

NOLAN, BRUNERO, CRONIN & FERRARA, LTD.

ATTORNEYS AND COUNSELLORS AT LAW

1070 MAIN STREET

COVENTRY, RI 02816

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LEO J. DAILEY
(1968-1994)

April 3, 2025

Doug McLean
Director of Planning & Development
Town of Coventry
1670 Flat River Road
Coventry, RI 02816

Joseph Levesque, PE
Town Engineer
Town of Coventry
1670 Flat River Road
Coventry, RI 02816

RE: Cedar Creek – Phase 2

Dear Mr. McLean and Mr. Levesque,

I am writing on behalf of Applicant ASCO Group, Inc. in regard to final release of Improvement and Maintenance Bond. The Bond was set in a Planning Board Decision dated December 21, 2022 holding the final 20% of the original \$183,734.25 Bond or \$36,746.80 (Decision attached).

In March of 2024, the Applicant applied for release of 10% of the remaining Bond pursuant to the Town of Coventry Subdivision and Land Development Regulations. The release was approved by the Coventry Planning Board in a Decision dated May 22, 2024 (Decision attached).

Currently, the applicant is seeking release of the final 10% of the Bond (\$18,373.00). The application will be made to the Coventry Town Council as required in the Subdivision Regulations. The Subdivision Regulations require that the application to the Town Council be accompanied by a certificate from the Town Engineer and Planning Commission that all improvements have been installed and the condition of the improvements.

Please take the steps necessary to review this request and have it placed on the next available Planning Commission agenda.

Very truly yours,

Thomas J. Cronin

TJC:sf
Enclosure

cc: ASCO Group, Inc.
Town Clerk

18-379

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LEO J. DAILEY
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March 18, 2024

Doug McLean
Director of Planning & Development
Town of Coventry
1670 Flat River Road
Coventry, RI 02816

Joseph Levesque, PE
Town Engineer
Town of Coventry
1670 Flat River Road
Coventry, RI 02816

RE: Cedar Creek – Phase 2

Dear Mr. McLean and Mr. Levesque,

I am writing on behalf of Applicant ASCO Group, Inc. in regard to release of Improvement and Maintenance Bond. Attached is the Decision dated December 21, 2022 holding the final 20% of the original \$183,734.25 bond.

Pursuant to the Town of Coventry Subdivision and Land Development Regulations, one year after the certification of the completed of all required improvements, the subdivider may apply for release of 10% of the remaining guarantee. The application must be accompanied by a certificate of the Town Engineer and Planning Commission that all improvements have been installed and the condition of those improvements.

Applicant is seeking release of 10% of the bond, \$18,373.00. Please take the necessary steps to review this matter and have it placed on the next available Planning Commission agenda.

Very truly yours,

Thomas J. Cronin

TJC:sf
Enclosure

cc: ASCO Group, Inc.

**DECISION
APPROVAL OF BOND REDUCTION
"CEDAR CREEK PHASE II"**

DATE OF HEARING: May 22, 2024

OWNER/APPLICANT: ASCO Group, Inc.

SITE LOCATION: Provident Place & Hill Farm Road
AP 318, Lot 172

ZONING DISTRICT: RR-2

TYPE OF PROJECT: 4-Lot Minor Subdivision with Street Creation

This matter originally came before the Planning Commission on January 31, 2018 for the setting of a bond for a 4-lot Minor Subdivision with street creation. (The project known as Cedar Creek Phase I was approved as a separate subdivision.)

The Planning Commission originally set the bond amount for infrastructure construction work at \$183,734.25, with work completed valued to be \$141,434.25, leaving a difference of \$42,300.00.

Through a decision dated December 29, 2022, the Planning Commission subsequently reduced the Phase II maintenance bond to a retention balance to \$36,746.80, 20% of the original amount.

In a memo to the Planning Commission dated May 16, 2024, Town Engineer Joseph Levesque, P.E. recommended a second bond reduction be approved and the one-year maintenance period begin. The maintenance bond would also be reduced to 10% of its original amount, for a new retention balance of \$18,373.43.

Consistent with the Town Engineer's report and recommendation, upon motion made by Member Smith, and seconded by Vice Chair Kalunian, the Planning Commission voted unanimously to reduce the maintenance bond to a new retention balance of \$18,373.43.

The following votes were cast on this matter:

Chairman Ronald Flynn	Aye
Vice Chairman Richard Kalunian	Aye
Secretary Glenn Anderson	Aye
Member Michael Burke	Aye
Member John Preiss	Aye
Member Kevin Reyes	Aye
Member Chuck Smith	Aye

INST: 00007842
Bk: 2267 Pg: 340

**DECISION
BOND REDUCTION
"CEDAR CREEK – PHASE 2"**

TOWN OF COVENTRY, R.I.
Dec 29, 2022 11:32A
JOANNE P AMITRANO, TOWN CLERK

DATE OF HEARING: December 21, 2022

APPLICANT: ASCO Group, Inc.

SITE LOCATION: Provident Place & Hill Farm Road
AP 318 Lot 172

ZONING DISTRICT: RR2

**TYPE OF PROJECT OR
SUBDIVISION:** Approved 4 lot Minor Residential Subdivision
with Street Creation

On January 31, 2018, the Planning Commission voted to set the bond amount for infrastructure construction work at \$42,300. The bond for infrastructure construction work was originally \$183,734.25 with work completed valued to be \$141,434.25; thereby leaving a difference of \$42,300.00. The decision was recorded in the Land Evidence Records on June 15, 2018, at Instrument 3093, Book 2103, Page 289.

This matter came again to be heard before the Planning Commission on December 21, 2022 for a bond reduction. The Planning Commission was furnished original cost estimates by the Town Engineer for establishment of the bond as well as estimated costs related to work completed.

The Town Engineer recommended a bond reduction of \$5,553.20. It was recommended that the bond amount to be held at the final 20% equaling \$36,746.80.

After hearing thereon, and in consideration thereof, upon Motion by Member Smith, seconded by Member Burke, it is hereby DECREED:

The following votes were cast to reduce the bond from \$42,300 to \$36,746.80:

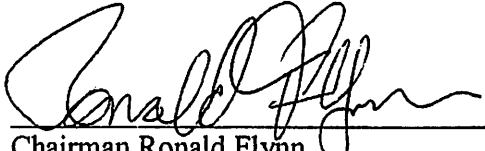
Chairman Ronald Flynn	Aye
Vice Chairman Kalunian	Aye
Member Kenney	Aye
Member Anderson	Aye
Member Smith	Aye
Member Reyes	Aye
Member Burke	Aye
Member Preiss	Aye

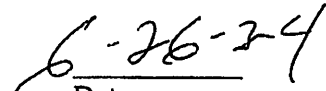

Chairman Ronald Flynn

12-29-22
Date

Seven Aycs, No Nays. Motion passes.

SIGNED:


Chairman Ronald Flynn


Date

Pursuant to Article XII. Appeals, Subsection A. Procedure for Appeals to the Board of Appeal of the Coventry Subdivision Regulations, the decision of the Planning Commission herein may be appealed in writing by any party aggrieved by said decision to the Coventry Board of Appeal. Any such appeal shall be made within 20 days of the day of the decision is recorded and posted in the Town Clerk's Office.

TOWN OF COVENTRY, R.I.
Jun 27, 2024 10:05A
JOANNE P AMITRANO, TOWN CLERK