

## Amy Silva

---

**From:** Amy Silva  
**Sent:** Friday, May 1, 2026 12:03 PM  
**To:** 'Randy Collins'; Molly Titus; Nicole Pattie; Rich Lucia  
**Subject:** RE: File No A2024-10-023 84 & 90 Phillips St North Kingstown

Hi Randy-

I'm going through the Buffer Plantings more thoroughly. I don't see two species on the URI list, possibly due to different names

**Azalea viscosum** – Rhododendron viscosum is on the list, and this might be a name change

**Itea virginica** isn't on the list at all, and neither is the common name sweetspire

Also, part of the objection notes the removal of the large mature trees and no trees have been proposed for Buffer Planting. Would you consider adding three evergreen trees to replace the ones being removed?

Amy

Amy Silva  
Supervising Environmental Scientist, CRMC  
(401)-783-3370p/(401)-783-2069f  
<http://www.crmc.ri.gov>

---

**From:** Randy Collins <RCollins@BETA-Inc.com>  
**Sent:** Thursday, April 30, 2026 11:05 AM  
**To:** Amy Silva <asilva@crmc.ri.gov>; Molly Titus <mtitus@diprete-eng.com>; Nicole Pattie <npattie@diprete-eng.com>; Rich Lucia <rlucia@crmc.ri.gov>  
**Subject:** RE: File No A2024-10-023 84 & 90 Phillips St North Kingstown

No problem. Feel free to contact me with any questions or comments you may have.

### **Randall L. Collins, Jr., RLA, ASLA**

Vice President

**BETA Group, Inc.** | 401.333.2382 x7041 | C: 401.480.5771

**Build your future at BETA. [Apply now!](#)**

---

**From:** Amy Silva <asilva@crmc.ri.gov>  
**Sent:** Thursday, April 30, 2026 11:03 AM  
**To:** Randy Collins <RCollins@BETA-Inc.com>; Molly Titus <mtitus@diprete-eng.com>; Nicole Pattie <npattie@diprete-eng.com>; Rich Lucia <rlucia@crmc.ri.gov>  
**Subject:** RE: File No A2024-10-023 84 & 90 Phillips St North Kingstown

**CAUTION: \*ALERT\*** This email originated from outside of BETA. Do not click any links or open attachments unless you recognize the sender and know the content is safe. Hover over any links before clicking them and forward questionable emails to BETA IT if you are unsure. NEVER enter your BETA password to open ANY attachment or link. Use the Phish Alert button for potential phishing and forward any spam to AppRiver. **\*ALERT\***

Yes, you are correct. Closer look shows that the cultivars are out of the Buffer.  
I was scanning the planting list before I responded, assuming all of it was in the Buffer.

## Amy Silva

---

**From:** Amy Silva  
**Sent:** Thursday, April 30, 2026 11:40 AM  
**To:** Molly Titus; Nicole Pattie; Rich Lucia  
**Subject:** RE: File No A2024-10-023 84 & 90 Phillips St North Kingstown  
**Attachments:** WickfordTheaterComments.pdf

They came to us, and we forward them along to you all.  
Looks like they were sent in Oct 2025.

For ease, Here they are again. I included the letter from the Director of Planning and Development to ensure that the things they requested are in fact included in the design. If you could confirm that, I'd appreciate it.

You and your client may comment on objections or not, just let us know if we should await something.

Amy

Amy Silva  
Supervising Environmental Scientist, CRMC  
(401)-783-3370p/(401)-783-2069f  
<http://www.crmc.ri.gov>

---

**From:** Molly Titus <[mtitus@diprete-eng.com](mailto:mtitus@diprete-eng.com)>  
**Sent:** Thursday, April 30, 2026 11:27 AM  
**To:** Amy Silva <[asilva@crmc.ri.gov](mailto:asilva@crmc.ri.gov)>; Nicole Pattie <[npattie@diprete-eng.com](mailto:npattie@diprete-eng.com)>; Rich Lucia <[rlucia@crmc.ri.gov](mailto:rlucia@crmc.ri.gov)>  
**Subject:** RE: File No A2024-10-023 84 & 90 Phillips St North Kingstown

Amy-

Did the objections get sent to me from you?

Thanks,

**Molly Titus, PE**  
Senior Project Manager

401-648-2628 |  DiPrete Engineering

---

**From:** Amy Silva <[asilva@crmc.ri.gov](mailto:asilva@crmc.ri.gov)>  
**Sent:** Thursday, April 30, 2026 11:24 AM  
**To:** Molly Titus <[mtitus@diprete-eng.com](mailto:mtitus@diprete-eng.com)>; Nicole Pattie <[npattie@diprete-eng.com](mailto:npattie@diprete-eng.com)>; Rich Lucia <[rlucia@crmc.ri.gov](mailto:rlucia@crmc.ri.gov)>  
**Subject:** RE: File No A2024-10-023 84 & 90 Phillips St North Kingstown

[EXTERNAL MESSAGE] - Don't click links or open attachments unless you are certain of the source.

---

Molly-

We've got the HPHC Sign off now. There are objections that you all should have received. There is no requirement for applicants to respond to or comment on objections, but before we get too deep into the report writing, I thought I'd ask if you all plan to submit anything?

Amy

Amy Silva  
Supervising Environmental Scientist, CRMC  
(401)-783-3370p / (401)-783-2069f  
<http://www.crmc.ri.gov>

## Amy Silva

---

**From:** Amy Silva  
**Sent:** Wednesday, April 29, 2026 2:16 PM  
**To:** 'Randy Collins'; Molly Titus; Nicole Pattie; Rich Lucia  
**Subject:** RE: File No A2024-10-023 84 & 90 Phillips St North Kingstown

Thank you Randy.

Not sure if you're the correct person to address this to, but Buffer Zone plantings must be straight species non-dwarf native species.

I'm seeing several on the design that are compact and/or cultivars.

Amy

Amy Silva  
Supervising Environmental Scientist, CRMC  
(401)-783-3370p / (401)-783-2069f  
<http://www.crmc.ri.gov>

---

**From:** Randy Collins <RCollins@BETA-Inc.com>  
**Sent:** Friday, April 24, 2026 10:06 AM  
**To:** Molly Titus <mtitus@diprete-eng.com>; Amy Silva <asilva@crm.ri.gov>; Nicole Pattie <npattie@diprete-eng.com>; Rich Lucia <rlucia@crm.ri.gov>  
**Subject:** RE: File No A2024-10-023 84 & 90 Phillips St North Kingstown

Hi Amy,

I took another look at the two spruce trees that are being proposed for removal. They appear to be in an advanced stage of decline. There is a significant amount of dead in the canopy and it's also becoming rather thin. I'm suggesting their removal so that the new buffer planting isn't adversely impacted by falling branches or their needed removal in the near future. See the attached photos for reference.

Should you have any questions feel free to contact me.

Randy

**Randall L. Collins, Jr., RLA, ASLA**

Vice President

**BETA Group, Inc.** | 401.333.2382 x7041 | C: 401.480.5771

**Build your future at BETA. [Apply now!](#)**

---

**From:** Molly Titus <[mtitus@diprete-eng.com](mailto:mtitus@diprete-eng.com)>  
**Sent:** Tuesday, March 31, 2026 1:18 PM  
**To:** Amy Silva <[asilva@crm.ri.gov](mailto:asilva@crm.ri.gov)>; Nicole Pattie <[npattie@diprete-eng.com](mailto:npattie@diprete-eng.com)>; Rich Lucia <[rlucia@crm.ri.gov](mailto:rlucia@crm.ri.gov)>  
**Cc:** Randy Collins <[RCollins@BETA-Inc.com](mailto:RCollins@BETA-Inc.com)>  
**Subject:** RE: File No A2024-10-023 84 & 90 Phillips St North Kingstown

**CAUTION: \*ALERT\*** This email originated from outside of BETA. Do not click any links or open attachments unless you recognize the sender and know the content is safe. Hover over any links before clicking them and forward questionable emails to BETA IT if you are

## Oliver Allamby

---

**From:** Amy Silva  
**Sent:** Friday, April 24, 2026 10:24 AM  
**To:** Cstaff  
**Subject:** FW: File No A2024-10-023 84 & 90 Phillips St North Kingstown  
**Attachments:** 20260410\_152123.jpg; 20260410\_152000.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Oliver

Amy Silva  
Supervising Environmental Scientist, CRMC  
(401)-783-3370p / (401)-783-2069f  
<http://www.crmc.ri.gov>

---

**From:** Randy Collins <RCollins@BETA-Inc.com>  
**Sent:** Friday, April 24, 2026 10:06 AM  
**To:** Molly Titus <mtitus@diprete-eng.com>; Amy Silva <asilva@crmc.ri.gov>; Nicole Pattie <npattie@diprete-eng.com>; Rich Lucia <rlucia@crmc.ri.gov>  
**Subject:** RE: File No A2024-10-023 84 & 90 Phillips St North Kingstown

Hi Amy,

I took another look at the two spruce trees that are being proposed for removal. They appear to be in an advanced stage of decline. There is a significant amount of dead in the canopy and it's also becoming rather thin. I'm suggesting their removal so that the new buffer planting isn't adversely impacted by falling branches or their needed removal in the near future. See the attached photos for reference.

Should you have any questions feel free to contact me.

Randy

**Randall L. Collins, Jr., RLA, ASLA**

Vice President

**BETA Group, Inc.** | 401.333.2382 x7041 | C: 401.480.5771

**Build your future at BETA. [Apply now!](#)**

---

**From:** Molly Titus <mtitus@diprete-eng.com>  
**Sent:** Tuesday, March 31, 2026 1:18 PM  
**To:** Amy Silva <asilva@crmc.ri.gov>; Nicole Pattie <npattie@diprete-eng.com>; Rich Lucia <rlucia@crmc.ri.gov>  
**Cc:** Randy Collins <RCollins@BETA-Inc.com>  
**Subject:** RE: File No A2024-10-023 84 & 90 Phillips St North Kingstown

**CAUTION: \*ALERT\*** This email originated from outside of BETA. Do not click any links or open attachments unless you recognize the sender and know the content is safe. Hover over any links before clicking them and forward questionable emails to BETA IT if you are

unsure. NEVER enter your BETA password to open ANY attachment or link. Use the Phish Alert button for potential phishing and forward any spam to AppRiver. \*ALERT\*

Amy-

I am copying Randy Collins from BETA on this email as he is the Landscape Architect of record.

Molly

**Molly Titus, PE**

Senior Project Manager

401-648-2628



**DiPrete Engineering**

---

**From:** Amy Silva <[asilva@crmc.ri.gov](mailto:asilva@crmc.ri.gov)>

**Sent:** Tuesday, March 31, 2026 12:51 PM

**To:** Nicole Pattie <[npattie@diprete-eng.com](mailto:npattie@diprete-eng.com)>; Rich Lucia <[rlucia@crmc.ri.gov](mailto:rlucia@crmc.ri.gov)>

**Cc:** Molly Titus <[mtitus@diprete-eng.com](mailto:mtitus@diprete-eng.com)>

**Subject:** RE: File No A2024-10-023 84 & 90 Phillips St North Kingstown

[EXTERNAL MESSAGE] - Don't click links or open attachments unless you are certain of the source.

---

Nicole-

Why are the trees being removed? They are existing trees within the proposed buffer. I'm not seeing a need to remove them.

(I will review the planting plan and comment additionally if needed)

Amy

Amy Silva

Supervising Environmental Scientist, CRMC

(401)-783-3370p / (401)-783-2069f

[https://link.edgепilot.com/s/fcffe4fb/a-KSORsj00\\_hl8QlqYpkxg?u=http://www.crmc.ri.gov/](https://link.edgепilot.com/s/fcffe4fb/a-KSORsj00_hl8QlqYpkxg?u=http://www.crmc.ri.gov/)

---

**From:** Nicole Pattie <[npattie@diprete-eng.com](mailto:npattie@diprete-eng.com)>

**Sent:** Tuesday, March 31, 2026 9:17 AM

**To:** Amy Silva <[asilva@crmc.ri.gov](mailto:asilva@crmc.ri.gov)>

**Cc:** Molly Titus <[mtitus@diprete-eng.com](mailto:mtitus@diprete-eng.com)>

**Subject:** RE: File No A2024-10-023 84 & 90 Phillips St North Kingstown

Hi Amy,

Please see attached revised landscape plan with labels showing which mature trees are to remain on the site. Per Randy Collins at Beta, the buffer width varies from 10.4' to 16.5' with an average width of 12.8'. The plantings have been modified to be from the URI Native Plant list. Plantings outside of the buffer have not changed from the previous submission.

I will be out of the office March 26th - March 30th

Nicole Pattie, PE

Project Engineer

401-648-2730



DiPrete Engineering

**From:** Amy Silva <[asilva@crmc.ri.gov](mailto:asilva@crmc.ri.gov)>

**Sent:** Tuesday, March 17, 2026 11:09 AM

**To:** Nicole Pattie <[npattie@diprete-eng.com](mailto:npattie@diprete-eng.com)>

**Cc:** Molly Titus <[mtitus@diprete-eng.com](mailto:mtitus@diprete-eng.com)>

**Subject:** RE: File No A2024-10-023 84 & 90 Phillips St North Kingstown

[EXTERNAL MESSAGE] - Don't click links or open attachments unless you are certain of the source.

Nicole-

Can you please provide us with the width of the provided Buffer Zone?

Also, there is a comment that mature trees will be removed as part of the landscape plan and replaced with shrubs. I'm having a hard time identifying existing trees, except this one depiction on the sediment control plan. Those four highlights aren't on the other plans. Can you clarify?



Also, there are plants on the list that are not on the URI Native Plant list

(<https://link.edgepilot.com/s/50901cc2/QhpCVxFkrECLbNTBaxAe3g?u=https://web.uri.edu/rinativeplants/>), as well as many that are not listed as straight species. Native plantings should be straight species and not cultivars – especially should not be compact/dwarf cultivars:

- Leucothoe
- Chamaecyparis obtusa
- Picea pungens
- Hammaemelis Diane
- Compact inkberry
- Itea virginica
- Pieris Floribunda
- Compact viburnum
- Rhododenron cultivars

Amy Silva

Supervising Environmental Scientist, CRMC  
(401)-783-3370p/(401)-783-2069f  
[https://link.edgepilot.com/s/fcffe4fb/a-KSORsj00\\_hl8QlqYpkxg?u=http://www.crmc.ri.gov/](https://link.edgepilot.com/s/fcffe4fb/a-KSORsj00_hl8QlqYpkxg?u=http://www.crmc.ri.gov/)

---

**From:** Nicole Pattie <[npattie@diprete-eng.com](mailto:npattie@diprete-eng.com)>  
**Sent:** Tuesday, March 3, 2026 10:06 AM  
**To:** Amy Silva <[asilva@crm.ri.gov](mailto:asilva@crm.ri.gov)>  
**Cc:** Molly Titus <[mtitus@diprete-eng.com](mailto:mtitus@diprete-eng.com)>  
**Subject:** File No A2024-10-023 84 & 90 Phillips St North Kingstown

Hi Amy,

Please see attached revised plans and response to comments for Wickford Olde Theatre LLC. I have included the landscape plan that shows the proposed landscaping within the buffer area.

Link to files:  [0943-003 CRMC Assent RTC 20260303](#)

Please let me know if you have any questions or comments regarding the files attached.

Thank you,



**Nicole Pattie, PE**

Project Engineer

phone: 401-648-2730

email: [npattie@diprete-eng.com](mailto:npattie@diprete-eng.com)

Two Stafford Court, Cranston, RI 02920



**DiPrete Engineering**

**Give Me Feedback!**

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

Confidentiality Notice:

This email message (and any attachments) contains information from BETA Group, Inc. that is confidential. If you are not the intended recipient(s), you may not disclose, copy, distribute, rely upon, or use its contents. Please reply to the sender immediately and delete this message. Thank you for your cooperation.



**Received**

4/24/2026

**Coastal Resources  
Management Council**



Received

4/24/2026

Coastal Resources  
Management Council

## Amy Silva

---

**From:** Amy Silva  
**Sent:** Thursday, December 18, 2025 12:41 PM  
**To:** johnkupalaw@aol.com  
**Cc:** Rich Lucia  
**Subject:** Wickford Olde Theater 2024-10-023  
**Attachments:** Memo Style.pdf

Attorney Kupa-

CRMC is in receipt of your request to schedule the application before the full Coastal Council. However, the HPHC sign off is not the only issue outstanding.

Please see attached information request sent in late October which includes HPHC concerns as well as Buffer/Setback. To date no response has been submitted.

Amy

Amy Silva  
Supervising Environmental Scientist, CRMC  
(401)-783-3370p / (401)-783-2069f  
<http://www.crmc.ri.gov>



State of Rhode Island  
**Coastal Resources Management Council**  
Oliver H. Stedman Government Center  
4808 Tower Hill Road, Suite 3  
Wakefield, RI 02879-1900

(401) 783-3370  
cstaff1@crmc.ri.gov

October 29, 2025

Wickford Olde Theatre LLC  
2 Charles Street  
BLDG C3-1  
Providence, RI 02904

RE:      File Number: | A2024-10-023  
                 Owner:    | Wickford Olde Theatre LLC  
                 Site Address: | 84 & 90 Phillips Street, North Kingstown; Plat: 92 Lot: 40,41  
                 Project Desc: | Existing theater, garage, and duplex to be converted to condominiums

Dear Wickford Olde Theater LLC:

The CRMC is currently reviewing your application and has concerns that need to be addressed before further review can proceed. Please address the following issues so staff can complete review of your application:

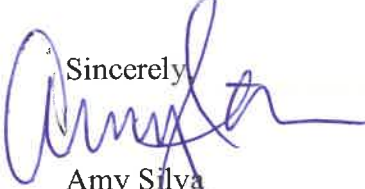
Section 1.1.11(B) (3) (b) requires a Coastal Buffer zone for Commercial development. No proposed Buffer is depicted on submitted site plans. Section 1.1.11(C)(4) states that Buffer Zones for commercial development shall be determined on a case-by-case basis utilizing Table 4 as guidance. The Table 4 Buffer Zone for a combined lot size of 27, 250ft<sup>2</sup> on Type 1 water is 75 feet. It appears that there is some vegetated Buffer on site, though it is not depicted on submitted site plans. Staff strongly recommends implementation of an undisturbed Buffer Zone, as several of the submitted objections relate to the wildlife habitat and water quality of this cove, pointing out that this development will increase disturbance to a Type 1 water body.

The submitted plans do not depict either the existing Buffer Zone or the proposed Buffer, nor do they depict the Construct Setback. The Construction Setback is required to be a minimum of 50 feet from the Coastal Feature, or 25 feet beyond the Buffer Zone, whichever is greater. Please depict existing/proposed Buffer and the corresponding Setback.

As of early March, RIHPHC had not issued a letter of no objection for the proposal, and had stated that they did not have adequate information to complete their review. According to HPHC, no further communication has occurred. CRMC will not issue an Assent until HPHC has issued a letter of no objection. Staff strongly recommends communication with HPHC to complete this process.

Please also note that objections have been received (attached). This proposal will be heard and decided by the full Coastal Council.

This information must be submitted within 30 days of the above date. If the information requested is not provided within this 30-day period, the application will be canceled without prejudice. If you have any questions regarding this letter, please contact the office.

Sincerely,  


Amy Silva  
Permitting Staff  
Coastal Resources Management Council

Cc: Molly Titus, DiPrete Engineering

Coastal Resources Management Council  
Stedman Government Center,  
Suite 3 4808 Tower Hill Road  
Wakefield, RI 02879-1900



Feb. 28, 2025

**Reference: RI CRMC Assent Application No. 2024-10-023** “Olde Theater Condominiums”  
**Location:** “Old Theater, Cottage & Garage” @ 94-90 Phillips St North Kingstown, RI 02852

Dear CRMC Staff,

As a Professional Land surveyor and site designer that has submitted many RICRMC applications, I do my best to accommodate the Rules and Regulations that apply and work with the RICRMC Staff & RIHPHC to do what is best for my client and the environment. I do not think I have ever received an approval from CRMC without a review and positive recommendation from RIHPHC. This developer has stated wants to maintain the Historic integrity of these properties and their surroundings I would hope your staff would require a letter of recommendation from RIHPHC.

As it appears the Owners have taken some advice from the RICRMC Preliminary Determination Application, which I applaud the owners and appreciate. I do not see any evidenced to justify rotating the existing garage parallel to the shore. It appears from the site Plan the garage can maintain the existing location and while accommodating parking and utilities as required.

This **Existing Home**, proposed new “garage” location and converting to **(2) new residential structures with decks &** turning the Theater Building into **(15) Condominiums Home/units** would substantially increase the resident use & intensity of the shoreline along the shoreline, by their use, but the visibility of this structure along the shore of these Type 1 one waters. There are (3) Spruce Trees that may be impacted by this relocation & if this proposal was allowed to go forward I would like to see the vegetation along the Shoreline maintained and a planting buffer to screen the Structure and from the Water side with a mix of heights to filter the light from the new homes. As someone who lives on Academy Cove which is also Type 1 Waters, we are very aware of new structures and lighting and this would also have an impact on wildlife and sanctuary-like qualities.

Therefore, I would strongly encourage the Garage remain in its current location or maintain the required 50 ft required setback as required. This would substantially limit the impact to the Cove and the Scenic Values that currently exist as noted below per **CRMC Chapter 20 1.2.1 Tidal and Coastal Pond Waters -**

*“Type 1 and Type 2, and should be expected to retain their high scenic values and established patterns of low intensity use.”*

And I do not see any measures take to maintain the comply with Item (f) below:

*f. Applicants for Council Assents for alterations or activities in or contiguous to Type 1 waters shall describe the measures taken to mitigate impacts on the scenic quality of the area*

I sent correspondence in May 12, 2022 relative to this site showing how the site can comply with the 50ft. CRMC Setback. Items may have changed & it will take some creative planning, but I do think the developer can obtain the same structures as proposed and increase the setback to the Coastal Feature.

Respectfully Yours,

*Amy N. Souder, RIPLS*

*30 Elam Street (Academy Cove) North Kingstown, RI 02852*

*Pictures of Site & Coastal Feature & Mature Trees*



**Received**  
**3/3/2025**  
**Coastal Resources**  
**Management Council**

**cstaff1@crmc.ri.gov**

---

**From:** Curtis Fisher <curthf@gmail.com>  
**Sent:** Friday, February 14, 2025 11:33 AM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** File 2024 10 023

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please be advised that I, Curtis Fisher, of 104 Phillips St., wish to protest a portion of this proposed work at Wickford Cove, by Wickford Olde Theater LLC. at 84 and 90 Phillips St. Thanks.  
I also would appreciate your response that I have properly responded to this project.



**JOHN J. KUPA, JR.**  
*Attorney at Law*

20 Oakdale Road / North Kingstown, RI 02852 / Telephone (401) 294-5566 / Fax (401) 294-9240

December 15, 2025

Amy Silva  
Permitting Staff  
Coastal Resources Management Counsel  
Government Center  
4808 Town Hill Road, Suite #3  
Wakefield, RI 02879-1900

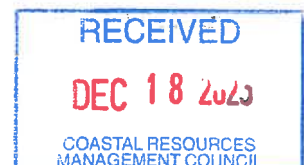
**Re: File #: 82024-10-023**  
**Owner: Wickford Olde Theatre, LLC**

I attach my previous letter of November 7, 2025. We are anxiously awaiting a hearing date before the counsel so that we may move this matter forward. We have the full support of the Town of North Kingstown and its Planning and Zoning Authority. Kindly get back to me when I may expect to be heard before the full counsel. Thank you for your anticipating consideration.

Very truly yours,

John J. Kupa, Jr., Esquire

JJK/lec  
Enclosure





# JOHN J. KUPA, JR.

Attorney at Law

---

20 Oakdale Road / North Kingstown, RI 02852 / Telephone (401) 294-5566 / Fax (401) 294-9240

November 7, 2025

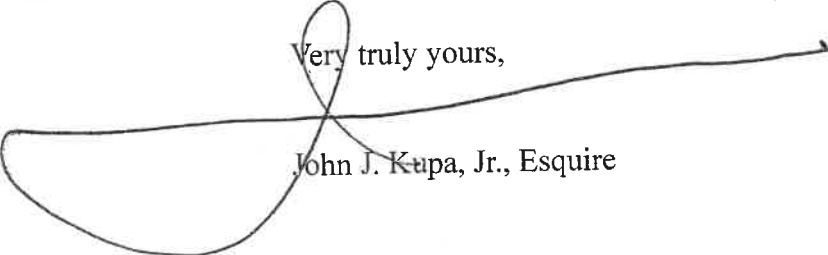
Amy Silva  
Permitting Staff  
Coastal Resources Management Counsel  
Government Center  
4808 Town Hill Road, Suite #3  
Wakefield, RI 02879-1900

**Re: File #: 82024-10-023**  
**Owner: Wickford Olde Theatre, LLC**

Dear Ms. Silva,

Please be advised this office represents Wickford Olde Theatre, LLC. It is my understanding that the developers Biologist and Engineer are working to resolve or propose some type of changes the first two paragraphs of your October 29, 2025, letter. As for the R.I.H.P.H.C. letter of no objection, the developer appears to have reached his limits with the commission. They are making unreasonable requests that will not further the project or the historic nature of the building. By way of review, this building is not listed on any historic preservation list, nor is it protected. The developer could demolish the building and replace it. It chooses not to do so, the building still has good bones, and it has been a part of the edge of Wickford landscape for many years. It appears CRMC will not issue an assent without it, and we request a hearing before the full counsel at your earliest convenience. I look forward to hearing from you.

Very truly yours,



John J. Kupa, Jr., Esquire

JJK/lec  
Enclosure

Cc: Richard Lucia, P.E.  
Environmental Engineer





# JOHN J. KUPA, JR.

*Attorney at Law*

---

20 Oakdale Road / North Kingstown, RI 02852 / Telephone (401) 294-5566 / Fax (401) 294-9240

November 7, 2025

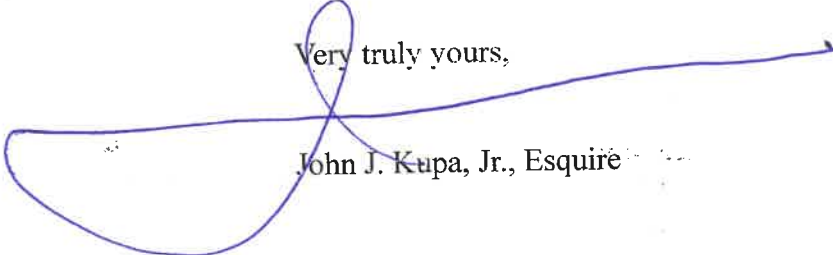
Amy Silva  
Permitting Staff  
Coastal Resources Management Council  
Government Center  
4808 Town Hill Road, Suite #3  
Wakefield, RI 02879-1900

**Re: File #: 82024-10-023**  
**Owner: Wickford Olde Theatre, LLC**

Dear Ms. Silva,

Please be advised this office represents Wickford Olde Theatre, LLC. It is my understanding that the developers Biologist and Engineer are working to resolve or propose some type of changes the first two paragraphs of your October 29, 2025, letter. As for the R.I.H.P.H.C. letter of no objection, the developer appears to have reached his limits with the commission. They are making unreasonable requests that will not further the project or the historic nature of the building. By way of review, this building is not listed on any historic preservation list, nor is it protected. The developer could demolish the building and replace it. It chooses not to do so, the building still has good bones, and it has been a part of the edge of Wickford landscape for many years. It appears CRMC will not issue an assent without it, and we request a hearing before the full counsel at your earliest convenience. I look forward to hearing from you.

Very truly yours,

  
John J. Kupa, Jr., Esquire

JJK/lec  
Enclosure

Cc: Richard Lucia, P.E.  
Environmental Engineer



## Oliver Allamby

---

**From:** Amy Silva  
**Sent:** Friday, October 24, 2025 2:51 PM  
**To:** Cstaff  
**Subject:** FW: Wickford Old Theater  
**Attachments:** 251008.01\_RIDOT PAPA 25-110 84 and 90 Phillips St North Kingstown.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Oliver

Duplicate emails from what I just sent. This is the attachment.

Amy Silva  
Supervising Environmental Scientist, CRMC  
(401)-783-3370p / (401)-783-2069f  
<http://www.crmc.ri.gov>

---

**From:** Totten, Elizabeth (HPHC) <Elizabeth.Totten@preservation.ri.gov>  
**Sent:** Friday, October 24, 2025 1:32 PM  
**To:** Amy Silva <asilva@crmc.ri.gov>  
**Cc:** Rich Lucia <rlucia@crmc.ri.gov>  
**Subject:** RE: Wickford Old Theater

**This Message Is From an External Sender**

[Report Suspicious](#)

This message came from outside your organization.

Hi Amy,

We had worked with the applicant on the old theatre building (90 Phillips), reached an agreeable schematic design, but we had requested architectural drawings. We have not received these yet and are hesitant to sign off without a better understanding of the project for this building.

My colleague has the information for 84 Phillips Street, through another one of our programs. We have not received it under CRMC as the applicant had said the application did not include that building. We have not received any information on the garage.

We recently reviewed a RIDOT application for this property, please see our comments.

Overall, there seems to be inconsistent information across submittals...

If I can help, please let me know.

Elizabeth

---

**From:** Amy Silva <[asilva@crmc.ri.gov](mailto:asilva@crmc.ri.gov)>  
**Sent:** Wednesday, October 22, 2025 1:07 PM  
**To:** Totten, Elizabeth (HPHC) <[Elizabeth.Totten@preservation.ri.gov](mailto:Elizabeth.Totten@preservation.ri.gov)>  
**Cc:** Richard Lucia <[rlucia@crmc.ri.gov](mailto:rlucia@crmc.ri.gov)>  
**Subject:** Wickford Old Theater

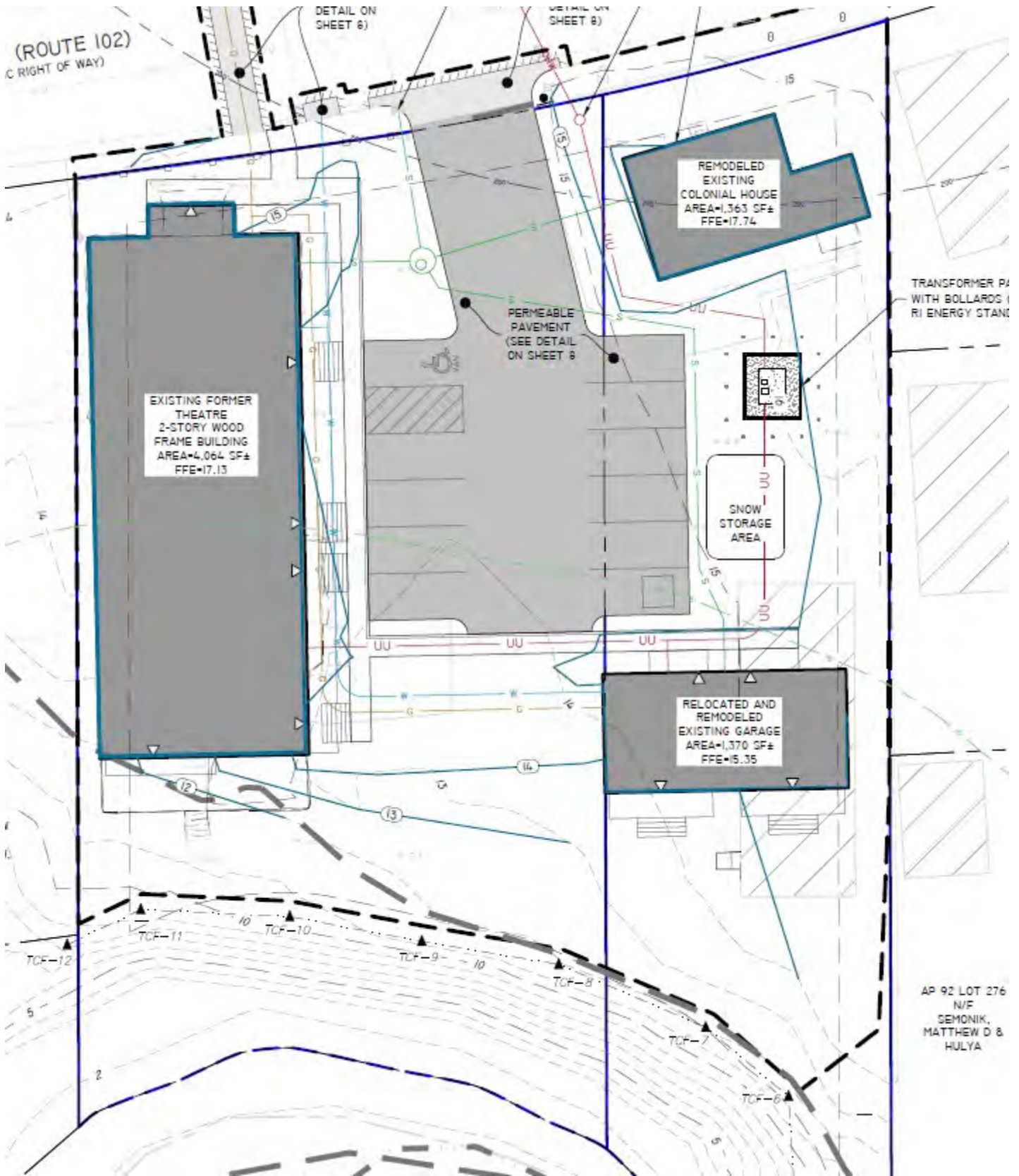
**This Message Is From an External Sender**

[Report Suspicious](#)

This message came from outside your organization.

Elizabeth-

I'm going through the file on this one and I see correspondence from March where you asked for confirmation that work was only being done on one building. The application for the Old Theater project (CRMC 2024-10-023) is for all three buildings. Have you had further communication with the applicant?



Amy Silva  
 Supervising Environmental Scientist, CRMC  
 (401)-783-3370p / (401)-783-2069f  
<http://www.crmc.ri.gov>



STATE OF RHODE ISLAND

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678  
TTY 401-222-3700

Fax 401-222-2968  
[www.preservation.ri.gov](http://www.preservation.ri.gov)

March 30, 2026

Via email: [lturner@crmc.ri.gov](mailto:lturner@crmc.ri.gov) & [jabbruzzese@crmc.ri.gov](mailto:jabbruzzese@crmc.ri.gov), CRMC

Raymond Coia, Chair  
Coastal Resources Management Council  
Oliver H. Stedman Government Center  
4808 Tower Hill Road  
Wakefield, Rhode Island 02879

Re: CRMC File Number 2024-10-023  
Applicant: Wickford Olde Theatre, LLC  
90 Phillips Street  
North Kingstown, Rhode Island

Dear Mr. Coia:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the additional information that the applicant provided for the above-referenced Application for State Assent. Wickford Olde Theatres, LLC is proposing to alter the building at 90 Phillips Street (map 092/block 041) in North Kingstown.

The project consists of alterations to the former Odd Fellows Hall at 90 Phillips Street which is a contributing resource to the Wickford Historic District, which is listed in the National Register of Historic Places. We note that this review does not extend to the adjacent parcel, 84 Phillips Street or the garage. In previous letters, we opined that the proposed alterations would have an adverse effect upon the historic building and the Wickford Historic District. The applicant has revised the building design which will minimize the new window openings and retain more character-defining features on elevations visible from the street. The building will be elevated 3.5 feet, and the applicant will not be seeking a FEMA variance for historic structures. The building will be clad in cementitious clapboard siding to match the look of the original siding material, and windows will be aluminum-clad. The windows must match the existing windows in size, configuration, style, and all other visual qualities. Windows must have an exterior applied muntin with a spacer bar. As long as these conditions are met, it is the RIHPHC's opinion that the project depicted on the plans dated 2/1/2026 will have no adverse effect upon historic properties.

These comments are provided in accordance with *650-RICR-20-00-1.2.3 Areas of Historic and Archaeological Significance* of the Coastal Resources Management Council. If you have any questions, please contact Elizabeth Totten, Project Review Coordinator, or Charlotte Taylor, Staff Archaeologist of this office.

260320.01est/vh



To: Raymond Coia  
Re: 84-90 Phillips Street, North Kingstown

page 2

March 20, 2026  
CRMC 2022-04-090

Sincerely,

*Elizabeth Totten*  
FOR

Jeffrey Emidy  
Executive Director  
State Historic Preservation Officer

Copy via email: Owner and Owner's Contact: Paul Boghossian (paulboghossian@gmail.com) & John Grosvenor (jgrosvenor@nca-ri.com)





STATE OF RHODE ISLAND

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678  
TTY 401-222-3700

Fax 401-222-2968  
[www.preservation.ri.gov](http://www.preservation.ri.gov)

8 October 2025

Via email: [jacob.begin@dot.ri.gov](mailto:jacob.begin@dot.ri.gov)

Jacob Begin  
Interdepartmental Project Manager  
Cultural Resources Unit  
Rhode Island Department of Transportation  
Two Capitol Hill – Room 370A  
Providence, Rhode Island 02903



Re: RIHPHC Project No. 19152  
Physical Alteration Permit Application 25-110  
84 and 90 Phillips Street  
North Kingstown, Rhode Island

Dear Mr. Begin:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the information that you provided for the above-referenced permit application. The applicant is proposing to convert three buildings located at 84 and 90 Phillips Street into condominiums and/or apartments.

Two buildings, a cape-form house and a garage, are located at 84 Phillips Street. The former Odd Fellows Hall is located at 90 Phillips Street. The house and hall are both contributing resources in the Wickford Historic District, which is listed in the National Register of Historic Places.

The project is currently being reviewed by this office as a result of a Rhode Island Coastal Resources Management Council permit application and may be subject to our review as a state and/or federal historic preservation tax credit project. Final plans have not been submitted for our review for any of the buildings. The plans for the Odd Fellows Hall have gone through multiple iterations as we work with the project team toward an acceptable design. Additionally, the documents submitted with this Rhode Island Department of Transportation (RIDOT) application include significantly different approaches for the buildings at 84 Phillips Street. The plans (document 0943-003-DOTR-SBMP-ODOT-20250708, dated July 2025) indicate that the house will be remodeled. The Traffic Impact Analysis (document Wickford School House Condos – TIA, dated January 2022) includes contradictory information; on page 1 stating, "...construction of two new buildings on the adjacent property to the east of the Olde Theatre [Odd Fellows Hall] property..." and on the site plan (Figure 3Bb) on page 9, "relocated and remodeled existing colonial house." While we presume that the 2025 plans indicate an updated design, without the final documents, we cannot be sure.

As there are significant issues yet to be finalized for this project, we request that RIDOT not issue the Physical Alteration Permit at this time.

To: Jacob Begin  
Re: PAPA 25-110, 84 and 90 Phillips St., North Kingstown

page 2

8 October 2025  
RIHPHC No. 19152

These comments are provided in accordance with the Rhode Island Historic Preservation Act (RIGL 42-45 et seq.). If you have any questions, please contact me directly at 222-4134 or [jeffrey.emidy@preservation.ri.gov](mailto:jeffrey.emidy@preservation.ri.gov).

Sincerely,



Jeffrey D. Emidy  
Executive Director  
State Historic Preservation Officer



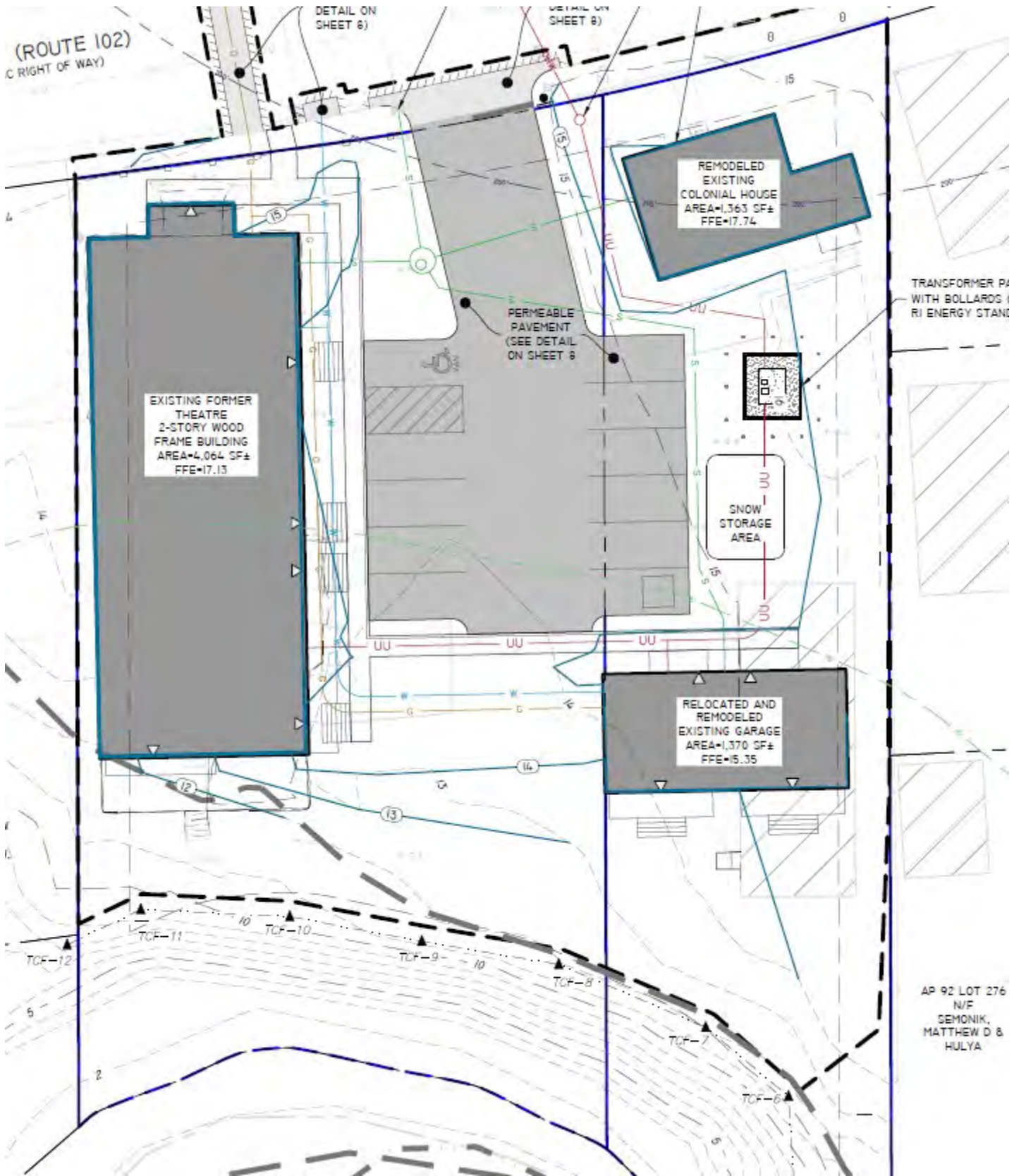
## Amy Silva

---

**From:** Amy Silva  
**Sent:** Wednesday, October 22, 2025 1:07 PM  
**To:** Totten, Elizabeth (HPHC)  
**Cc:** Rich Lucia  
**Subject:** Wickford Old Theater

Elizabeth-

I'm going through the file on this one and I see correspondence from March where you asked for confirmation that work was only being done on one building. The application for the Old Theater project (CRMC 2024-10-023) is for all three buildings. Have you had further communication with the applicant?



Amy Silva  
 Supervising Environmental Scientist, CRMC  
 (401)-783-3370p / (401)-783-2069f  
<http://www.crmc.ri.gov>