



MEETING MINUTES

Cumberland Technical Review Committee
Tuesday, December 9, 2025 at 4:00 pm
In-person Meeting
Town Council Chambers, 2nd Floor
45 Broad Street, Cumberland, RI 02864

Members' Present

Romeo Mendes, Public Works Director
Glenn Modica, Planning Director (Chair)
C. Mark Cataudella, Public Member

Members Not Present

Larry Enright, Building Official
Nick Anderson, Fire Chief

Also Attending

James N'Tow, Assistant Engineer
Captain Christopher Iozzi, Police Department
Abby McVerry, Principal Planner

1. Call to Order

Glenn Modica called the meeting to order at 4:02 pm

2. Approval of Meeting Minutes

Meeting minutes from October 21, 2025 were unanimously approved

3. Advisory to the Planning Board

Project Type: Minor Subdivision, with street creation: Pre-Application
Owner/Applicant: Philip Simas
Location: 286 & 276 Scott Road (AP 41 Lots 19 & 21)
Zone: A-2 without public water or public sewer

The applicant proposes to subdivide two lots into five lots. The existing house at 286 Scott Road will remain but on a smaller lot. Four new lots will be created for a single-family home on each. Additionally, the applicant proposes to create a new street off of Scott Road, giving adequate frontage to each lot. Each lot will be serviced by a private well and OWTS. The project does not require any zoning variances or land development waivers.

In attendance:

Joe Casali, Joe Casali Engineering
Dan DeCesaris, Joe Casali Engineering

James Murphy, KSPR Law
Philip Simas, Applicant

Dan DeCesaris explained that the project includes the creation of five residential lots accessed by a newly constructed 600-foot roadway. The roadway is proposed to be built to full Town standards. Each lot will be serviced by an individual private well and private septic system (OWTS).

Chris Iozzi commented that the proposed roadway appeared wider than typical.

The Applicant clarified that the roadway is designed at 26 feet in width, consistent with the Town's required standard for new streets.

Glenn Modica asked whether a stormwater management area was planned for the middle portion of the subdivision.

James N'Tow confirmed that a central stormwater area is included and emphasized that it would be unpaved, functioning as part of the overall drainage system.

James N'Tow further noted that due to the long-term maintenance responsibilities associated with stormwater infrastructure, the applicant will be required to establish a Homeowners Association Agreement (HOA) to ensure proper operation and upkeep.

Glenn Modica questioned whether an HOA is typical for single-family residential developments.

Joe Casali explained that if the Town determines it necessary, particularly where drainage structures require ongoing maintenance, an HOA will be formed. He added that the Rhode Island Department of Environmental Management will also require an Operation and Maintenance Plan for stormwater facilities.

Upon inquiry from Glenn Modica, Joe Casali outlined the expected required permits:

- Freshwater Wetlands Permit
- Stormwater Management Plan approval
- Underground Injection Control (UIC) number
- OWTS permits for each lot

Joe Casali added that excess stormwater will discharge into existing wetlands on the site, consistent with DEM standards and subject to their review.

Romeo Mendes requested that the applicant clearly show the location of the existing well and septic system for the current property on the plan to ensure accurate assessment of impacts.

James N'Tow stated that a bond for the roadway will be required prior to final plan recording.

Glenn Modica noted that the improvement could alternatively be constructed or bonded at the preliminary stage, since the Planning Board must approve the bond amount.

James N'Tow recommended adding curbing around the sidewalk to improve pedestrian safety, manage runoff, and assist in snow removal.

Joe Casali responded that the applicant will engage a landscape architect to refine the design and address streetscape elements.

Glenn Modica stated that the project qualifies as both a Minor Land Development and Minor Subdivision. He clarified that the creation of a new public street requires a Planning Board hearing.

Glenn Modica will determine the precise review path so that the applicant can decide whether to proceed with a Pre-Application meeting before the Planning Board or submit directly for Preliminary Plan review.

4. Adjourn
4:22 PM