



Cumberland Technical Review Committee  
Notice of In-Person Public Meeting  
Tuesday, January 13, 2026 at 3:00 pm  
Cumberland Town Hall – Council Chambers (2<sup>nd</sup> Floor)  
45 Broad Street, Cumberland, RI 02864

**AGENDA**

1. Call to Order
2. Approval of Minutes: December 9, 2025 Meeting
3. Advisory to the Planning Board  
Project Type: Minor Land Development/Subdivision: Preliminary Plan  
Owner/Applicant: 70 Staples Road, LLC.  
Location: 70 Staples Road (AP 44 Lot 20)  
Zone: A-2 without public water or public sewer  
The applicant proposes to subdivide one lot into four. Each new lot will have a single-family dwelling with a well and septic system. The Staples Road frontage is unimproved; therefore, the applicant must pave the road. As the applicant is only proposing a width of 20 feet for the roadway, the project requires a waiver from the Land Development and Subdivision Regulations, Section 7-A (c), as the standard width required for a Town road is 26 feet.
4. Advisory to the Planning Board  
Project Type: Administrative Subdivision  
Owner/Applicant: Northeast Building Company, Inc.  
Location: 22 Park View Trail (AP 64 Lots 184, 196, 197, 198, 202, 203, 204 & 865)  
Zone: R-1 without public water or public sewer  
The applicant proposes to merge eight lots into five and place five single-family dwellings on each newly created lot. The project requires a waiver from the Land Development and Subdivision Regulations, Section 6-E (3), as proposed lots 202 and 203 exceed the shape factor limit of 40 after utilizing the equation,  $\text{perimeter}^2/\text{gross lot area}$ .
5. Public Comment
6. Adjourn

Project materials for agenda items can be accessed from the Cumberland Planning Department homepage: <https://www.cumberlandri.org/196/Planning-Community-Development>

This meeting is accessible to people with disabilities. Individuals requiring interpreter services for the hearing impaired or need additional information should notify the Town Clerk's Office at (401) 728-2400 ext. 138 no less than 72 hours before the meeting.

For any questions regarding this meeting, contact Planning Director Glenn Modica at [gmodica@cumberlandri.gov](mailto:gmodica@cumberlandri.gov) or 401-728-2400 ext. 178.