

EXHIBIT C

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June 21, 2021

East Greenwich Zoning Board of Review
125 Main Street
East Greenwich, RI 02818
c/o Lea Anthony Hitchen
lanthony@eastgreenwichri.com

Re: Dimensional Variance – The Patio on Main

Honorable Members of the East Greenwich Zoning Board of Review:

Please be advised that the undersigned is legal counsel to Applicant, MMLSAJK, Inc. d/b/a The Patio on Main (“The Patio on Main”) relative to its pending Application for Dimensional Variance scheduled for hearing Tuesday June 22, 2021.

I am in receipt of the Town Staff Report in connection with this Application. Please allow this letter to serve as a response to some of the areas of concern raised in that Staff Report.

First, attached hereto as **Exhibit A**, please find a Service Agreement between The Patio on Main and US Valet, Inc. Also attached hereto as **Exhibit B**, please find two (2) parking lot lease agreements providing The Patio on Main with a total of twenty-five (25) available parking spots. The pending Application for Dimensional Variance seeks 100% relief from onsite parking. If the relief is granted, The Patio on Main intends on providing valet services to its patrons under these agreements. The relief being requested will not add to any parking issues that may currently exist on Main Street. In fact, it will provide more parking for patrons than would be required onsite without the requested relief. There are several restaurants and business on Main Street that have no onsite parking and provide valet services to patrons. The Patio on Main is simply requesting approval for the same valet parking plan that is consistent with the general area.

Secondly, it is important to clarify The Patio on Main’s ultimate end goal. While the pending application is specific to parking relief, this is only the first step in creating a beautiful – and safe – outdoor dining experience for Main Street. The current white tent at the property is, in fact, temporary. If the requested parking relief is granted, The Patio on Main will proceed with the *next phase* of obtaining all of the necessary permits and approvals for the construction of a permanent patio structure that would provide a beautiful, elegant outdoor dining atmosphere.

Attached hereto as **Exhibit C** is a conceptual design rendering of the permanent patio that The Patio on Main intends to bring to Main Street. Hill and Harbor Design and build has been engaged to design the outdoor patio space. If approved, dining at the property would be entirely outside, and the small inside area will continue to serve as a to-go/pick up area and food prep area for staff and employees (as has been the case since the beginning of the pandemic). The Patio on Main intends to invest a significant amount of money into designing, permitting, and constructing a permanent outdoor dining structure that would bring a unique year-round outdoor dining experience to the community. The pending application for parking relief is a necessary first move in bringing this vision to fruition.

Finally, the Patio on Main has received over thirty (30) letters of support from the community – all of which are attached hereto as **Exhibit D**. It is an unfortunate reality that the world as we knew it two years ago, pre-Covid, looks and feels much different today. While restrictions on indoor dining are being slowly lifted, many people would still opt for the safety and peace of mind that comes with outdoor dining. The letters of support The Patio on Main has received demonstrate just that. The community has come to know and love the outdoor dining experience provided at The Patio on Main, after the location has changed hands so many times in the past. The Patio on Main hopes to bring to Main Street an elegant, sophisticated and posh outdoor dining option that can be enjoyed year round for the many patrons who prefer the comfort and safety of dining outdoors.

I trust that the information provided herein provides further clarification on the pending Dimensional Variance Application and the Applicant's ultimate vision for the outdoor dining space being contemplated with this requested relief.

Sincerely,

/s/ Nicole J. Martucci

Nicole J. Martucci