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Archibald B. Kenyon, Jr. (1968 - 2016)

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James D. Rabbitt, AICP
Director of Planning
Town of South Kingstown
180 High Street
Wakefield, RI 02879
Sent via email to: jrabbitt@southkingstownri.com

Dear Mr. Rabbitt:

I am writing to you on behalf of my client, Paul Masse Chevrolet South, Inc., which operates a car dealership located on 399 Main St, in South Kingstown. Please accept this as the narrative for my client's Development Plan Review application previously submitted.

My client has entered into a lease agreement with the Union Fire District for property located at 446 High Street in South Kingstown. The property at 446 High Street is in a CD Zoning District and is 21,804 sq. ft. in size. The existing property contains a dilapidated building which was previously a restaurant along with the remains of a garage at the rear of the lot.

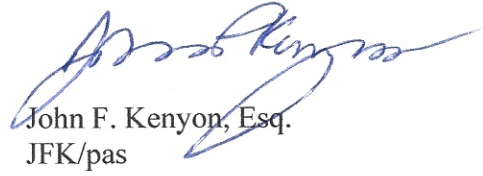
My client is proposing to use the property as a parking lot under Use Code 64.1. The proposed use is permitted by right in the CD Zoning District. Also, the lot meets all the dimensional requirements in the Zoning Ordinance.

Paul Masse Chevrolet South, Inc. proposes to use the property as an auxiliary parking and storage lot to support their new and pre-owned sales operation. Their business has grown over 30% in the past year and has tripled in size since their opening in 2008. They are currently constrained by their inability to stock enough new Chevrolet cars at their current location to support this growth and as a result, are losing sales. The proposed facility at 446 High Street is suitable for their proposed use as a storage center. There are no sales activities or customers being proposed at the location.

Per the terms of the lease with the Union Fire District, my client is obligated to remove the abandoned building and current structures, pave the property, landscape it to town requirements, install fencing, lighting and security for the lot. We believe that the improvements would create a much nicer environment for neighbors and people visiting Wakefield.

My client anticipates that with the additional storage/parking facility they can continue to grow their business in Wakefield and add additional employment opportunities for local residents.

Very truly yours,



John F. Kenyon, Esq.
JFK/pas