



**CITY OF WARWICK**  
OFFICE OF THE CITY CLERK  
3275 POST ROAD  
WARWICK, RHODE ISLAND 02886  
TEL. (401) 738-2000, ext. 6221  
FAX (401) 732-7640  
T.D.D. 739-9150

**SCOTT AVEDISIAN**  
MAYOR

**JUDY WILD**  
CITY CLERK

July 13, 2016

Kristen Traudt  
KLT1226@cox.net

Dear Ms. Traudt:

Thank you for your public records request of July 12, 2016.

This letter will complete this request.

Response complied by: Ann Marchetti, Property Maintenance Division

Record(s) Requested:

1. **“ Dem emails, all notice of violations, compliant form, certified letter – entire folder of documents. 172 Wilbur Avenue – Ken Stillson**

**Response:** Documentation is attached.

In accordance with RIGL 38-2-8, you may wish to appeal this decision to Mayor Scott Avedisian (3275 Post Road, Warwick, RI 02886). You may also wish to file a complaint with the Department of the Attorney General (150 South Main Street, Providence, RI 02903) or the Rhode Island Superior Court of the county where the record(s) are maintained. It is also my understanding that additional information concerning the Access to Public Records Act may be available through the Attorney General's website at [www.riag.ri.gov](http://www.riag.ri.gov).

Thank you for your interest in keeping government open and accountable to the public.

Sincerely,

/s/ Judy Wild  
Judy Wild  
Warwick City Clerk

#265

THE CITY OF WARWICK  
Public Records Request Form

RIGL 38-2-3 Warwick R.I.  
Date Jul 12, 2016 Time 10:31A  
Judy Wild, City Clerk

Name: Kristin Traudt

Address: 180 Wilbur Avenue

City: Warwick State: RI Zip Code: 02889

Phone: (optional) 401-427-4153 E-mail address: (optional) KLT1226@cox.net

Date: 7/12/16

Record (s) Requested: dem emails, all notice of violations,  
complaint form certified letter - entire folder  
of documents.

Record(s) Request for Real Property - Please list address along with Assessor's Plat and Lot:  
172 Wilbur Avenue - Ken Stillson

Time period request covers: Jan 2016 to current

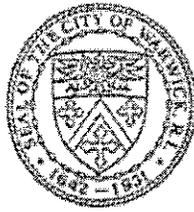
Please Note: Per section 38-2-3 (d) the policy of the City of Warwick is that this form be filed with the office of the City Clerk. The Clerk's office will then forward the request to the appropriate department for response. Per section 38-2-4 of the Rhode Island General Laws, the City will charge a fee of .15 per page for copies of public documents, unless such documents have a fee structure which is prescribed by state statute. Additionally, if the requested information requires research on the part of City personnel, the City will charge a research fee of \$15.00 per hour and/or the cost of retrieving records from storage where the public body is assessed a retrieval fee. The first hour (1 hour) of research, however, will be provided at no charge. If after review of your request the department determines that the requested records are exempt from disclosure for a reason set forth in RIGL 38-2-2(4)(i)(A) through (Y), the City reserves its right to claim such exemption.

=====

(FOR CITY USE ONLY) Request taken by: \_\_\_\_\_

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Costs: \_\_\_\_\_ for copies \_\_\_\_\_ for search and retrieval



ALFRED T. DeCORTE  
DIRECTOR & BUILDING OFFICIAL

CITY OF WARWICK  
BUILDING DEPARTMENT

3275 POST ROAD • WARWICK, RHODE ISLAND • 02886-7152  
Tel (401) 738-2000 (EXT. 6300 or 6314) • Fax (401) 732-5071

**NOTICE OF VIOLATION**

April 14, 2016

Kenneth R. Stillson  
172 Wilbur Ave., Warwick RI 02889

Re : Plat 327 Lot 282

Dear Mr. Stillson,

An inspection of your property on April 13, 2016, shows the following violation(s) Section R105.1 of the Rhode Island State Building Code constructing a wall higher than 32" without the required permits (see attached).

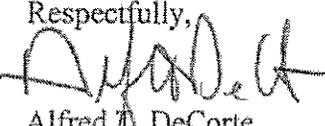
You are hereby ordered to discontinue this illegal action and abate the violation by applying for the appropriate permit.

Also, per the City of Warwick Code of Ordinances Chapter 68, Soil Erosion and Sediment Control- soil erosion measures were not put in place and engineering plans for soil erosion were not submitted for this property before the commencement of the excavation.

During the process of constructing a retaining wall, it appears that you have disturbed the wetlands. RI DEM will be notified to verify this violation.

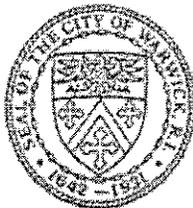
You are hereby notified to correct the above violation(s) **within thirty (30) days from receipt of this letter** or file an appeal to the Building Board of Review. Failure to comply with this notice will result in court action with fines up to \$500.00 per day per offense, pursuant to Section 122.3, pending resolution of this matter. If applicable, a late filing fee will be charged upon submittal of your Building permit application.

Respectfully,

  
Alfred T. DeCorte  
Building Official and Director  
(401) 738-2000 ext. 6306

Regular Mail

91 7308 2133 3935 7822 9908



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Section R105 Permits

R105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to building official and to obtain the required permit.

23-27.3-124.3 Appeals: The owner shall either comply with the Order or shall appeal the Order to the local Board of Appeals within thirty (30) days of mailing or posting of the Notice of Order. There shall be no appeal to the Order to board an unsecured or vacant building or structure. The Board of Appeals shall, if requested by the owner, hold a hearing where it will confirm, modify, or revoke the Notice and Order of the Building Official in accordance with the provisions of R.I.G.L. 23-27.3 Section 126.0 as may be deemed just and proper in the interest of public health, safety, and welfare.



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Soil erosion \_\_\_\_\_

During the process of constructing a retaining wall, it appears that you have disturbed the wetlands. RI DEM will be notified to verify this violation.

You are hereby ordered to discontinue this illegal action and abate the violation by applying for the appropriate permit.

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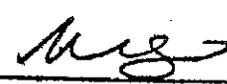
**Regular Mail**  
**Certified Mail #**

Date: April 26, 2016

Lucille Dean:

The following is in response to your April 26, 2016 request for delivery information on your Certified Mail™ item number 9171082133393578229908. The delivery record shows that this item was delivered on April 22, 2016 at 2:10 pm in WARWICK, RI 02889. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	<input checked="" type="checkbox"/> 
Printed Name	Kenneth R. Stillson

Address of Recipient :

Delivery Address	172 Wilbur Ave
------------------	----------------

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,  
United States Postal Service



**BUILDING COMPLAINT FORM**

NEW:  RECHECK: \_\_\_\_\_ COMPLAINT DATE: 4/13/16

ADDRESS RE: 172 Wilbur PLAT \_\_\_\_\_ LOT \_\_\_\_\_

OWNER: \_\_\_\_\_

COMPLAINT: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

INSPECTOR: AF DATE: 4/13/16

**ATTACHED PHOTO**  
RETURN THIS FORM AND PICTURES TO MARIANNE

-----

RESULTS: \_\_\_\_\_

- working w/o permit (wall above 30")
  - no soil erosion measures were taken
  - DEM to be notified
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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April 14, 2016

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Respectfully,

Alfred T. DeCorte  
Building Official and Director  
(401) 738-2000 ext. 6306

4/26/16

Hold 30 days

Marianne Cook

739-7443

\* Mulchworks \*

Mike

Regular Mail

91 7108 2133 3935 7822 9908



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CITY OF WARWICK  
DEPARTMENT OF PUBLIC WORKS  
925 SANDY LANE • WARWICK, RHODE ISLAND 02889  
TEL (401) 738-2000 EXT 6500 • FAX (401) 732-5208  
T.D.D. (401) 739-9150

SITE PLAN CHECK LIST

*Plans must meet the minimum requirements as set forth in the Procedural and Technical Standards for the Practice of Land Surveying in the State of Rhode Island Section 3.02C (April, 1994)*

NEW RESIDENTIAL CONSTRUCTION: CLASS I SURVEY REQUIRED

(Class III for Spot Grades and/or Topo)

PLAN REQUIREMENTS

- Location of proposed building with top of foundation elevation or slab elevation, dimensions to property lines must be shown.
- Spot grades at building proposed building corners and at edge of pavement (if there is more than a 4' elevation differential, the site plan must also show existing and proposed contour lines at 2' intervals - neat and easy to read.)
- Building setbacks envelope must be shown.
- Distance to nearest intersection'
- Location, dimension, and use of any easements
- Flood Zone
- Drywells or proposed onsite drainage (if needed)
- Sawcuts -- (annotate area in SF)
- Location of utilities (existing and proposed)
- Benchmark and Datum used (City of Warwick MSL or BM from sewer plans)

RESIDENTIAL ADDITIONS: CLASS IV SURVEY REQUIRED

(Class I Survey needed if proposed addition needs a Zoning Variance or proposed addition is within 25% of the minimum building setbacks)

- Size and location of proposed addition
- Location of existing building
- Dimensions to property lines from proposed addition and existing house
- Evidence of occupation
- Flood Zone
- Location, dimension, and use of any easements
- Location of any wells or existing septic system

ADDITIONAL ITEMS THAT MAY BE NEEDED

- CRMC / Freshwater Wetlands approval
- Soil Evaluation to determine water table
- Approved Onsite Wastewater Treatment System design
- Physical Alteration Permit
- Soil Erosion Plan

**Dean Lucille D**

---

**From:** Cook Marianne C  
**Sent:** Thursday, April 28, 2016 11:49 AM  
**To:** Dean Lucille D  
**Subject:** FW: 172 Wilbur

FYI !  
Can you please put this email in the file for 172 Wilbur,

Thank you

---

**From:** Cook Marianne C  
**Sent:** Thursday, April 28, 2016 11:27 AM  
**To:** DeCorte Alfred T  
**Subject:** 172 Wilbur

Update:  
Owner called me today,

DEM came by and showed him where he had to put a temporary still fence with hay bales for now and that they will be sending him a report on what he needs to do to resolve this issue.

He spoke to his contractor at Mulch works and told him that a survey is required, and what is needed on the survey and they have hired an engineer.

Also he has placed an order with Mobile Fence and will be having a six ft. temp steel fence installed on his property inside the wall in the next few days so he will have the correct barrier required for the pool. He will call me when this is installed so we can have AJ go out and verify if was done correctly. He is having the liner on the in ground pool repaired on May 3<sup>rd</sup>.

Does this meet your approval?

Thank you,



*Marianne Cook*  
*Complaint Clerk*  
*City of Warwick Building Dept*  
*phone: 401-738-2000 ext 6306*  
*Fax: 401-732-5071*  
*Email: [Marianne.C.Cook@warwickri.com](mailto:Marianne.C.Cook@warwickri.com)*

**Dean Lucille D**

---

**From:** DeCorte Alfred T  
**Sent:** Friday, July 08, 2016 3:21 PM  
**To:** Dean Lucille D  
**Subject:** FW: 172 Wilbur Avenue, Warwick

-----Original Message-----

**From:** Tyrrell, Stephen (DEM) [<mailto:stephen.tyrrell@dem.ri.gov>]  
**Sent:** Friday, July 08, 2016 3:18 PM  
**To:** Earls Eric J  
**Cc:** Chopy, David (DEM); Morgan, Katherine (DEM); Ahern, Bruce (DEM); DeCorte Alfred T  
**Subject:** RE: 172 Wilbur Avenue, Warwick

Hi Eric:

We still have the matter under investigation. I spoke with the inspector today and she will revisit the property soon to be sure additional work has not occurred before we take an official action.

Steve

-----Original Message-----

**From:** Earls Eric J [<mailto:eric.i.earls@warwickri.com>]  
**Sent:** Thursday, July 07, 2016 9:06 AM  
**To:** Tyrrell, Stephen (DEM) <[stephen.tyrrell@dem.ri.gov](mailto:stephen.tyrrell@dem.ri.gov)>  
**Cc:** Chopy, David (DEM) <[david.chopy@dem.ri.gov](mailto:david.chopy@dem.ri.gov)>; Morgan, Katherine (DEM) <[Katherine.Morgan@dem.ri.gov](mailto:Katherine.Morgan@dem.ri.gov)>; Ahern, Bruce (DEM) <[bruce.ahern@dem.ri.gov](mailto:bruce.ahern@dem.ri.gov)>; DeCorte Alfred T <[alfred.t.decorte@warwickri.com](mailto:alfred.t.decorte@warwickri.com)>  
**Subject:** RE: 172 Wilbur Avenue, Warwick

Steve,

Do you have any additional information to report regarding this wetlands issue? Thanks.

Eric

-----Original Message-----

**From:** Tyrrell, Stephen (DEM) [<mailto:stephen.tyrrell@dem.ri.gov>]  
**Sent:** Friday, April 15, 2016 2:38 PM  
**To:** Earls Eric J  
**Cc:** Chopy, David (DEM); Morgan, Katherine (DEM); Ahern, Bruce (DEM)  
**Subject:** FW: 172 Wilbur Avenue, Warwick

Hi Eric:

David Chopy forwarded your email to me. I am a supervisor within the wetlands enforcement program. We recently received a complaint alleging unauthorized work at the referenced location. We have not inspected the property yet, however, the inspector spoke with the property owner this morning and advised him to stop working until we are able to conduct an inspection. We should be out there next week.

Thank you for the email and pictures.

Steve Tyrrell, Principal Environmental Scientist Wetland Enforcement Program

-----Original Message-----

From: Chopy, David (DEM)  
Sent: Friday, April 15, 2016 2:15 PM  
To: Tyrrell, Stephen (DEM) <[stephen.tyrrell@dem.ri.gov](mailto:stephen.tyrrell@dem.ri.gov)>  
Subject: FW: 172 Wilbur Avenue, Warwick

-----Original Message-----

From: Earls Eric J [<mailto:eric.j.earls@warwickri.com>]  
Sent: Thursday, April 14, 2016 2:10 PM  
To: Chopy, David (DEM) <[david.chopy@dem.ri.gov](mailto:david.chopy@dem.ri.gov)>  
Cc: Hindinger Eric J <[Eric.J.Hindinger@warwickri.com](mailto:Eric.J.Hindinger@warwickri.com)>  
Subject: 172 Wilbur Avenue, Warwick

David,

We have an issue on Wilbur Avenue (Warwick Pond neighborhood). It looks like an apparent wetlands violation. I believe our building department has issued a "cease and desist" for the work. The property owner has a permit to make improvements to the structure, windows and siding, but they have not applied for any site work. I'm sending this to you because I'm not sure who else to send it to, plus I know you understand the sensitive nature of this neighborhood right now. Thanks for your help.

Eric

**172 WILBUR AVE**

**Location** 172 WILBUR AVE

**Mblu** 327/ 0282/ 0000/ /

**Acct#** 119810110

**Owner** STILLSON, KENNETH R

**Assessment** \$294,700

**PID** 22247

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$235,900	\$58,800	\$294,700

**Owner of Record**

**Owner** STILLSON, KENNETH R  
**Co-Owner**  
**Address** 172 WILBUR AVE  
 WARWICK , RI 02889

**Sale Price** \$135,000  
**Book & Page** 2896/ 15  
**Sale Date** 05/11/1998

**Ownership History**

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
STILLSON, KENNETH R	\$135,000	2896/ 15	05/11/1998
CHOUSSE, GEORGE	\$0	/	01/01/1900

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1993  
**Living Area:** 2288  
**Replacement Cost:** \$220,693  
**Building Percent** 98  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$216,300

**Building Photo**

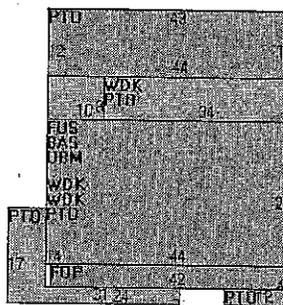
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Average
Stories:	2
Occupancy:	1

Exterior Wall 1:	Wood Shingle
Exterior Wall 2:	Clapboard
Roof Structure:	Gable
Roof Cover:	Asphalt Shingl
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Fir 1:	Hardwood
Interior Fir 2:	Carpet
Heat Fuel:	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms	4 Bedrooms
Total Full Baths	2
Total Half Baths	1
Total Xtra Fixtrs:	1
Total Rooms	8
Bath Style:	Average
Kitchen Style:	Average
Fireplaces	0
Extra Openings	0
Gas Fireplaces	0
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Garages	0
Whirlpools	
Site Loc	
In Law Apt	No



(http://images.vgsi.com/photos/WarwickRIPhotos//\00\07  
\16\05.JPG)

### Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1144	1144	
FUS	Finished Upper Story	1144	1144	
FOP	Open Porch	168	0	
PTO	Patio	1111	0	
UBM	Basement	1144	0	
WDK	Wood Deck	432	0	
		5143	2288	

### Extra Features

Extra Features		Legend
No Data for Extra Features		

### Parcel Information

Use Code 101  
Description Single Family  
Deeded Acres 0.32

**Land**

**Land Use**

**Use Code** 101  
**Description** Single Family

**Land Line Valuation**

**Size (Acres)** 0.32  
**Assessed Value** \$58,800

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed-Avg			210 SF	\$1,800	1
SPL1	InGround Pool	VN	Vinyl	920 SF	\$16,600	1
GAZ1	Gazebo			116 SF	\$1,200	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$205,000	\$68,000	\$273,000
2013	\$205,000	\$68,000	\$273,000
2012	\$205,000	\$68,000	\$273,000

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