



DarrowEverett<sup>LLP</sup>



## Kelley Morris Salvatore - Partner

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### Bio

Kelley Morris Salvatore is a Partner in DarrowEverett's Land Use, Business Litigation and Energy & Infrastructure Practice Groups with over 25 years of experience. She concentrates her practice in the areas of municipal law and administrative appeals. Kelley focuses mainly on land use and development and assists clients with all municipal and state-related matters, including tax appeals, tax stabilization agreements, environmental, building code, and liquor and other licensing matters. Kelley has extensive experience representing clients with their development projects, working with local leaders and staff to ensure her clients' interests are effectively advanced.

Kelley currently serves as the Town Solicitor for the Town of Cumberland, representing all town officials and departments in the areas of municipal law. Until recently, Kelley served as the Assistant Solicitor for the Town of North Providence, representing both the Planning and Zoning Boards, as well as counsel to the Providence City Plan Commission. She also periodically is engaged as special counsel in towns throughout the state.

## Practice Areas

- [Land Use](#)
- [Energy & Infrastructure](#)

## Prior Experience

Prior to joining the DarrowEverett team, Kelley was a partner at a Providence-based law firm and later served as the Director of Planning for the Town of Cumberland. Most recently, Kelley practiced as a sole practitioner while serving in several solicitor roles. Additionally, Kelley previously served as the Chair of the State Housing Appeals Board, which reviewed developer's appeals from local boards' decisions regarding comprehensive permit applications.

## Representative Matters

- Achieved preliminary plan approval to repurpose a former school and construct a new residential building in Rhode Island, creating 51 units of 100% low- and moderate-income senior housing under a comprehensive permit application.
- Secured important victories in both Rhode Island state and federal courts — decisions which require the Town of Johnston to discharge an illegal recording against our clients' property purporting to "take" by eminent domain. The ruling effectively returns the property back to our clients, who intend to build affordable housing units.
- Drafted model zoning ordinance provisions and development regulations for extensive housing legislation package passed by the Rhode Island General Assembly to assist municipalities in revising documents to comply with new state law.
- Successfully obtained master plan approval for a mixed-use development featuring 48,000 square feet of commercial space and 218 residential units, along with a town council-approved zone change creating a special planned district to support the project.
- Secured master plan approval for a proposed 275-unit apartment community in South Kingstown, Rhode Island, to be developed on underutilized property. Thirty percent of the units will be designated as affordable housing, helping to align with Rhode Island's evolving housing development framework. We advised the developer throughout the master plan approval process, helping navigate the regulatory framework associated with Rhode Island's comprehensive permit statute and recent housing reform initiatives.
- Successfully defended an adverse possession claim against client by settling claim with Plaintiff paying \$65,000 for easement.

- Secured master plan approval for a residential community encompassing 732 dwelling units in Coventry, Rhode Island.
- Secured municipal approval for a luxury condominium development comprising 32 residential units in Providence, Rhode Island.
- Successfully argued 35% reduction in tax assessment value before a Rhode Island local Board of Tax Assessment Review, saving client about \$45,000 in taxes and without further litigation in court on appeal.
- Obtained all permitting approvals for redevelopment of former retail development in Rhode Island into self-storage, truck and equipment rentals, and outdoor display and service with new construction of a 24,510 square foot facility, with associated subdivision, purchase and related matters.
- Obtained all permitting approvals for an addition of three buildings totaling 22,600 square feet for self-storage and associated uses in Massachusetts.
- Obtained the grant of summary judgment in favor of seller of high-end real estate involved in dispute over default of a purchase and sales agreement. Though the buyer contended he was still entitled to purchase the property in addition to receiving monetary damages for the default, we successfully argued that our client's fulfillment of the monetary damages stipulated in the contract completed his obligations. On appeal, the Rhode Island Supreme Court affirmed the Superior Court's decision, upholding the judgment in our client's favor.
- Obtained all permitting entitlements for two ground-mounted solar energy developments totaling approximately 11 megawatts on separate properties in Exeter, Rhode Island.
- Successfully defended zoning board's approval of a special use permit and dimensional variances for a car wash facility development before the Rhode Island Superior Court.
- Successfully negotiated and obtained approval from Pawtucket (R.I.) City Council for tax stabilization agreement for property to be used for general warehousing, storage and distribution consisting of approximately 160,000 square feet, 36 loading slips and associated improvements.
- Successfully appealed denial of master plan of ground-mounted solar energy development and obtained all permitting entitlements including special use permit for 2.5-megawatt ground-mounted solar energy development in North Smithfield, R.I.
- Secured preliminary plan approval in major land development application for 18-unit residential cluster development in Coventry, Rhode Island.
- Successfully obtained permitting entitlements after Rhode Island municipality attempted to prohibit retail sale of cannabis through a zoning amendment. Our representation kept our client from having to proceed with costly litigation against the city.

- [Benefits of Rhode Island’s Housing Legislation Go Beyond Housing - via JD Supra, December, 2023](#)
- [Rhode Island’s New ‘Housing Legislation’ Does Not Just Benefit Housing Efforts](#)
- [If You Don’t Use It, You May Lose It: Land Development Approvals - via JD Supra, May, 2023](#)
- [Building Opportunities in the Bay State - via JD Supra, October, 2022](#)

## Media Appearances

Rhode Island Current (2025): [State court dismisses attempted Johnston land taking](#)

Press Conference video (2025): [Rhode Island family sues Town of Johnston for abusing eminent domain to block affordable housing](#)

Boston Globe (2025): [‘Like someone had punched me in my gut’: In Johnston, R.I., property owners fight back against eminent domain](#)

Providence Journal (2025): [Federal judge pauses Johnston’s bid to seize land slated for affordable housing. What to know](#)

The Valley Breeze (2024): [Former Pines Restaurant planned for 62 affordable housing units](#)

The Valley Breeze (2023): [Bigger homes, but not necessarily more expected in Cumberland](#)

## Bar Admissions

- Massachusetts
- Rhode Island
- United States District Court for the District of Massachusetts
- United States District Court for the District of Rhode Island

## Education

- Suffolk University Law School, J.D., cum laude
  - Moot Court Board
- Rhode Island College, B.A., Political Science and Public Administration, cum laude

## Accolades

- [YouTube](#): DarrowEverett Secures Key Victories in Property Seized Via Eminent Domain