



*Tenessa H. Azar*  
*tazar@marlawri.com*

January 20, 2021

*Via Electronic Mail only*  
lucas.murray@warwickri.com  
Mr. Lucas Murray  
Planning Department  
City of Warwick  
3027 West Shore Road  
Warwick, RI 02886

***Re: Hallene Road (Plat 311, Lot 191) – Master Plan Submission***

Dear Mr. Murray:

On behalf of the applicant, NorthPoint Development, enclosed please find a Master Plan submission for the proposed development at Hallene Road (Plat 311, Lot 191).

We have enclosed the following materials for your review:

- Application form;
- Master Plan checklist;
- Plan set; and
- Project narrative inclusive of abutters map and list.

Hard copies of the submission will follow under separate cover.

Please advise us once the application fee for this project has been calculated. Thank you for your attention to this matter. If you have any questions or concerns, or if you should require any additional information, please contact our office.

Sincerely,

Tenessa H. Azar

Enclosures

### Application Form for Submission of Major Subdivision or Major Land Development Plan

Attach Additional Sheets as Needed.

XX Preapplication Date 12/3/2020  
XX Master Plan Date \_\_\_\_\_  
 \_\_\_\_\_ Preliminary Plan Date \_\_\_\_\_  
 \_\_\_\_\_ Final Plan Date \_\_\_\_\_

**1. General Information**

A. Assessors plat: 311 lot(s): 191

B. Location of Proposed Subdivision or Land Development - Street address, if applicable:  
Hallene Road (Commerce Drive and Airport Road)

C. Applicant's Name (Include all owners of property):  
NorthPoint Development

D. Applicant's Address and Telephone:

E. Owner's Name, Address and Telephone (if different from Applicant):  
Airport Road LLC

**2. Representation, if applicable (Include notarized letter of authorization)**

A. Representative's Name(s)  
Moses Ryan Ltd. as attorney

B. Representative's Address and Telephone:  
40 Westminster Street, 9th Floor, Providence RI 02903  
401-453-3600

**3. Description of Proposed Subdivision or Land Development**  
Proposed development of warehousing/distribution space

**Application Form for Submission of Major Subdivision or Land Development Plan  
Page two**

4. Requested list of waivers from Development Review Regulations:

N/A

5. Tax Assessors Office, if applicable

I have reviewed the proposed plans and concur with the Lot numbering sequence used by the Owner/Applicant.

*Tax Assessor/ Authorized Representative / Date*

6. Tax Collectors Office (See Certificate of Payment of Taxes Form)

Current Tax Obligation for Lot(s) \_\_\_\_\_ Plat \_\_\_\_\_

\_\_\_\_\_ Has been met by the owner for tax period ending \_\_\_\_\_

\_\_\_\_\_ Has not been met by the owner. Submission is not acceptable until taxes are paid

*Tax Collector/Authorized Representative / Date*

7. Sewer Authority

Current Sewer Assessment for Lot(s) \_\_\_\_\_ Plat \_\_\_\_\_

\_\_\_\_\_ Has been met by the owner for billing period ending \_\_\_\_\_

\_\_\_\_\_ Has not been met by the owner. Submission is not acceptable until assessments are paid

*Sewer Authority/Authorized Representative / Date*

Application Form for Submission of Major Subdivision or Land Development Plan  
Page three

B. Owner / Applicant's Signature(s) and date

Michael Johnston 11/30/20

State of Rhode Island OHIO  
County of HAMILTON

In \_\_\_\_\_ on the 30 day of NOVEMBER ~~19~~ <sup>2020</sup>, before me personally

appeared Michael Johnston,  
to me known and known by me to be the person(s) executing this Application and he/she/they acknowledge  
said Application by him/her/their executed to be his/her/their free act and deed.

Signature: Tracy Russell

Printed Name: Tracy Russell

My Commission expires on: 8/20/2022



**TRACY RUSSELL**  
Notary Public, State of Ohio  
My Commission Expires  
September 20, 2022

**BOUNDS CERTIFICATION**

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

Planning Board  
City of Warwick,  
City Hall,  
Warwick, Rhode island.

To the Planning Board of the City of Warwick:

We, the owner of \_\_\_\_\_

*Name of Plat*

hereby agree to place Granite Bounds, no less than 30" in length and approximately 4" square, at points indicated on the record plat and further agree to maintain the same for a period of five years or furnish the City Engineer, at any time within five years, satisfactory evidence from a recognized engineer regarding the condition of said monuments.

\_\_\_\_\_  
*owner*

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

Department of City Plan  
City of Warwick  
3275 Post Road  
Warwick, Rhode Island 02886

The Granite Bounds, no less than 30", in length and approximately 4" square have now been found at all the indicated positions on that recorded plat titled \_\_\_\_\_ and are in the correct positions, as of this date, in compliance with the Planning Board's Regulations.

\_\_\_\_\_  
*Surveyor's Stamp and Signature*

**Tax Collector  
City of Warwick**

**CERTIFICATION OF PAYMENT OF TAXES**

I hereby certify that on \_\_\_\_\_ 19\_\_\_\_\_ there were  
no outstanding tax liens arising from the non-payment of taxes  
assessed on lot(s) \_\_\_\_\_ on Assessor's Plat \_\_\_\_\_  
owned by \_\_\_\_\_ as of \_\_\_\_\_ 19 \_\_\_\_\_  
due and payable during the period of five years preceding  
\_\_\_\_\_ 19 \_\_\_\_\_.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
TAX COLLECTOR



**CITY OF WARWICK**  
**FRANK PICOZZI, MAYOR**

**APPENDIX C - MAJOR SUBDIVISION/ MLD REVIEW CHECKLIST**

PROJECT INFORMATION						
<b>Project Name:</b>		Proposed Industrial Development - Hallene Road				
<b>Project Number:</b>						
<b>Project Address:</b>		Hallene Road (Plat 311, Lot 191) (Airport Rd & Commerce Dr.)				
<b>Project Description:</b>		Proposed 541,000 SF distribution center with associated parking, stormwater and landscaping				
<b>Property Owner:</b>		Airport Road LLC				
<b>Applicant:</b>		NorthPoint Development				
<b>Project Attorney:</b>		Moses Ryan Ltd.				
<p>Note: Items not required for a specific phase of the project are shaded in black. All colored blocks should be filled out under the phase for which you are submitting. If you indicate "N/A" please leave a brief comment on why the item is not applicable in the "Notes" section.</p>						
APPENDIX C: Checklist of Required Information		PA	MP	PP	FP	NOTES
1	Application Form with name and address of Applicant and/or property owner		X			
2	Date of plan preparation, with revision date(s) (if any)		X			
3	Graphic Scale and True North Arrow		X			
4	Plat and Lot Number(s) of the parcel being subdivided.		X			
5	Zoning District(s) of the parcel being subdivided. If more than one district, zoning boundary lines must be shown.		X			
6	Deed Book and Page References must be shown.					
7	Perimeter boundary lines of the subdivision or land development, drawn so as to distinguish them from other property lines.		X			
8	Perimeter boundary lines – Curves shall include radius, arc length, central angle, tangent and chord length.					

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**3275 POST ROAD • WARWICK, RI 02886 • 401-738-2009**

PW = Planning

9	Location and dimensions of existing property lines within or adjacent to the subdivision or land development parcel.		X			
10	Existing property lines shall show interior angles and distances					
11	Location and dimensions of existing easements and rights-of-way, including, buildings, water courses, railroads, utilities, and other similar features.		X			
12	Location, width and names of existing streets within and adjacent to the subdivision or land development parcel.		X			
13	The names and addresses of abutting property owners, within a two-hundred (200') radius or four-hundred (400') foot (see <a href="#">Section 8.5.3 a</a> ) of the subject lot(s) to be subdivided or developed (taken from the most recent records of the City Assessor) and names and addresses of agencies or communities requiring notification as required by these Regulations.		X			
14	Required Public Hearing: Certified mail receipts. Return receipts (green post-cards) to be addressed to the Planning Board, c/o the Administrative Officer. See <a href="#">Section 8.5.3</a> .					
15	Location of wooded areas, if any, and notation of existing groundcover.		X			
16	Location of wetlands, watercourses or coastal features, if present on or within two-hundred (200') feet of the property being subdivided to be generally identified on a plat map.					
17	Location of wetlands, watercourses or coastal features, if present on or within 200 feet (200') of the property being subdivided to be identified and flagged by a biologist.		X			

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PW = Planning



18	Written confirmation from the Rhode Island Department of Environmental Management (RIDEM) pursuant to its Rules and Regulations Governing the Enforcement of the Freshwater Wetlands Act, and any subsequent amendments thereto, that plans of the proposed subdivision or land development including any off-site construction, have been reviewed and indicating that the Wetlands Act either does not apply to the proposed site alteration or that approval has been granted for the proposed site alteration.				
19	Location and dimension of all existing and proposed utilities within and immediately adjacent to the subdivision, or land development, including sewer, water, gas, electric, telephone, cable TV, fire alarm, hydrants, existing utility poles, (including location and type of proposed poles and fixtures), stormwater drainage or other existing above or underground utilities.				
20	If wells and/or ISDS are proposed, indicate stage of RIDEM approval: Preliminary suitability determination or receipt of Final Approval.				
21	Location and approximate size of existing buildings or significant above-ground structures on or immediately adjacent to the subdivision or land development.	X			
22	Provisions for collecting and discharging stormwater.				
23	Location of Properties within the local historic zoning district and National Register District. Historic Cemeteries and stone walls on or immediately adjacent to the subdivision or land development (if any)	X			

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24	Proposed improvements including streets, lots, lot lines, with lot areas and dimensions. Proposed lot lines shall be drawn so as to distinguish them from existing property lines.		X			
25	Base Flood Elevation data.					
26	Soil erosion and sediment control plan					
27	Conceptual landscape plan.		X			
28	Landscaping plan to show all significant proposed clearing of land, removal of existing vegetation, revegetation and/or landscaping on street rights-of-way and upon individual lots if part of proposed subdivision or land development improvements, signed and stamped by a registered landscape architect.					
29	Grading plan to show existing and proposed contours at two-foot interval for all grading proposed for on and off-site street construction, sewer and water installations, drainage facilities and upon individual lots if part of proposed subdivision or land development improvements.					
30	Proposed street plan, profiles and cross-sections drawn at a scale of not less than 1" = 40'.					
31	Monuments – See <a href="#">Appendix D, Section D.5.a</a>					
32	Proposed street names.					
33	Two (2) copies of a drainage plan and calculations showing the measures to be taken to control erosion and sedimentation during and following the development of the subdivision and the measures planned to provide for the control of stormwater runoff.					

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34	Location, dimension and area of any land proposed to be dedicated to the City of Warwick or payment in lieu of such dedication.				
35	Written approval of the proposed subdivision or land development, including any off-site construction, from the Rhode Island Coastal Resources Management Council in the form of an Assent as provided in the Rhode Island Coastal Resources Management Program (if necessary).				
36	A Physical Alteration Permit issued by the RI Department of Transportation for any connection to or construction work within a State highway or other right-of-way (if applicable).				
37	Copies of all legal documents describing the property, proposed easements and rights-of-way, dedications, restrictions, or other required legal documents.				
38	Written comments on the Preliminary Plan – Referral Form and attachments.				
39	Documents of incorporation of any homeowner’s association for any cluster development.				
40	Compliance with any additional improvements or conditions as required by the Planning Board in the Preliminary Plan stage.				
41	Certification by a registered Land Surveyor that a perimeter survey of the land being subdivided has been performed and conforms to the survey requirements of these Regulations.				
42	Deed or instrument transferring to the City all public streets and/or other public improvements.				
43	Deed transferring land proposed for dedication to the City or other qualified group or agency for open space purposes (if applicable). These might be private non-profit or homeowner associations for cluster developments.				

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	<b>Payment of Required Fees:</b>					
	A. Pre-application Fee					
	B. Filing Fee. (Section 7.4)					
44	C. Application Filing Fee (Section 7.4.1)		X			Calculated
	D. Engineering Inspection Fees (Section 7.4.2)					
	E. Recording Fee					
45	Either of the following: A. A letter stating that it is the intent of the applicant to complete the required improvements; or, B. A letter requesting that security be set by the Board sufficient to cover the cost of the required improvements.					
46	Performance bond or other financial guarantees (Initial amount and date set by the Planning Board).					
47	Maintenance bond for acceptance of public improvements, if applicable.					
48	If applicable, Letter from the Rhode Island Historic Preservation & Heritage Commission for archaeological assessment.		X			Requested

I certify that I have addressed all items on the checklist and have consulted with Planning Staff prior to providing this submission to determine any additional requirements. I understand that the failure to address the items outlined here could result in my application being deemed incomplete, which will delay review of the documents.

  
 Plan Preparer

01-19-2021  
 Date



## Memorandum

Project Description

Date: January 19, 2021

Project #: 73180.00

Re: Proposed Industrial Development  
Hallene Road

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### Introduction

The following is a description of the proposed Industrial development on Hallene Road in Warwick, Rhode Island. It has been prepared as part of the master plan application package. Refer to Figure 1 for a Site Location Map.

### Existing Conditions

The approximately 46.48± acre project site ("the Site") is located on Hallene Road in Warwick, Rhode Island. The Site is comprised of Lot 191 as shown on Assessor's Plat 311, zoned as Light Industrial (LI). The majority of the site is currently existing farmland with the southern portion of the site being undeveloped wooded land with an existing stream and associated wetlands. There are no buildings on site. Two areas in the western portion of the site contain Environmental Land Use Restrictions (ELUR). One area has a soil restriction while the other has a soil and groundwater restriction.

The Natural Resource Conservation Service (NRCS) has mapped the soil types at the Site as Hinckley loamy sand, 0 to 3 percent slopes (HkA) and Hinckley loamy sand, 8-15 percent slopes (HkC). Hinckley loamy sand has a hydrologic soil group (HSG) designation of A, which are generally characterized as having high infiltration rates and low runoff potential.

Currently, all stormwater generated within the Site discharges overland without stormwater quality or quantity treatment to the existing stream located along the southern property line of the site. All stormwater runoff contributes to tributaries to Warwick Pond (Waterbody ID RI0007024R-05). This water body is listed as having a Total Maximum Daily Load (TMDL) for Enterococcus and Fecal Coliform and impaired for Benthic-Macroinvertebrate Bioassessments, Cadmium, Enterococcus, Fecal Coliform, and Iron.

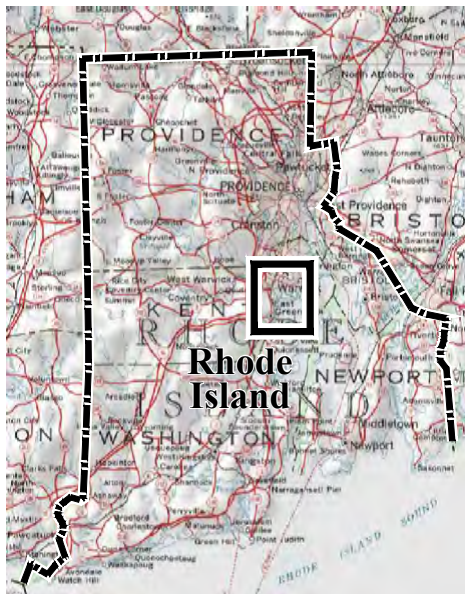
### Proposed Conditions

The project involves the construction of a new 541,000± square foot warehouse/distribution facility with 112 loading bays, 124 trailer stalls, 404 parking stalls, landscaping, stormwater management and utility infrastructure. Access and egress to the site will be provided by two curb cuts on Commerce Drive.

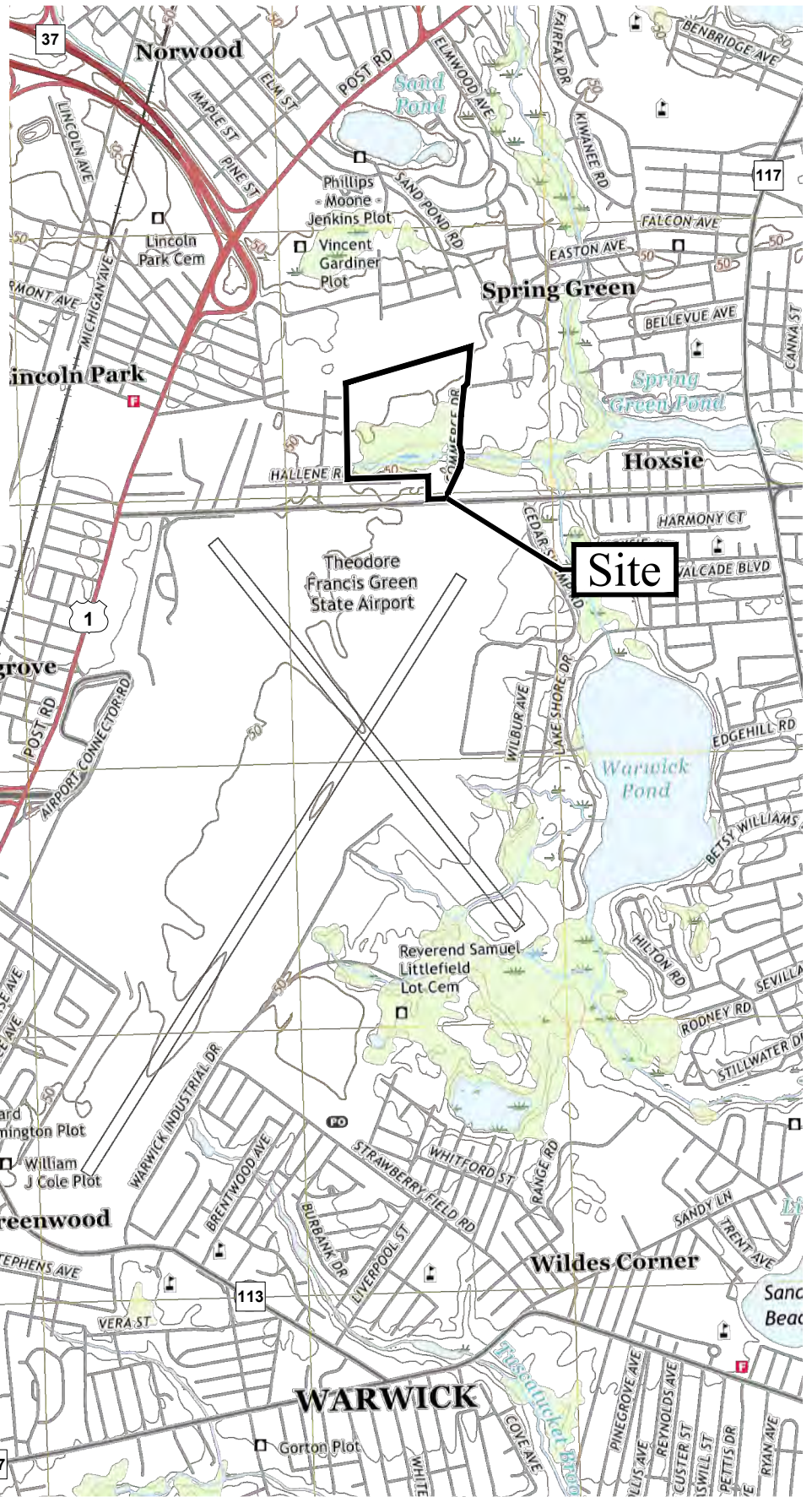
Stormwater will be treated onsite and existing drainage patterns will be maintained to the maximum extent practicable. The stormwater design for this project shall meet the 11 standards in the Rhode Island Stormwater Design and Installations Standards Manual which includes treatment for the existing TMDLs and impairments.

Included as Attachments to this Narrative is Attachment A, NRCS soils map and descriptions, Attachment B, Figure 2 - Site Aerial Photograph, and Attachment C, Figure 3 - 200-foot Radius Map with associated list of abutters.

1 Cedar Street  
Suite 400  
Providence, RI 02903-1023  
P 401.272.8100



Site Location Key



Source: USGS Quadrangles



Site Location Map  
Hallene Road  
Warwick, Rhode Island

Figure 1

Jan. 2021

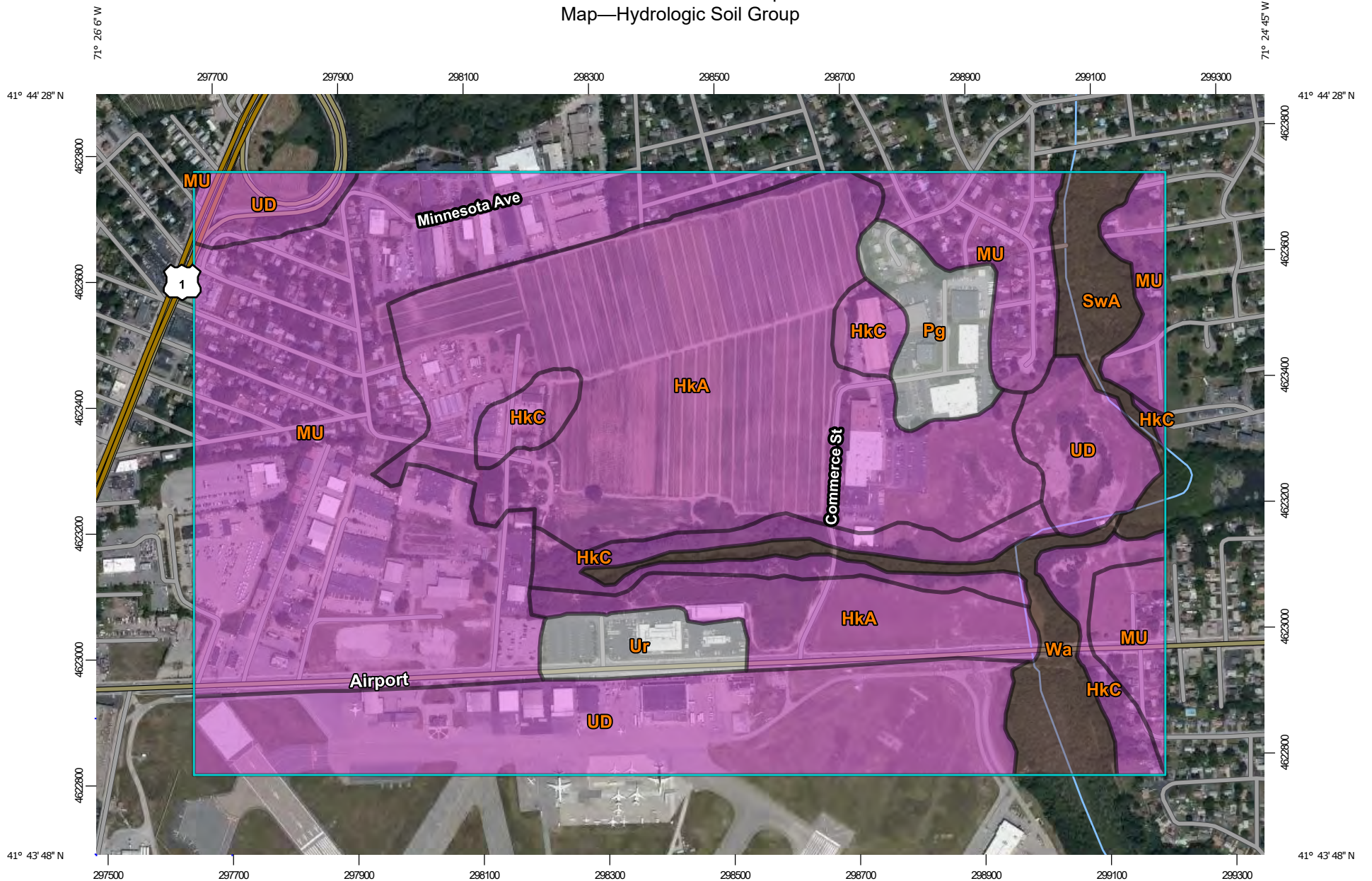


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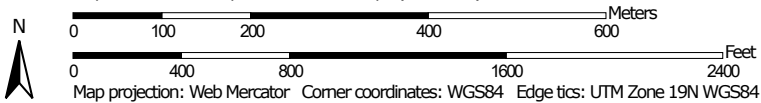
## **Attachment A**

Natural Resources Conservation Service  
Soils Map and Description

# Custom Soil Resource Report Map—Hydrologic Soil Group




Map Scale: 1:8,510 if printed on A landscape (11" x 8.5") sheet.





### MAP LEGEND

**Area of Interest (AOI)**









 Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**





-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Lines**


-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Points**






-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties  
 Survey Area Data: Version 20, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 3, 2019—Aug 2, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Hydrologic Soil Group**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HkA	Hinckley loamy sand, 0 to 3 percent slopes	A	110.5	30.0%
HkC	Hinckley loamy sand, 8 to 15 percent slopes	A	27.1	7.4%
MU	Merrimac-Urban land complex, 0 to 8 percent slopes	A	122.0	33.1%
Pg	Pits, gravel		11.2	3.1%
SwA	Swansea muck, 0 to 1 percent slopes	B/D	10.3	2.8%
UD	Udorthents-Urban land complex	A	66.2	18.0%
Ur	Urban land		8.0	2.2%
Wa	Walpole sandy loam, 0 to 3 percent slopes	B/D	13.0	3.5%
<b>Totals for Area of Interest</b>			<b>368.2</b>	<b>100.0%</b>

### Rating Options—Hydrologic Soil Group

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

### Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

## Custom Soil Resource Report

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

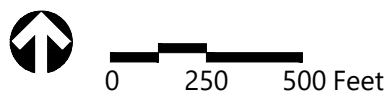
Ref: 73180.00  
January 19, 2021

## **Attachment B**

Site Aerial Photograph



Source: RIGIS 2014 USGS Imagery



Site Aerial Photograph  
Hallene Road  
Warwick, Rhode Island

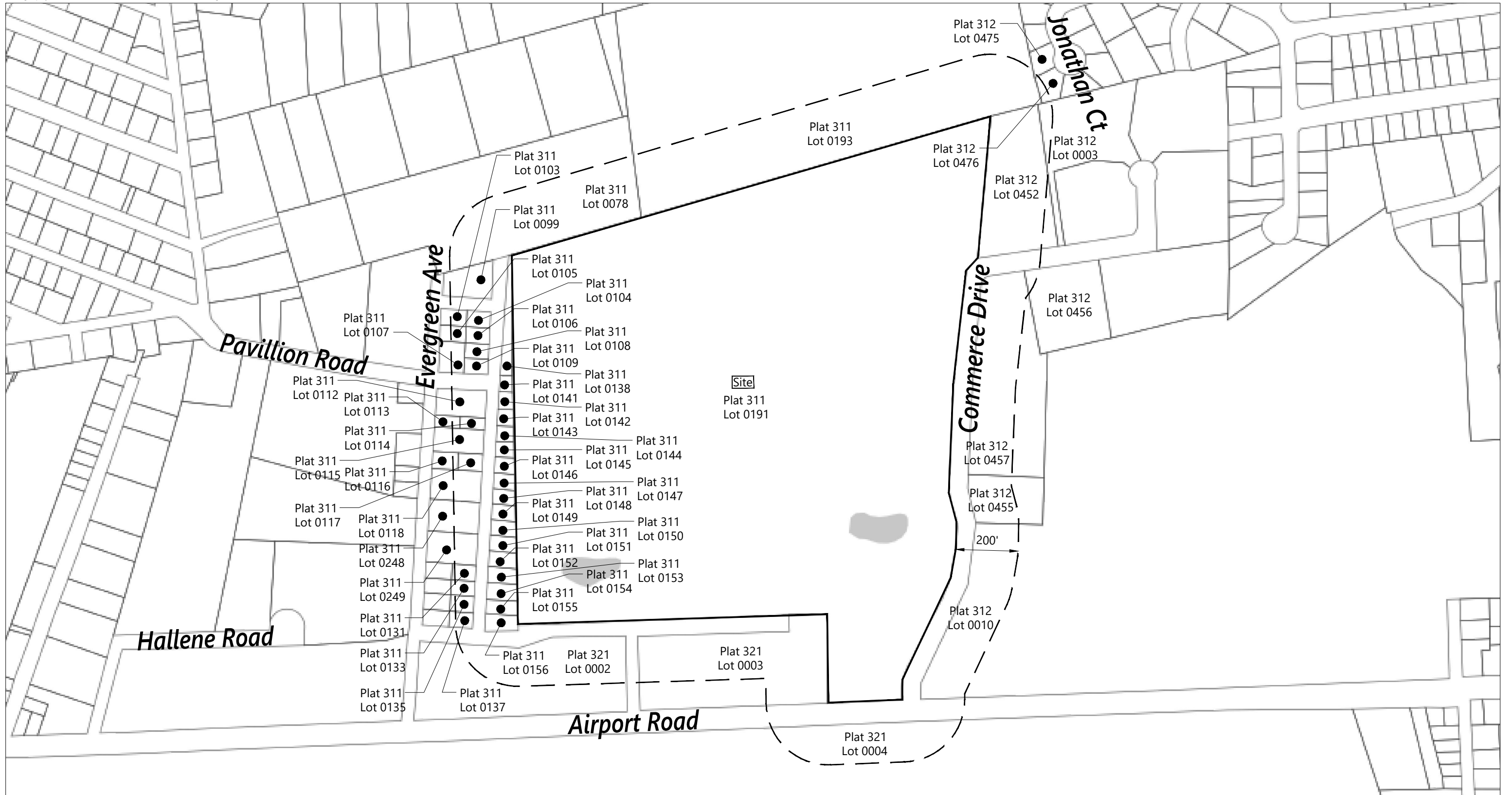
**Figure 2**

Jan. 2021

Ref: 73180.00  
January 19, 2021

## **Attachment c**

200 Foot Radius Map and List of Abutters



**Figure 3 - 200' Radius Map**  
**Hallene Road**  
**Warwick, Rhode Island**

Source:  
Prepared for: **Master Plan**  
Date: **January 19, 2021**



Plat: 311 Lot: 0078  
Owner: CONFREDA, VINCENT P & SEVEN C'S  
LLC  
Location: WYOMING AVE  
Mailing: 140 Wyoming Ave, Warwick, RI 02888

Plat: 311 Lot: 0099  
Owner: QPI REALTY LLC  
Location: 2 EVERGREEN AVE  
Mailing: 2 Evergreen Ave, Warwick, RI 02888

Plat: 311 Lot: 0103  
Owner: BRANSON, KELLY D & WALDECK,  
LORI & DANIEL J/T  
Location: PLACE AVE  
Mailing: 401 Pavilion Ave, Warwick, RI 02888

Plat: 311 Lot: 0104  
Owner: BRANSON, KELLY D & WALDECK,  
LORI & DANIEL J/T  
Location: PLACE AVE  
Mailing: 401 Pavilion Ave, Warwick, RI 02888

Plat: 311 Lot: 0105  
Owner: BRANSON, KELLY D & WALDECK,  
LORI & DANIEL J/T  
Location: EVERGREEN AVE  
Mailing: 401 Pavilion Ave, Warwick, RI 02888

Plat: 311 Lot: 0106  
Owner: BRANSON, KELLY D & WALDECK,  
LORI & DANIEL J/T  
Location: GREENACRE AVE  
Mailing: 401 Pavilion Ave, Warwick, RI 02888

Plat: 311 Lot: 0107  
Owner: BRANSON, KELLY D & WALDECK,  
LORI & DANIEL J/T  
Location: 401 PAVILION AVE  
Mailing: 401 Pavilion Ave, Warwick, RI 02888

Plat: 311 Lot: 0108  
Owner: BRANSON, KELLY D & WALDECK,  
LORI & DANIEL J/T  
Location: GREENACRE AVE  
Mailing: 401 Pavilion Ave, Warwick, RI 02888

Plat: 311 Lot: 0109  
Owner: BRANSON, KELLY D & WALDECK,  
LORI & DANIEL J/T  
Location: GREENACRE AVE  
Mailing: 401 Pavilion Ave, Warwick, RI 02888

Plat: 311 Lot: 0112  
Owner: CASCELLA, RICHARD H JR & DONNA  
M  
Location: 38 EVERGREEN AVE  
Mailing: 110 Yale Ave, Warwick, RI 02888

Plat: 311 Lot: 0113  
Owner: CASCELLA, RICHARD H JR & DONNA  
M  
Location: EVERGREEN AVE  
Mailing: 110 Yale Ave, Warwick, RI 02888

Plat: 311 Lot: 0114  
Owner: CASCELLA, RICHARD H JR & DONNA  
M  
Location: GREENACRE AVE  
Mailing: 110 Yale Ave, Warwick, RI 02888

Plat: 311 Lot: 0115  
Owner: CASCELLA, RICHARD H JR & DONNA  
M  
Location: 50 EVERGREEN AVE  
Mailing: 110 Yale Ave, Warwick, RI 02888

Plat: 311 Lot: 0116  
Owner: CASCELLA, RICHARD H JR  
Location: EVERGREEN AVE  
Mailing: 110 Yale Ave, Warwick, RI 02888

Plat: 311 Lot: 0117  
Owner: CASCELLA, RICHARD H JR  
Location: GREENACRE AVE  
Mailing: 110 Yale Ave, Warwick, RI 02888

Plat: 311 Lot: 0118  
Owner: KINGFIELD REAL ESTATE LLC  
Location: 60 EVERGREEN AVE  
Mailing: 30 Desoto St, Providence, RI 02909

Plat: 311 Lot: 0131  
Owner: GEMMA MICHAEL A TRUSTEE &  
GEMMA JANICE M TRUSTEE  
Location: GREENACRE AVE  
Mailing: 225 Main Channel #2, Warwick, RI 02889

Plat: 311 Lot: 0133  
Owner: GEMMA MICHAEL A TRUSTEE &  
GEMMA JANICE M TRUSTEE  
Location: GREENACRE AVE  
Mailing: 225 Main Channel #2, Warwick, RI 02889



Plat: 311 Lot: 0135  
Owner: GEMMA MICHAEL A TRUSTEE &  
GEMMA JANICE M TRUSTEE  
Location: GREENACRE AVE  
Mailing: 225 Main Channel #2, Warwick, RI 02889

Plat: 311 Lot: 0137  
Owner: GEMMA MICHAEL A TRUSTEE &  
GEMMA JANICE M TRUSTEE  
Location: HALLENE RD  
Mailing: 225 Main Channel #2, Warwick, RI 02889

Plat: 311 Lot: 0138  
Owner: AIRPORT ROAD LLC  
Location: GREENACRE AVE  
Mailing: 1414 Atwood Ave, Johnston, RI 02919

Plat: 311 Lot: 0141  
Owner: CITY OF WARWICK  
Location: GREENACRE AVE  
Mailing: 3275 Post Rd, Warwick, RI 02886

Plat: 311 Lot: 0142  
Owner: GREEN ACRES LLC  
Location: GREENACRE AVE  
Mailing: 1414 Atwood Ave, Johnston, RI 02919

Plat: 311 Lot: 0143  
Owner: GREEN ACRES LLC  
Location: GREENACRE AVE  
Mailing: 1414 Atwood Ave, Johnston, RI 02919

Plat: 311 Lot: 0144  
Owner: GREEN ACRES LLC  
Location: GREENACRE AVE  
Mailing: 1414 Atwood Ave, Johnston, RI 02919

Plat: 311 Lot: 0145  
Owner: GREEN ACRES LLC  
Location: GREENACRE AVE  
Mailing: 1414 Atwood Ave, Johnston, RI 02919

Plat: 311 Lot: 0146  
Owner: GREEN ACRES LLC  
Location: GREENACRE AVE  
Mailing: 1414 Atwood Ave, Johnston, RI 02919

Plat: 311 Lot: 0147  
Owner: GREEN ACRES LLC  
Location: GREENACRE AVE  
Mailing: 1414 Atwood Ave, Johnston, RI 02919

Plat: 311 Lot: 0148  
Owner: GREEN ACRES LLC  
Location: GREENACRE AVE  
Mailing: 1414 Atwood Ave, Johnston, RI 02919

Plat: 311 Lot: 0149  
Owner: GREEN ACRES LLC  
Location: GREENACRE AVE  
Mailing: 1414 Atwood Ave, Johnston, RI 02919

Plat: 311 Lot: 0150  
Owner: GREEN ACRES LLC  
Location: GREENACRE AVE  
Mailing: 1414 Atwood Ave, Johnston, RI 02919

Plat: 311 Lot: 0151  
Owner: GREEN ACRES LLC  
Location: GREENACRE AVE  
Mailing: 1414 Atwood Ave, Johnston, RI 02919

Plat: 311 Lot: 0152  
Owner: GREEN ACRES LLC  
Location: GREENACRE AVE  
Mailing: 1414 Atwood Ave, Johnston, RI 02919

Plat: 311 Lot: 0153  
Owner: GREEN ACRES LLC  
Location: GREENACRE AVE  
Mailing: 1414 Atwood Ave, Johnston, RI 02919

Plat: 311 Lot: 0154  
Owner: GREEN ACRES LLC  
Location: GREENACRE AVE  
Mailing: 1414 Atwood Ave, Johnston, RI 02919

Plat: 311 Lot: 0155  
Owner: GREEN ACRES LLC  
Location: GREENACRE AVE  
Mailing: 1414 Atwood Ave, Johnston, RI 02919

Plat: 311 Lot: 0156  
Owner: GREEN ACRES LLC  
Location: HALLENE RD  
Mailing: 1414 Atwood Ave, Johnston, RI 02919

Plat: 311 Lot: 0193  
Owner: CONFREDA, VINCENT P & SEVEN C'S  
LLC  
Location: WYOMING AVE  
Mailing: 140 Wyoming Ave, Warwick, RI 02888

Plat: 311 Lot: 0248  
Owner: GEMMA MICHAEL A TRUSTEE &  
GEMMA JANICE M TRUSTEE  
Location: EVERGREEN AVE  
Mailing: 225 Main Channel #2, Warwick, RI 02889

Plat: 311 Lot: 0249  
Owner: GEMMA MICHAEL A TRUSTEE &  
GEMMA JANICE M TRUSTEE  
Location: 82 EVERGREEN AVE  
Mailing: 225 Main Channel #2, Warwick, RI 02889

Plat: 312 Lot: 0003  
Owner: FORTY FIVE COMMERCE LLC  
Location: 45 COMMERCE DR  
Mailing: 50 Whitecap #102, North Kingstown, RI  
02852

Plat: 312 Lot: 0010  
Owner: STATE OF RI & PROV PLANTATIONS  
Location: AIRPORT RD  
Mailing: TF Green Airport, 2000 Post Road,  
Warwick, RI 02886

Plat: 312 Lot: 0452  
Owner: BARBOZA PROPERTIES LLC  
Location: 111 COMMERCE DR  
Mailing: 111 Commerce Dr, Warwick, RI 02886

Plat: 312 Lot: 0455  
Owner: D & C ASSOCIATES LLC  
Location: 190 COMMERCE DR  
Mailing: C/O CHRISTINE B RODRIGUES  
PO Box 6120, WARWICK, RI 02887

Plat: 312 Lot: 0456  
Owner: HCC SERVICE COMPANY INC  
Location: 100 COMMERCE DR  
Mailing: 13403 Northwest Freeway, Houston, TX  
77040

Plat: 312 Lot: 0457  
Owner: SCHROFF INC  
Location: 150 COMMERCE DR  
Mailing: 170 Commerce Dr, Warwick, RI 02886

Plat: 312 Lot: 0475  
Owner: HOGAN, FRANK & JULIE  
Location: 31 JONATHAN CT  
Mailing: 31 Jonathan Ct, Warwick, RI 02888

Plat: 312 Lot: 0476  
Owner: COLAIANNI, ADAM A & LALLY, JULIE  
J/T  
Location: 37 JONATHAN CT  
Mailing: 37 Jonathan Ct, Warwick, RI 02888

Plat: 321 Lot: 0002  
Owner: STATE OF RI & PROV PLANTATIONS  
Location: AIRPORT RD  
Mailing: TF Green Airport, 2000 Post Road,  
Warwick, RI 02886

Plat: 321 Lot: 0003  
Owner: STATE OF RI & PROV PLANTATIONS  
Location: AIRPORT RD  
Mailing: TF Green Airport, 2000 Post Road,  
Warwick, RI 02886

Plat: 321 Lot: 0004-0000  
Owner: STATE OF RI & PROV PLANTATIONS  
Location: T F GREEN AIRPORT  
Mailing: T F Green Airport, 2000 Post Road,  
Warwick, RI 02886

Plat: 321 Lot: 0004-0001  
Owner: RHODE ISLAND AIRPORT CORP  
Location: 2000 POST RD  
Mailing: 2000 Post Rd, Warwick, RI 02886

Plat: 321 Lot: 0004-0003  
Owner: STATE OF RI & PROV PLANTATIONS  
Location: 2000 POST RD #3  
Mailing: Air Cargo Facilities, 2000 Post Road,  
Warwick, RI 02886

Plat: 321 Lot: 0004-0007  
Owner: RHODE ISLAND AIRPORT  
CORPORATION  
Location: 2000 POST RD #7  
Mailing: 2000 Post Rd 7, East Greenwich, RI 02818

Plat: 321 Lot: 0004-0008  
Owner: RHODE ISLAND AIRPORT  
CORPORATION  
Location: 2000 POST RD #8  
Mailing: 2000 Post Rd 8, East Greenwich, RI 02818

200 Foot Abutters to Assessor's Plat 311, Lot 0191 –  
Page 4 of 4  
Prepared on January 7, 2021

Plat: 321 Lot: 0004-0014  
Owner: FEDERAL AVIATION  
ADMINISTRATION  
Location: T F GREEN AIRPORT  
Mailing: T F Green Airport, 2000 Post Road,  
Warwick, RI 02886

Plat: 321 Lot: 0004 Unit:0002  
Owner: TEXTRON, INC  
Location: 550 AIRPORT ROAD  
Mailing: C/O David Nigri, 566 Airport Road,  
Warwick, RI 02886

Plat: 321 Lot: 0004 Unit: 0005  
Owner: THUNDERMIST AVIATION SERVICES  
INC  
Location: 560 AIRPORT ROAD  
Mailing: Attn: Lee Lapierre, One CVS Drive,  
Woonsocket, RI 02895

Plat: 321 Lot: 0004 Unit: 0006  
Owner: TEXTRON, INC  
Location: 566 AIRPORT ROAD  
Mailing: C/O David Nigri, 566 Airport Road,  
Warwick, RI 02886

Plat: 321 Lot: 0004 Unit: 0009  
Owner: TEXTRON, INC  
Location: AIRPORT ROAD  
Mailing: C/O David Nigri, 566 Airport Road,  
Warwick, RI 02886

Plat: 321 Lot: 0004 Unit: 0011  
Owner: NORTHSTAR AVIATION INC  
Location: 544 AIRPORT ROAD  
Mailing: 544 Airport Road, Warwick, RI 02886

Plat: 321 Lot: 0004 Unit: 0012  
Owner: FUND MANAGEMENT INC  
Location: 596 AIRPORT ROAD  
Mailing: ATTN: Roman A Bejger ESQ, C/O  
Providence Equity Partners, 50 Kennedy Plaza,  
18<sup>th</sup> Floor, Providence, RI 02903

**From:** [Michael Johnston](#)  
**To:** [Timothy.Ives@preservation.ri.gov](mailto:Timothy.Ives@preservation.ri.gov)  
**Cc:** [Codega, Renee](#); [Charlotte.Taylor@preservation.ri.gov](mailto:Charlotte.Taylor@preservation.ri.gov)  
**Subject:** [External] Archeological Review - Airport Rd, Warwick  
**Date:** Wednesday, January 6, 2021 3:21:09 PM  
**Attachments:** [2020.05.28 Airport Road \(Warwick, RI\).pdf](#)

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Tim,

Great to talk to you yesterday! As discussed, I have provided a site plan and vicinity map (attached) for the project that we are planning at the corner of Commerce Drive and Airport Rd in Warwick. In conversation with the city, we felt it was best to get this project in front of you for review to determine if you felt there was any historical importance to the site.

I am requesting that you complete a file review for this site and let us know if any further action or investigation would be requested on your part prior to us developing the site. If you need any further information on the property please let me know. I look forward to working with you and the team on this!

Thanks!

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**Michael Johnston** | Project Manager

c: 614.546.9850



4805 Montgomery Road, Suite 310 | Cincinnati, OH 45212