

Laura Miguel

From: Sean Feeley
Sent: Thursday, February 19, 2026 1:50 PM
To: Laura Miguel
Cc: Jeff Willis
Subject: FW: [EXT] - RE: FYI Concerning Arlington Av FW: General Correspondence
Attachments: ARLINGTON ASSENT LETTER.PDF

From: Poole Anthony R <anthony.r.poole@warwickri.gov>
Sent: Thursday, February 19, 2026 1:48 PM
To: Sean Feeley <sfeeley@crmc.ri.gov>
Subject: RE: [EXT] - RE: FYI Concerning Arlington Av FW: General Correspondence

Hi Sean,

The only written correspondence we've sent is the letter dated March 11th, 2025. We have not received plans for the extension of the sewer to approve or deny.

That being said, if Mr. MacSweeney received all the other permissions we would allow a sewer extension permit and review any plans that are submitted for the extension of the line. He would need to obtain a wavier for the paving moratorium and approval from the City of Warwick Building and Planning departments before it gets that far. The reason the lots did not receive sewer service with the recent construction project is due to feedback from our engineers and the Planning department in the beginning stages of the project. Planning advised it was unlikely to be approved for building due to the proximity to the water and zoning rules. During construction, the zoning laws changed which may change the determination for buildability. The Warwick Sewer Authority does not make such determinations.

If Mr. MacSweeney manages to obtain all of the necessary permissions from CRMC, the City of Warwick's Building and Planning departments, and submits suitable plans to extend the line we would allow it. Everything would be at his expense. Including repaving curb-to-curb, the installation of all sewer infrastructure and all permits and charges.

Let me know if you have any questions.



Anthony R Poole
Administrative Services Manager
Warwick Sewer Authority - Admin
City of Warwick
(401) 468-4701
<https://www.warwickri.gov>
anthony.r.poole@warwickri.gov

From: Sean Feeley [<mailto:sfeeley@crmc.ri.gov>]
Sent: Thursday, February 19, 2026 11:32 AM

To: Poole Anthony R <anthony.r.poole@warwickri.gov>
Subject: [EXT] - RE: FYI Concerning Arlington Av FW: General Correspondence

Hi Anthony,

We are trying to determine how to proceed with this matter. Just to clarify, has Mr. MacSweeney received an approval or denial for the sewer tie in and if so has he been informed in writing?

Thank you,
Sean Feeley

From: Poole Anthony R <anthony.r.poole@warwickri.gov>
Sent: Thursday, February 19, 2026 8:33 AM
To: Sean Feeley <sfeeley@crmc.ri.gov>
Subject: FW: FYI Concerning Arlington Av FW: General Correspondence
Importance: High

Good morning Sean,

I hope you have been well.

We received the meeting notice regarding Mr. MacSweeney's application to build on plat 356, lots 162, 163 and 204 in Warwick RI. We discussed this property a few times last year.

I sent the attached letter to Mr. MacSweeney advising of the Warwick Sewer Authority's stance on developing the property. The property does not currently have access to sewers. If he obtained all the necessary permissions, we would allow him to install a sewer extension in order to bring the line down Arlington Av. One of the permissions is a road opening permit. As the road on Arlington Av was recently paved (June 2024) there is a five year paving moratorium. He would need the moratorium waved and I am not aware of the criteria for that other than emergency repairs for utility leaks.

I wanted to make sure that CRMC was aware that the Warwick Sewer Authority's stance has not changed regarding this property.

Let me know if you have any questions.



Anthony R Poole
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From: Rogers BettyAnne
Sent: Wednesday, February 18, 2026 5:14 PM
To: Poole Anthony R <anthony.r.poole@warwickri.gov>
Cc: Hall Beverly J <beverly.j.hall@warwickri.gov>; Solitro Mathew J <mathew.j.solitro@warwickri.gov>
Subject: FW: FYI Concerning Arlington Av FW: General Correspondence
Importance: High

Hi Tony,

By any chance have you reached out to your contact at CRMC? It would be good to forward the information below and attached to Sean Feeley sfeeley@crmc.ri.gov or other contact that you may have at CRMC. They are well aware of the work that we've done in the Bayside Project area and the WSA's decisions to avoid extending sewers into areas deemed wetlands (for obvious reasons). There is also the paving moratorium to take into consideration. This project does not constitute an emergency, so I am uncertain if the COW would provide any "flex" with the 5 year requirement. This information may postpone CRMC's final decision until the moratorium is lifted. Who knows, we don't make those critical decisions when it comes to outside agencies, however having our concerns available for review would be best prior to the 2/24/26 meeting next Tuesday. Please copy me on your email to CRMC.

Thank you,
BettyAnne



BettyAnne Rogers
Executive Director
Warwick Sewer Authority - Admin
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bettyanne.rogers@warwickri.gov

From: Rogers BettyAnne
Sent: Wednesday, February 18, 2026 5:07 PM
To: Facente William R <william.r.facente@warwickri.gov>
Cc: Hindinger Eric J <eric.j.hindinger@warwickri.gov>; Hall Beverly J <beverly.j.hall@warwickri.gov>; Solitro Mathew J <mathew.j.solitro@warwickri.gov>; Poole Anthony R <anthony.r.poole@warwickri.gov>
Subject: FYI Concerning Arlington Av FW: General Correspondence

Hello Chief,

For your information I have included Anthony Poole's response below and the attached letter concerning the property on Arlington Av.

From Anthony Poole, WSA Administrative Service Manager: "We have not received development plans for this property. In December, 2024 Mr. MacSweeney contacted the City regarding merging several lots. At that point Sean Henry was advised that the merger would not impact the sewer infrastructure as the lots in question were not left a lateral due to the lots being underwater/wetlands. This is the instance that brought up the conversation regarding other departments approving construction when there is a paving moratorium that should prevent the owner/developer from any work in the road such as installing utility lines. When the owner contacted our office regarding the possibility of connecting to sewer we advised it was not available and of the paving moratorium. Over the course of a few months, the owner contacted our office multiple times regarding us not allowing a sewer extension due to the paving moratorium. Eventually it was determined that we would not deny the request for a permit, but put the onus of obtaining permission from CRMC and the other City departments. The attached letter was sent to the owner last March. Should the application be approved by CRMC the owner will need to submit plans to the City and receive a road opening permit in order to extend sewer and water to the lot. Paving on Arlington Av was finished in June, 2024 meaning we are less than half way through the paving moratorium. I remember you having several conversations with the Administration and DPW, regarding the paving moratorium and importance of leaving the paving in place unless in the

event of an emergency (ex. gas or water leak). I am not sure how strictly DPW enforces the moratorium but it will have to go through them before we provide comments for planning.

Please let me know if you have any questions and/or comments. We will follow up with CRMC concerning the outcome of their meeting on the 24th and advise you of their decision. Thank you.

Best,
BettyAnne



BettyAnne Rogers
Executive Director
Warwick Sewer Authority - Admin
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(401) 468-4718
<https://www.warwickri.gov>
bettyanne.rogers@warwickri.gov

From: Facente William R <william.r.facente@warwickri.gov>
Sent: Thursday, February 12, 2026 1:55 PM
To: Hindinger Eric J <eric.j.hindinger@warwickri.gov>; Rogers BettyAnne <bettyanne.rogers@warwickri.gov>
Subject: FW: General Correspondence

FYI



William R Facente
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From: D'Abrosca Lynn <lynn.dabrosca@warwickri.gov>
Sent: Thursday, February 12, 2026 1:28 PM
To: D'Abrosca Lynn <lynn.dabrosca@warwickri.gov>
Subject: General Correspondence



Lynn D'Abrosca
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Warwick Sewer WSA

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JOHN W MACWEENEY
2 CAPTAIN HARRIS DR
ASSONET, MA, 02702

March 11, 2025

RE: Sewer Availability for Plat 356, Lots 162, 163 and 204, Arlington Ave.

Mr. MacSweeney,

The above mentioned lots were not left a sewer connection lateral (lateral) during the recent Bayside Construction Project. Should you wish to develop the lots, a sewer lateral may be installed at your expense. The sewer line was installed in Arlington Ave and ends near the property line between lots 403 and 404. You will be responsible for all costs associated with extending the line to service your property, all applicable construction costs and restorations, and obtaining all applicable permits and permissions.

Please let us know if you have any questions.

Sincerely,

Anthony Poole
Administrative Services Manager
(401)468-4701