the Public Laws of 1953.

Witness:

Ernest L. Johnson
City Clerk

A true copy
Attest:

Isidore H. Friedman
Deputy City Clerk



CITY COUNCIL

CITY OF CRANSTON
RHODE ISLAND

March 3, 1954

Ernest L. Johnson, City Clerk
City Hall
Cranston, Rhode Island

Dear Mr. Johnson:

At a meeting held Wednesday evening, March 3, 1954 at 8: P.M., a hearing on Petition for the Abandonment of Portion of Molter Street, Cranston, Rhode Island the Public Works Committee voted that the petition for the abandonment of Molter Street be granted "subject" to easement for the purpose of laying or maintaining storm water drains.

Respectfully submitted

Margaret Mary Hagan
Clerk of Committees, Pro Temp.

THE CITY OF CRANSTON

RESOLUTION OF THE CITY COUNCIL

Resolution abandoning a portion of Molter Street.

No. 432

Passed, March 22, 1954. Approved, March 23, 1954.

Mayor

~~XXXX~~

~~XXXX~~ IT IS RESOLVED, ORDERED AND DECREED, that that portion of Molter Street formerly Clarence Street, beginning at the northeasterly corner of Lot No. 88 in the L. D. Anthony Flat thence running westerly to its termination at Spectacle Pond, be and the same is hereby abandoned for highway purposes and the damage to the abutting owners thereof is appraised at nothing and so awarded.

AND BE IT FURTHER ORDERED AND DECREED, that after the entry of this order and decree, the City Clerk shall cause a notice thereof to be published in a newspaper published in the City of Cranston, at least once a week, for three successive weeks and a further and personal notice shall be served by the City Sergeant on every owner of land abutting upon portions of the above named street or highway to be abandoned, who is known to reside in this State.

AND IT IS FURTHER ORDERED AND DECREED, that the Commissioner of Public Works be directed to cause a sign to be placed at each end of the above named highway, as abandoned, having thereon the words, "NOT A PUBLIC HIGHWAY."

3/23/54
G. S. Co.
Supply Bldg.

READ AND PASSED

CITY COUNCIL

MAR 23 1954

#432

CITY CLERK

LEGAL ADVERTISEMENT

**CITY OF CRANSTON
PUBLIC HEARING**

City Clerk's Office
City Hall
Cranston, Rhode Island
March 23, 1954

Notice is hereby given by the City Council of the City of Cranston, Rhode Island that the portion of Molter Street formerly Clarence Street, beginning at the northeasterly corner of Lot No. 88 in the L. D. Anthony Plat thence running westerly to its termination at Spectacle Pond was by order and decree of the City Council of the City of Cranston entered March 22, 1954, declared to have ceased to be useful to the public and therefore abandoned for highway purposes.

Given this 22nd day of March, A.D. 1954 by order and in behalf of said City Council.

ERNEST L. JOHNSON
City Clerk

**CITY OF CRANSTON
PUBLIC HEARING**

City Clerk's Office
City Hall
Cranston, Rhode Island
March 25, 1954

Notice is hereby given by the City Council of the City of Cranston, Rhode Island that the portion of Molter Street formerly Clarence Street, beginning at the northeasterly corner of Lot No. 88 in the L. D. Anthony Plat thence running westerly to its termination at Spectacle Pond was by order and decree of the City Council of the City of Cranston entered March 22, 1954, declared to have ceased to be useful to the public and therefore abandoned for highway purposes.

Given this 22nd day of March, A. D. 1954 by order and in behalf of said City Council.

ERNEST L. JOHNSON
City Clerk.

ERNEST L. JOHNSON
CITY CLERK



CITY OF CRANSTON
RHODE ISLAND
OFFICE OF THE CITY CLERK

ASTRID D. LEIDMAN
DEPUTY CLERK

March 23, 1954

Ralph Shuster, Inc.
P. O. Box 162
Elmwood Branch
Providence, R. I.

Dear Sir:

Notice is hereby given by the City Council of the City of Cranston, Rhode Island, that the portion of Molter Street, formerly Clarence Street, beginning at the northeasterly corner of Lot No. 88 in the L. D. Anthony Plat, thence running westerly to its termination at Spectacle Pond was by order and decree of the City Council of the City of Cranston entered March 22, 1954 declared to have ceased to be useful to the public and therefore abandoned for highway purposes and the damage to the abutting owners thereof appraised at nothing and so awarded.

Yours very truly

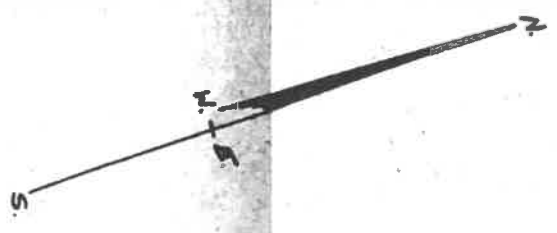
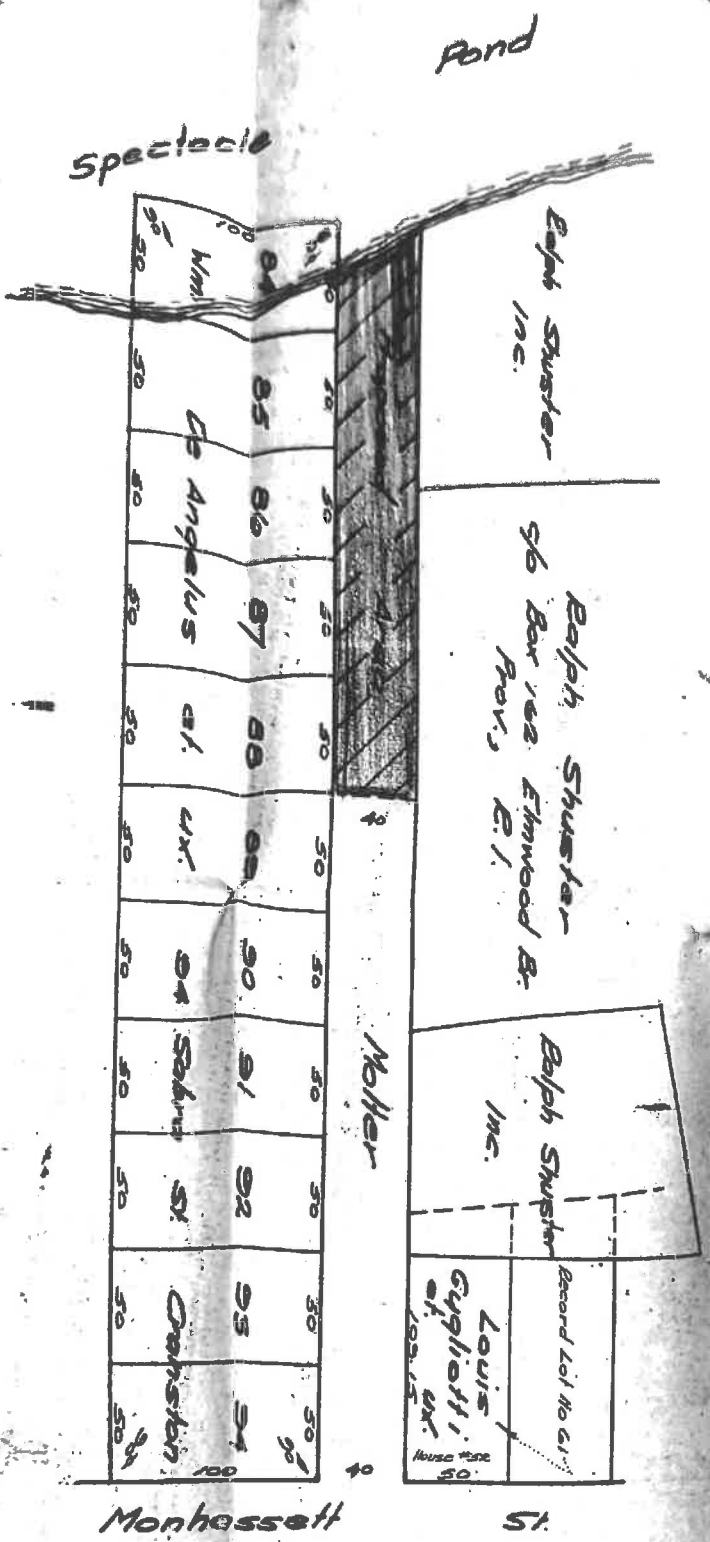
Ernest L. Johnson
City Clerk

I have this 24th day of March A. D. 1954 made personal service of the within notice by leaving a copy of the same in the hands and possession of the above.

Time: 1:12 P.M.

W. E. Dwyer
City Sergeant

Plan Showing Proposed Abandonment
 of a Westerly Portion of Moller St.
 Formerly Clarence St. on the L. D. Anthony
 Plat
 In Connection, E. I.
 By J. A. Latham & Son, Engrs., Nov. 1953
 Scale 60 feet per inch



EASEMENT FOR MAINTAINING AND KEEPING OF STORM WATER DRAIN

We, Ralph Shuster of the City of Cranston, County of Providence, State of Rhode Island and Ralph Shuster, Inc., a Rhode Island corporation having its principal place of business in the City of Cranston, County of Providence, State of Rhode Island and William DeAngelus and his wife Eva M. DeAngelus both of said City and County and State for a consideration paid have this day bargained and sold, and by these presents do bargain, sell, convey, transfer, and deliver unto the City of Cranston, a municipal corporation of the State of Rhode Island the permanent easement and right of way, including the perpetual right to enter upon the real estate hereinafter described, at any time it may see fit, and construct, maintain and repair underground pipelines and/or storm water drains, together with the right to excavate and refill ditches and/or trenches for the location of said pipelines and/or storm water drains and the further right to remove trees, brushes, undergrowth and other obstructions interfering with the location, construction and maintenance of said pipelines and/or storm water drains.

The land affected by the grant of this easement and right of way is located in the City of Cranston, State of Rhode Island and is more particularly described as follows:

That westerly portion of said Volter Street formerly Clarence Street, Cranston, R.I., which portion is more fully described as beginning at the northeasterly corner of Lot Eighty-eight (88) in the L.D. Anthony Plat, thence running westerly to its termination at the shore-line of Spectacle Pond as the same may from time to time exist.

The easement and right of way hereby granted covers a strip of land which is the above described portion of Volter Street and which has been abandoned by the said City of Cranston to these grantors who are abutting and adjoining owners of said land abandoned.

258

To have and to hold said easement and right of way until the said City of Cranston and unto its successors and assigns forever.

As a part of the consideration for this grant, the said grantors do hereby release any and all claims for damages from whatever cause incidental to the exercise of the rights herein granted.

IN WITNESS WHEREOF, we Ralph Shuster, William DeAngelus and Eva M. DeAngelus cause our hands to be signed hereon and our seals affixed and I Ralph Shuster, President of Ralph Shuster Inc. sign this instrument and cause the corporate seal of said corporation to be affixed hereon with full authority of the Board of Directors of said corporation.



Ralph Shuster
Ralph Shuster

William DeAngelus
William DeAngelus

Eva M. DeAngelus
Eva M. DeAngelus
Ralph Shuster, Inc.

by Ralph Shuster
XXXXXXXXXXXXXXXXXXXXPresident
XXXXXXXXXXXXXXXXXXXX

STATE OF RHODE ISLAND

COUNTY OF PROVIDENCE

In Cranston on the 23rd day of March, A.D. 1954, personally appeared Ralph Shuster, William DeAngelus and Eva M. DeAngelus to me personally known to be the parties executing the foregoing instrument and they acknowledge this instrument to be their free act and deed and the free act and deed of Ralph Shuster Inc.

William M. Gaur
Walter Public

Recorded
At 1:10

Mar. 25, A.D. 1954
P.M.

Witness:

Ernest L. Johnson
City Clerk

THE CITY OF PROVIDENCE
WATER SUPPLY BOARD

THOMAS H. DRISCOLL, CHAIRMAN

JOHN A. DONERTY

EARL H. ASHLEY

USD RIGGIE

MICHAEL N. CAMPARELLI, EX-OFFICIO

181 FOUNTAIN STREET

PROVIDENCE, R. I.

PHILIP J. HOLTON, JR.

CHIEF ENGINEER

JOHN T. WALSH

LEGAL ADVISOR

April 5, 1954

Mr. Elton Durfee, Commissioner
Department of Public Works
City Hall
Cranston, R. I.

Dear Mr. Durfee:

We recently received a copy of Resolution #432, passed by the Cranston City Council on March 22d and approved March 23, 1954, abandoning a portion of Molter St., Cranston. It is our understanding that the portion abandoned begins 300 ft. west of Manhasset St. and extends westerly to Spectacle Pond. In the portion abandoned we have 123 ft. of 6" C. A. water main and a 6" fire supply which serves the property of Ralph Schuster.

Because of the abandonment, the City of Providence will have to be compensated for the depreciated value of the facilities owned by the City in the portion of the street abandoned. These facilities were installed in 1952, and the depreciated value is as follows:

123 ft. 6" C. A. pipe	at \$ 1.96/ft.	\$ 241.08
44 lbs. C. I. Fittings	0.40/lb.	17.60
1 Blowoff	50.00 ea.	50.00
0.66 c.y. Concrete Thrust Blocks	0.20/yd.	13.20
1 6"x6" Tapping Sleeve and Valve	225.00/ea.	225.00
7 ft. 6" C. I. Pipe	6.00/ft.	42.00
123 ft. Sterlizing & Testing	0.07/ft.	8.61
Total Replacement value		\$ 597.49

Pipe laid 1952, Age 2 years, Estimate life 100 years

Depreciated value = $100\% - 0.38\% = 100\% - 0.08\% = 99.92\%$ or \$597.01
48.78%

Payment of the above charge (597.01) should be made within thirty days by enclosing your check payable to James M. Gordon, City Collector, and mailing same with the enclosed copy of this letter to the City Collector's Office, City Hall, Providence, R. I.

THE CITY OF PROVIDENCE

WATER SUPPLY BOARD

JOHN A. DOHERTY, CHAIRMAN

EARL H. ASHLEY

UGO RICCIO

JOHN J. TIERNEY

MICHAEL N. CARDARELLI, EX-OFFICIO

552 ACADEMY AVENUE

PROVIDENCE 8, R. I.

PHILIP J. HOLTON, JR.

CHIEF ENGINEER

JOHN T. WALSH

LEGAL ADVISOR

September 27, 1957

Mr. Edwin Avery, Commissioner
Department of Public Works
City Hall
Cranston, R. I.

Dear Mr. Avery:

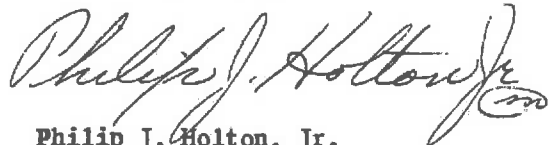
On April 5, 1954, we notified Mr. Elton Durfee, who was then the Commissioner of Public Works, that the City of Providence would have to be compensated for the depreciated value of the facilities owned by the City in the portion of Molter Street, Cranston, which was abandoned under Resolution #432, passed by the Cranston City Council on March 22, 1954 and approved March 23, 1954. The depreciated value amounts to \$597.01.

We also stated that a 6" fire supply to the property of Ralph Shuster would have to be relocated to that portion of the main not affected by the abandonment.

As nothing has been done regarding the payment of this charge or the relocation of the fire supply, will you advise this department what the City of Cranston intends to do regarding this matter?

Your immediate reply would be appreciated.

Yours very truly,



Philip J. Holton, Jr.
Chief Engineer

PJH/M

CC: W. P. Ingham, Div. Engr.

~~70-11-57~~

Mr. Ralph Shuter

Dear Sir :

Upon abandoning that section
of Molter St from
to Spectacle Pond we ~~have~~ were
notified by the Prov. Water Supply
Board that it would be necessary
to pay \$597.01 as liquidated
damages for the existing water
main in this street.

Inasmuch as it ~~has been~~
is the policy ^{to require} ~~for~~ the petitioning
party to pay all expenses ~~of~~

incurred in the abandonment
of a Public Highway, and
inasmuch as you have not seen
fit to reply ^{to verbal requests} indicating whether
you intend to bear this expense,
~~associated with this abandonment~~
I am left ^{WITH} no alternative but
to commence proceedings
causing this highway to be re-
opened. ^{This is to advise you that} unless satisfactory
arrangements are made concerning
this matter within ten (10)
days, this procedure will be commenced.

I believe ~~that~~ it is needless
to say that the reopening of
this street will necessitate the

removal of the fence
that you have placed
across the land in question.

Your co-operation in
this matter by way of a
reply to this letter will
be greatly appreciated.

V.T.G.

c/c - Mr Philip Holton Jr.
JAN 2001

OFFICE TELEPHONES
GASPEE 8574
GASPEE 8022

RESIDENCE TELEPHONE
DEXTER 4918

RALPH SHUSTER ...METALS...

12 HILTON STREET PROVIDENCE, R. I.
MAIL ADDRESS: P. O. BOX ~~XXX~~ PROVIDENCE I. R. I.
2762

January 20, 1958

Cranston City Hall
Park Avenue
Cranston, Rhode Island

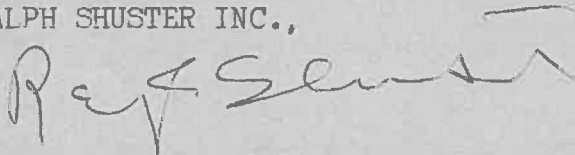
Attention: Mr. Avery

Dear Sir:

We are hereby giving you permission to acquire and
reclaim the lower section of Molter Steet, that was
original deeded to me by the city.

Very truly yours,

RALPH SHUSTER INC.,



Ralph Shuster, Inc., a corporation duly organized under the laws of the State of Rhode Island

for consideration paid, grant to City of Cranston, a municipal corporation created by the General Assembly of the State of Rhode Island

of with QUIT-CLAIM COVENANTS
(EXEMPTION FROM TAXES BY ACT)

That certain tract or parcel of land situated in the City of Cranston, County of Providence and State of Rhode Island, and bounded and described as follows:

Beginning at a point in the northerly line of Molter Street, said point of beginning being Three Hundred (300) feet westerly from the northwest corner of said Molter Street and Manhasset Street; thence running westerly along the northerly line of said Molter Street to the easterly shore line of Spectacle Pond, so-called; thence turning and running southerly along the easterly shore line of said Spectacle Pond to the center line of said Molter Street; thence turning and running easterly along the center line of said Molter Street to a point Three Hundred (300) feet westerly from the westerly line of said Manhasset Street; thence turning an interior angle of 90° and running northerly a distance of Twenty (20) feet to the point or place of beginning, said last line and the first mentioned line making an interior angle of 90°.

The consideration of this deed is such that no Revenue Stamps are required.

Witness its corporate name and seal
this 9th day of April, 1958.
RALPH SHUSTER, INC.
by: *Ralph Shuster*
President

State of Rhode Island, Etc.
County of Providence

In Cranston on the 8th day of April, 1958,
before me personally appeared Ralph Shuster, President of Ralph Shuster, Inc.,
to me known and known by me to be the party executing the foregoing instrument, and he
acknowledged said instrument, by him executed, to be his free act and deed,
his free act and deed in his capacity aforesaid and the free act and deed of
Ralph Shuster, Inc.

My Commission Expires
June 22, 1961
Shirley L. Roberts
Notary Public

Recorded May 2, A.D. 1958) Witness:
At 9:52 A.M.)

Ernest L. Johnson
City Clerk.

58

We, William DeAngelus, and wife, Eva M. DeAngelus, of the City of Cranston,
County of Providence and State of Rhode Island

for consideration paid, grant to City of Cranston, a municipal corporation created
by the General Assembly of the State of Rhode Island

with QUIT-CLAIM COVENANTS
(Transferee, and Successors, if any)

That certain tract or parcel of land situated in the City of Cranston,
County of Providence and State of Rhode Island, and bounded and described as
follows:

Beginning at a point in the southerly line of Molter Street, said point
being Three Hundred (300) feet westerly from the southwest corner of said
Molter Street and Manhasset Street; thence westerly along the southerly line
of said Molter Street, to the easterly shore line of Spectacle Pond, so-called;
thence turning and running northerly along the easterly shore line of said
Spectacle Pond to the center line of said Molter Street; thence turning and
running easterly along the center line of said Molter Street to a point Three
Hundred (300) feet westerly from the westerly line of said Manhasset Street;
thence turning an interior angle of 90° and running southerly a distance of
Twenty (20) feet to the point or place of beginning, said last line and the first
mentioned line making an interior angle of 90°.

The consideration of this deed is such that no Revenue Stamps are
required.

Witness OUR hands this 4th day of April 1958

William DeAngelus
Eva M. DeAngelus

State of Rhode Island, Etc.
COUNTY OF Providence

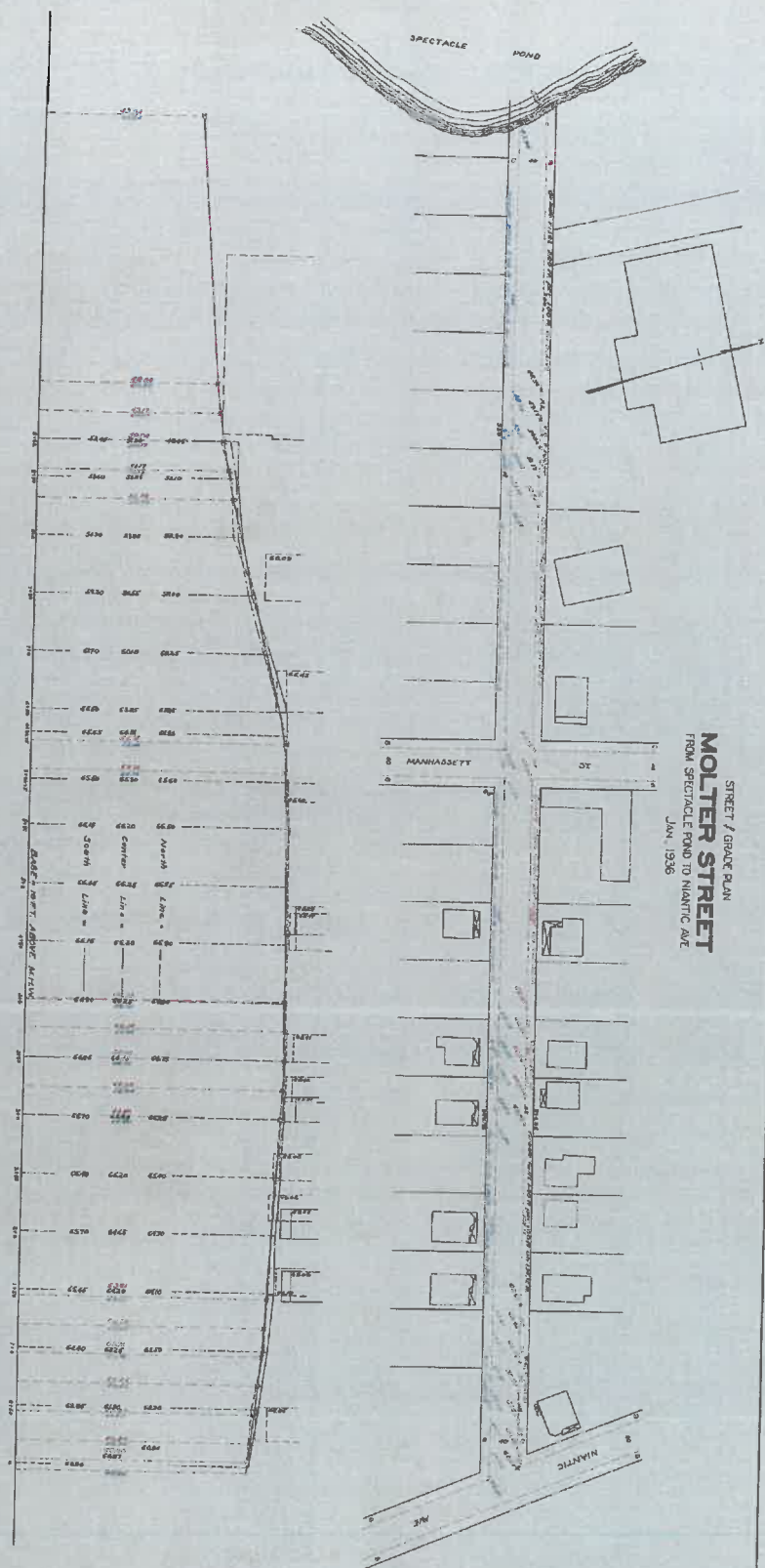
In Cranston on the 4th day of April 1958
before me personally appeared William DeAngelus and Eva M. DeAngelus

to me known and known by me to be the parties, executing the foregoing instrument, and they
acknowledged said instrument, by them executed, to be their free act and deed.

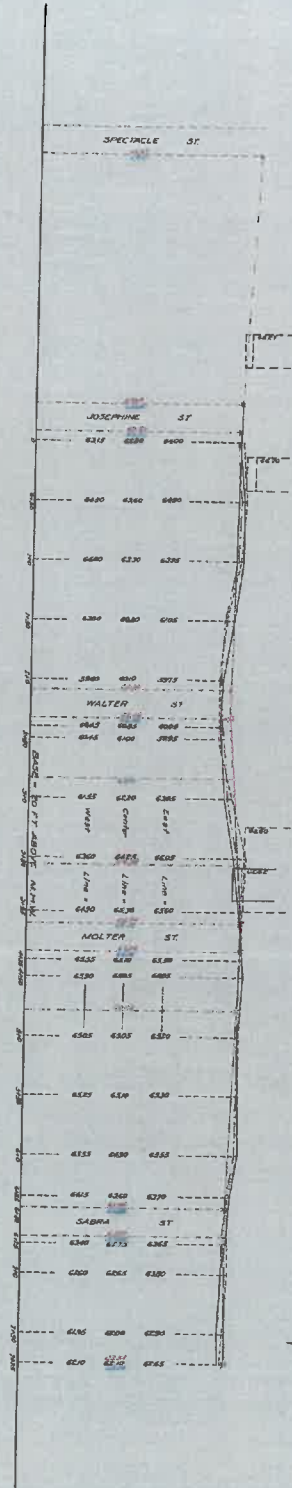
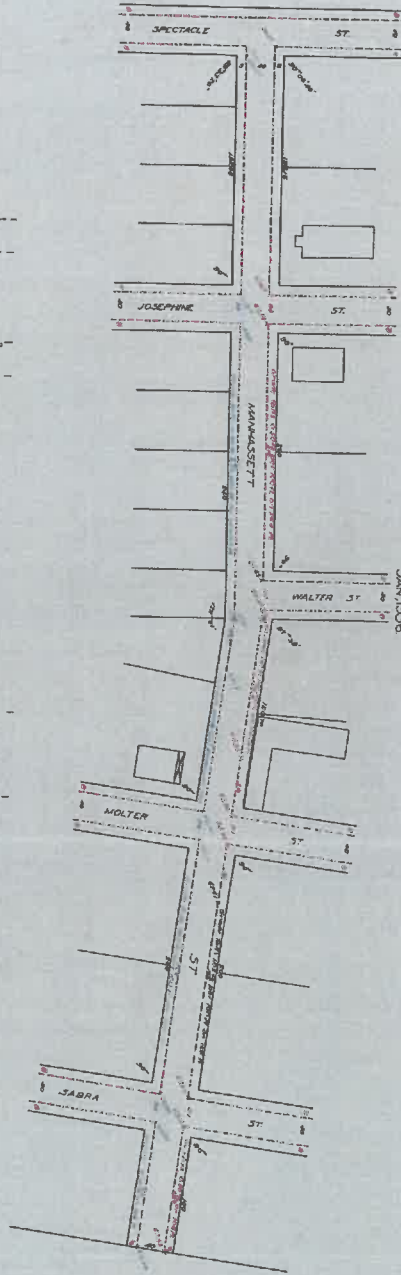
Astrid H. Seidman
Notary Public

Recorded May 2, A.D. 1958) Witness:
At 9:53 A.M.)

Ernest L. Johnson
City Clerk.

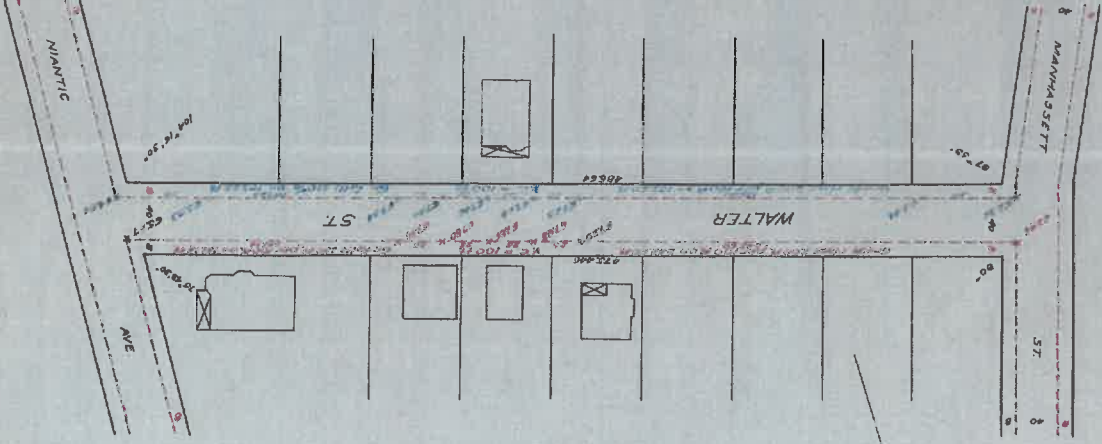
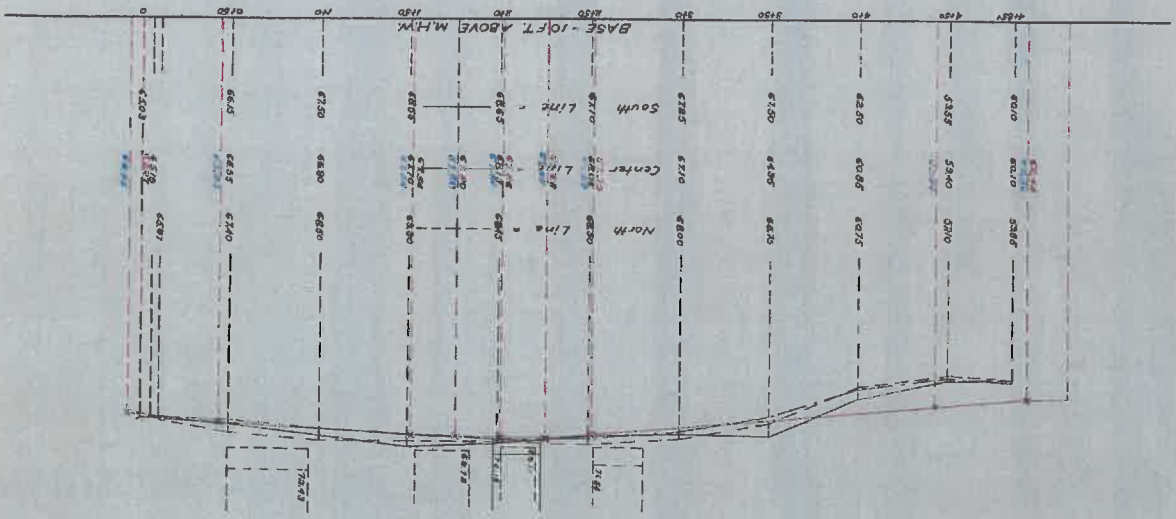


STREET/ GRADE PLAN
MANHASSETT ST.
 JOSEPHINE ST. TO SOUTH OF SABRA ST.
 JAN. 1936



C. J. F. 1936

City Engineer ..



STREET, GRADE PLAN
WALTER ST.
MANHASSETT ST. TO MANHATTAN AVE.
JAN. 1936

CHRYSLER
RENTAL LTD.
1-800-4-A-RENT



Millstone LLC

ENGINEERING • SURVEYING • PERMITTING

December 2, 2024

Jason Pezzullo
Planning Director
Cranston City Hall
869 Park Avenue
Cranston, RI 02910

via Hand Delivery

Re: Major Land Development Submission
A.P. 6/4, Lot 1250
12 Walter Street
Cranston, Rhode Island
MSE Project No. 23.539.832

Mr. Pezzullo:

The following documentation is submitted to you in support of the Major Land Development Application for the above captioned site:

Enclosed herewith, please find the following:

One (1) 24" x 36" copy of a plan entitled, "Turning Movement Plan Proposed Storage Facility A.P. 6/4 Lot 1250 12 Walter Street Cranston, Rhode Island" prepared for Walter Street Realty LLC prepared by Millstone LLC dated November 2024, Sheet 1 of 1.

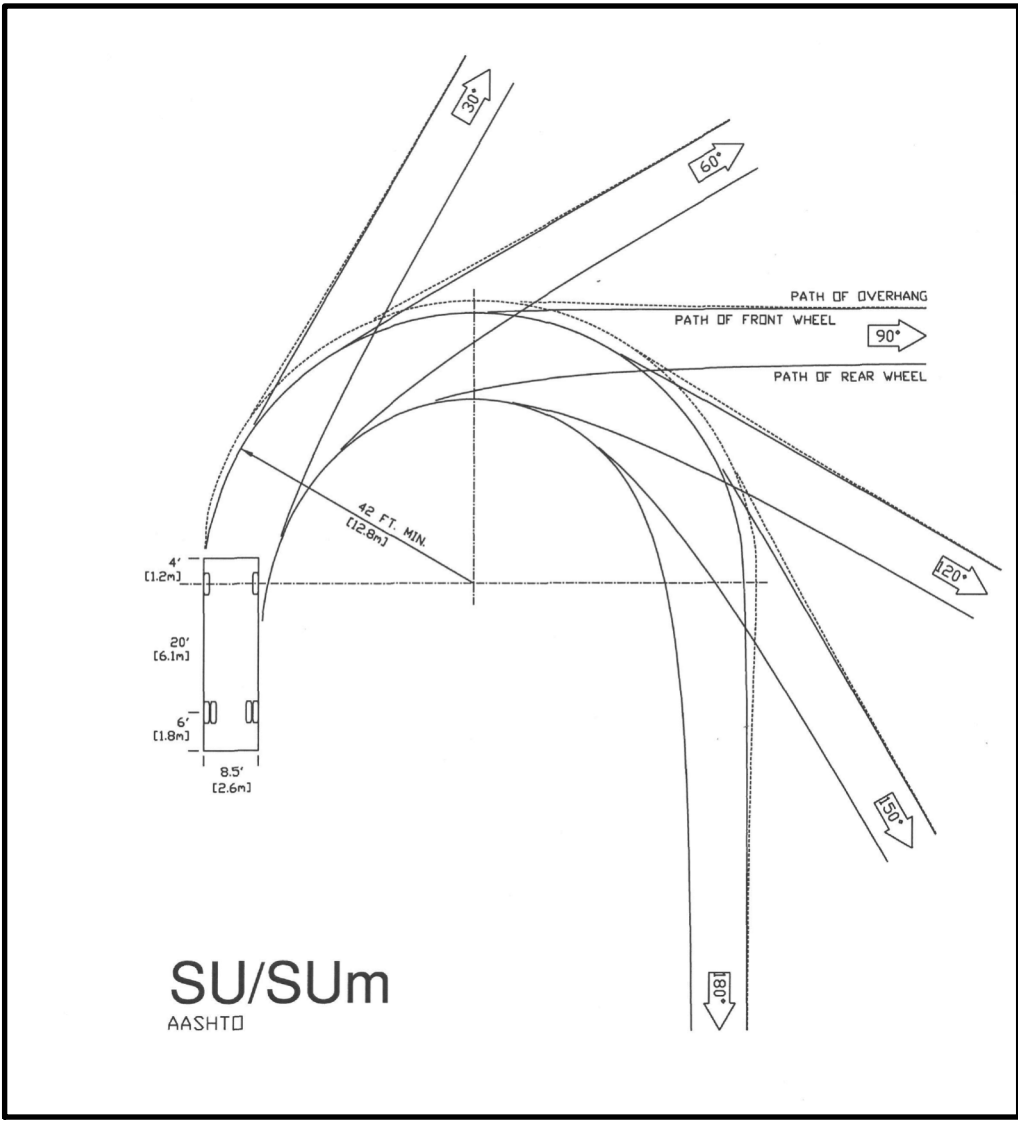
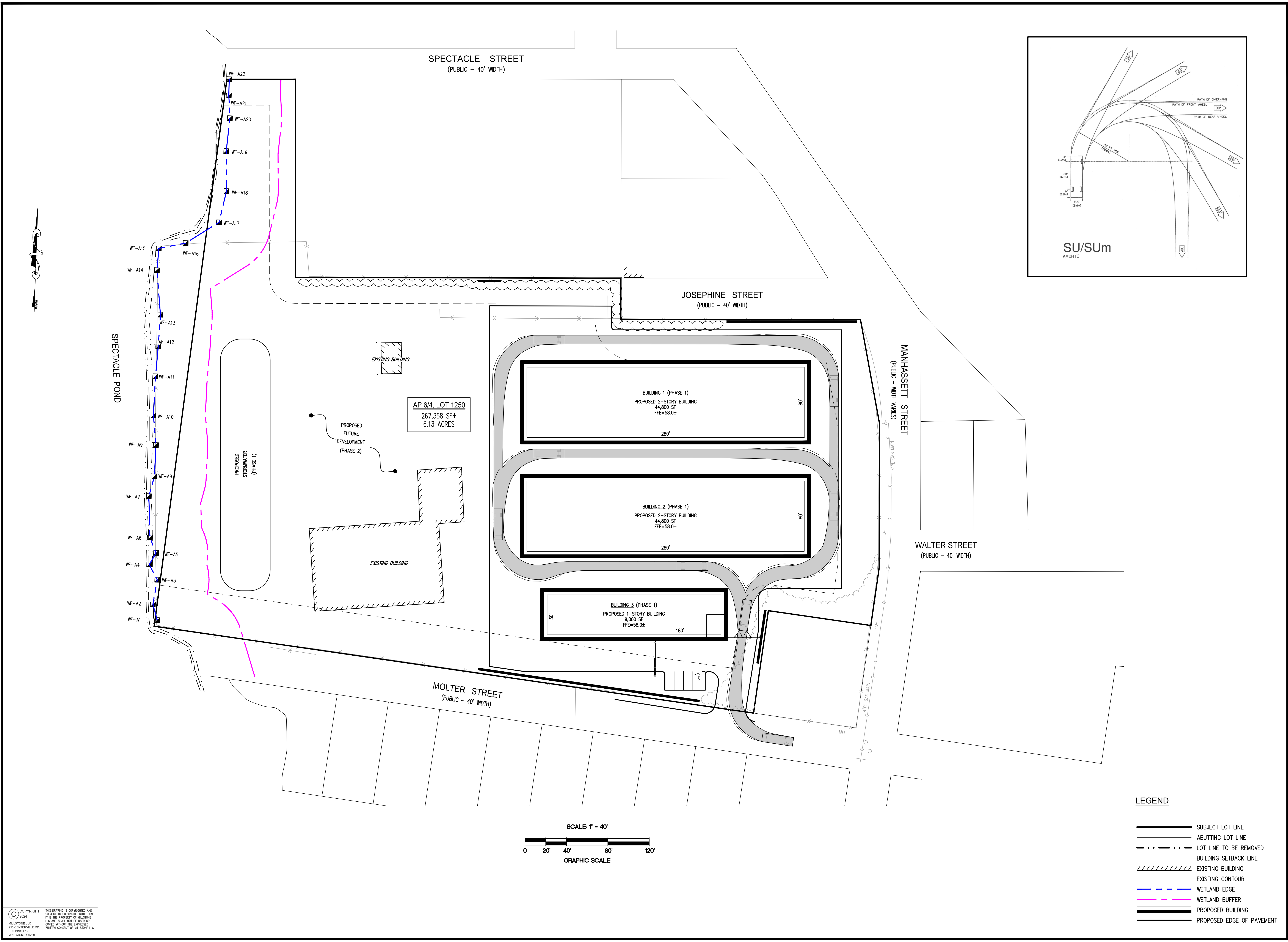
Please call at your convenience should you have questions or require additional information.

Sincerely,

Millstone LLC


Benjamin J. Carito, P.E.

Principal



LEGEND

- SUBJECT LOT LINE
- ABUTTING LOT LINE
- LOT LINE TO BE REMOVED
- BUILDING SETBACK LINE
- EXISTING BUILDING
- EXISTING CONTOUR
- WETLAND EDGE
- WETLAND BUFFER
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT

COPYRIGHT 2024
MILLSTONE LLC
250 CENTERVILLE ROAD
BURLINGTON, VT 05403
WARREN, VT 05674

NO.	DATE	REVISION





Millstone LLC
ENGINEERING • SURVEYING • PERMITTING

250 Centerville Road, Building E-12
Warwick, RI 02886

790 Aquidneck Avenue, Building B
Middletown, RI 02842

www.MillstoneEng.com
p. (401) 921-3344 f. (401) 921-3303

TURNING
MOVEMENT PLAN

PROPOSED
STORAGE
FACILITY

A.P.6/4, LOT 1250
12 WALTER STREET
CRANSTON, RI

PREPARED FOR:
WALTER ST.
REALTY LLC

1" = 40'
NOVEMBER 2024

Drawn By: BJC

Checked By: JCH

Sheet

1
of 1

FILE NO.: 23.539.832



Millstone LLC

ENGINEERING • SURVEYING • PERMITTING

December 2, 2024

Jason Pezzullo
Planning Director
Cranston City Hall
869 Park Avenue
Cranston, RI 02910

via Hand Delivery

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A.P. 6/4, Lot 1250
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Sincerely,

Millstone LLC


Benjamin J. Carito, P.E.

Principal

