



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
 Fax (401) 783-2069

PUBLIC NOTICE

File Number: 2024-10-023 Date: January 31, 2025

This office has under consideration the application of:

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

for a State of Rhode Island Assent to convert an existing theater, garage and duplex to 18 condominium units. The garage currently shall be placed into a new location 34.3' from the coastal feature which is within the required 50-foot setback (Ref RICRMP 1.1.9). In total, the applicant is seeking a 15.7% reduction in the setback standard.

Project Location:	84 & 90 Phillips Street
City/Town:	North Kingstown
Plat/Lot:	Plat 92, lots 40 and 41
Waterway:	Wickford Cove

Plans of the proposed work can be requested at Cstaff1@crmc.ri.gov.

In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (with your correct mailing address, e-mail address and valid contact number) and be received at this office on or before **March 3, 2025**.

Please email your comments/hearing requests to: cstaff1@crmc.ri.gov; or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/lat

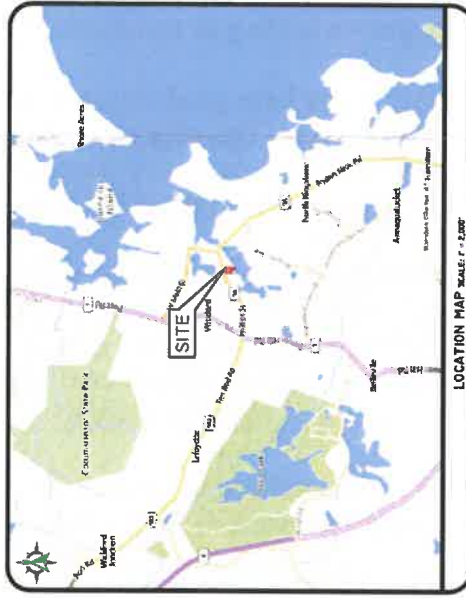
CRMC ASSENT SUBMISSION

OLDE THEATRE CONDOMINIUMS ON WICKFORD COVE

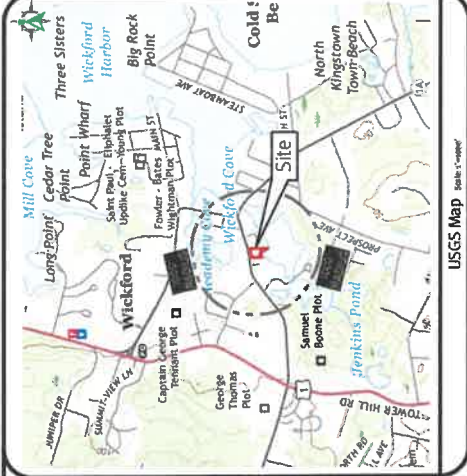
84-90 PHILLIPS STREET
NORTH KINGSTOWN, RI
ASSESSOR'S PLAT 92 LOTS 40 & 41

Sheet Index

- 1 Cover Sheet
- 2 Aerial Half Mile Radius
- 3 General Notes & Legend
- 4 Existing Conditions Plan
- 5 Soil Erosion & Sediment Control Plan
- 6 Site Layout Plan
- 7 Grading, Drainage and Utilities
- 8 Detail Sheet



<p>Diprite Engineering 1000 Main Street, Suite 200 North Kingstown, RI 02881 Tel: 401-942-1111 Fax: 401-942-1112 www.diprite.com</p>	<p>PROJECT: OLDE THEATRE CONDOMINIUMS ON WICKFORD COVE DATE: 08/15/2023 DRAWN BY: J.A.K. CHECKED BY: J.A.K. SCALE: AS SHOWN SHEET: 01 OF 08</p>
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Diprete Engineering
 100 Main Street, Wickford, MA 01896
 Tel: 508-548-1100 Fax: 508-548-1101
 www.diprete.com

WICKFORD
 PROJECTED
 100 Main Street, Wickford, MA 01896
 Tel: 508-548-1100 Fax: 508-548-1101
 www.diprete.com

GLD THEATRE CONDOMINIUMS ON WICKFORD COVE
 AERIAL HALF MILE RADIUS
 SHEET 2 OF 3

PHOTO OBTAINED FROM NEARMAP.
 DATE OF PHOTOGRAPHY 05-27-2001.



SURVEYOR'S CERTIFICATE

I, the undersigned, being duly qualified and licensed as a Professional Land Surveyor in the State of Massachusetts, do hereby certify that the foregoing is a true and correct copy of the original of the survey as shown to me by the client, and that the same is a true and correct copy of the original of the survey as shown to me by the client, and that the same is a true and correct copy of the original of the survey as shown to me by the client.

MATTHEW IRWIN
No. 25337
PROFESSIONAL LAND SURVEYOR

FOR THESE RECORDS ONLY. FOR THE OFFICE OF THE REGISTRAR OF DEEDS, 100 STATE STREET, 2ND FLOOR, BOSTON, MASSACHUSETTS 02109.

NO.	DATE	DESCRIPTION
1	01/14/2024	PRELIMINARY SURVEY
2	02/15/2024	FINAL SURVEY

GENERAL NOTES

- THE OWNER OF LOT 40 HAS BEEN ADVISED THAT THE SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS THAT MAY AFFECT THE PROPERTY.
- THE SURVEY IS BASED ON THE RECORDS OF THE MASSACHUSETTS DEPARTMENT OF REVENUE AND TAXATION, AND THE RECORDS OF THE MASSACHUSETTS DEPARTMENT OF LANDS AND FORESTRY.
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LOCUS MAP

LEGEND

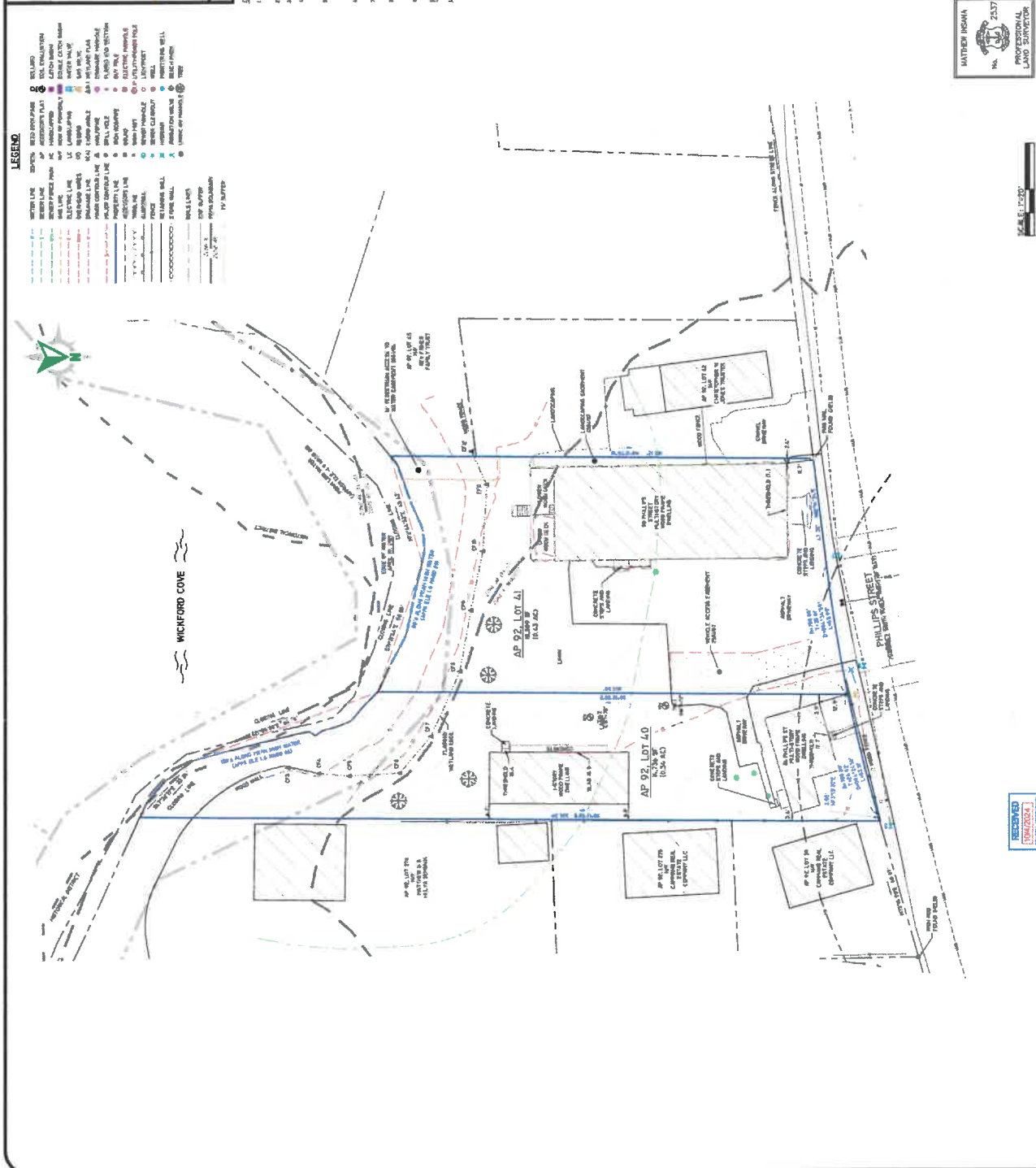
- PROPERTY LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- WICKFORD COVE
- PHILLIPS STREET
- AP 02, LOT 40
- AP 02, LOT 41
- AP 02, LOT 42
- AP 02, LOT 43
- AP 02, LOT 44
- AP 02, LOT 45
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- AP 02, LOT 90
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- AP 02, LOT 92
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- AP 02, LOT 95
- AP 02, LOT 96
- AP 02, LOT 97
- AP 02, LOT 98
- AP 02, LOT 99
- AP 02, LOT 100

CONTRACT INFORMATION

PROJECT: AP 02, LOT 40
CLIENT: [Name]
DATE: 01/14/2024

PLAN REFERENCES

1. [Reference 1]
2. [Reference 2]
3. [Reference 3]
4. [Reference 4]
5. [Reference 5]





NO.	DATE	DESCRIPTION
1	08/11/17	ISSUED FOR PERMITTING
2	08/11/17	ISSUED FOR PERMITTING
3	08/11/17	ISSUED FOR PERMITTING

DEVELOPMENT LIMITS:
 TOTAL SITE AREA: 10,000 SQ. FT.
 TOTAL AREA OF LOTS: 10,000 SQ. FT.
 DENSITY CALCULATION: 100 UNITS PER ACRE

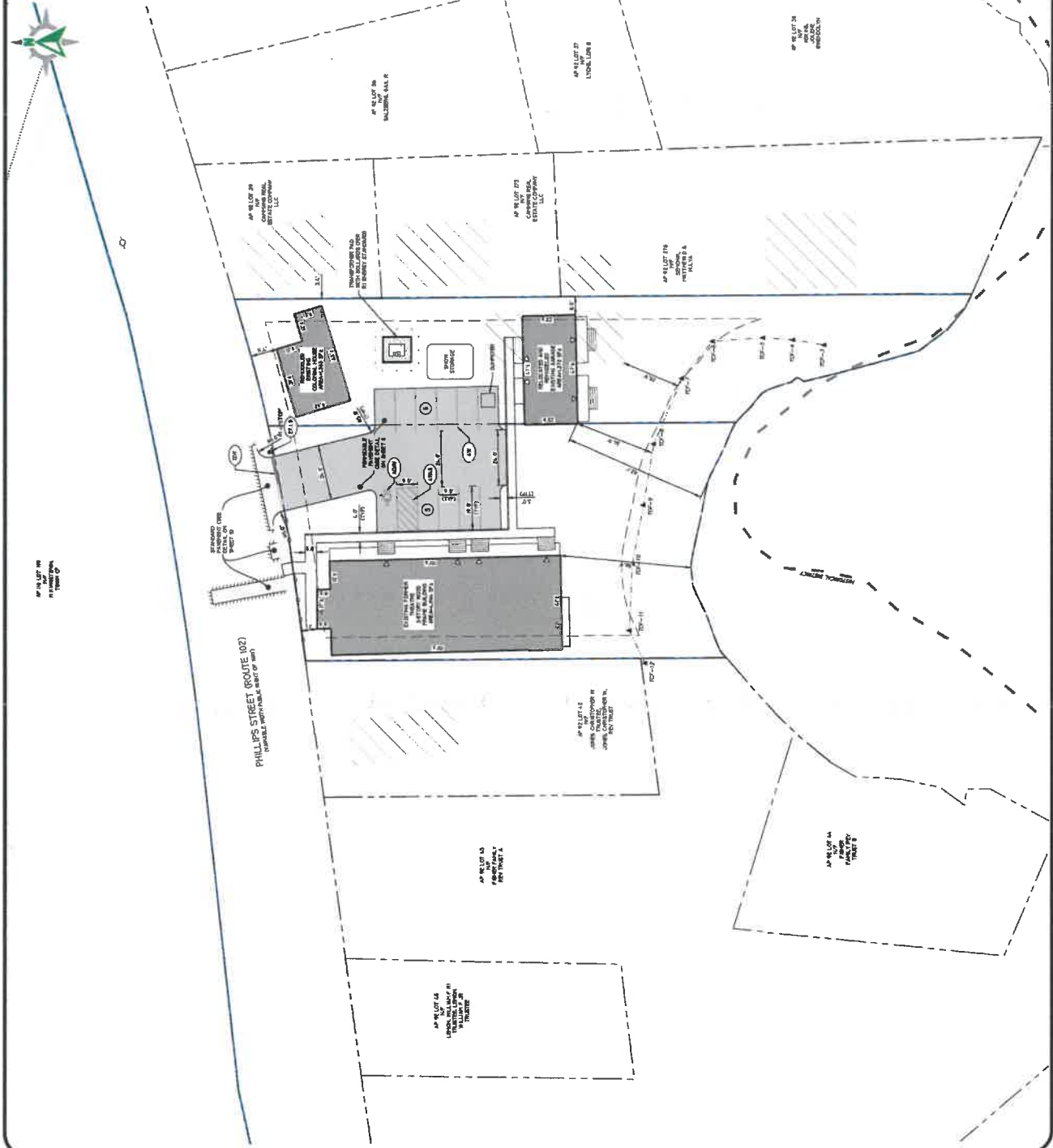
DIMENSIONAL REGULATIONS:

MINIMUM:
 FRONT YARD SETBACK: 10 FT.
 SIDE YARD SETBACK: 5 FT.
 REAR YARD SETBACK: 10 FT.
 MAXIMUM BUILDING HEIGHT: 40 FT.
 MAXIMUM LOT AREA: 10,000 SQ. FT.
 MAXIMUM GROUND COVER: 25%
 MAXIMUM NUMBER OF STORIES: 10
 MAXIMUM NUMBER OF UNITS: 100
 MAXIMUM NUMBER OF PARKING SPACES: 100
 MAXIMUM NUMBER OF GARAGES: 100
 MAXIMUM NUMBER OF OFFICES: 100
 MAXIMUM NUMBER OF COMMERCIAL SPACES: 100
 MAXIMUM NUMBER OF RESTAURANTS: 100
 MAXIMUM NUMBER OF RETAIL SPACES: 100
 MAXIMUM NUMBER OF SERVICE SPACES: 100
 MAXIMUM NUMBER OF STORAGE SPACES: 100
 MAXIMUM NUMBER OF MECHANICAL SPACES: 100
 MAXIMUM NUMBER OF ELECTRICAL SPACES: 100
 MAXIMUM NUMBER OF TELECOMMUNICATIONS SPACES: 100
 MAXIMUM NUMBER OF OTHER SPACES: 100

NO.	DATE	DESCRIPTION
1	08/11/17	ISSUED FOR PERMITTING
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3	08/11/17	ISSUED FOR PERMITTING

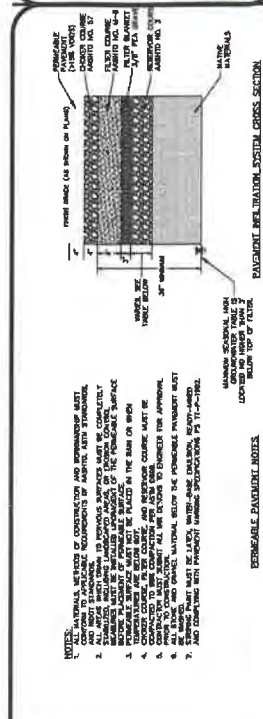
PARKING REGULATIONS:
 MINIMUM REQUIREMENT:
 1. MINIMUM NUMBER OF PARKING SPACES: 100
 2. MINIMUM NUMBER OF GARAGES: 100
 3. MINIMUM NUMBER OF OFFICES: 100
 4. MINIMUM NUMBER OF COMMERCIAL SPACES: 100
 5. MINIMUM NUMBER OF RESTAURANTS: 100
 6. MINIMUM NUMBER OF RETAIL SPACES: 100
 7. MINIMUM NUMBER OF SERVICE SPACES: 100
 8. MINIMUM NUMBER OF STORAGE SPACES: 100
 9. MINIMUM NUMBER OF MECHANICAL SPACES: 100
 10. MINIMUM NUMBER OF ELECTRICAL SPACES: 100
 11. MINIMUM NUMBER OF TELECOMMUNICATIONS SPACES: 100
 12. MINIMUM NUMBER OF OTHER SPACES: 100

GENERAL NOTES:
 1. THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE AND UNITS ARE PROPOSED TO BE ONE AND TWO BEDROOM UNITS.
 2. THE PLANNING SYSTEM SHALL MEET THE REQUIREMENTS OF THE MASSACHUSETTS SUBDIVISION MAP ACT AND THE MASSACHUSETTS ZONING REGULATIONS.
 3. THE SITE IS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
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PERMEABLE PAVEMENT SYSTEMS
 The purpose of this document is to provide the minimum design criteria for permeable pavement systems. The design criteria are based on the following assumptions:
 1. The permeable pavement system shall be designed to infiltrate 100% of the stormwater runoff from the area it serves.
 2. The permeable pavement system shall be designed to infiltrate the stormwater runoff from the area it serves within a maximum depth of 12 inches below the surface.
 3. The permeable pavement system shall be designed to infiltrate the stormwater runoff from the area it serves within a maximum depth of 12 inches below the surface.
 4. The permeable pavement system shall be designed to infiltrate the stormwater runoff from the area it serves within a maximum depth of 12 inches below the surface.



DESIGNABLE PAVEMENT SYSTEM NOTES

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DESIGNABLE PAVEMENT SYSTEM NOTES

STANDARD BANK (ASBESTOS FIBER CEMENT) (ASBESTOS FIBER CEMENT)	DESIGNABLE PAVEMENT SYSTEM (DESIGNABLE PAVEMENT SYSTEM)	DESIGNABLE PAVEMENT SYSTEM (DESIGNABLE PAVEMENT SYSTEM)
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