

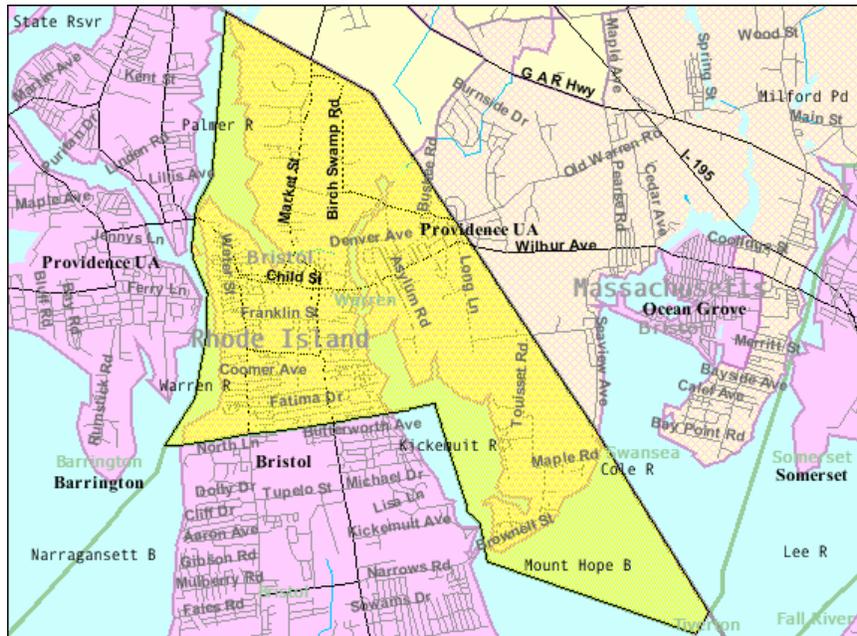
# WARREN, RI<sup>1</sup>

## Community Profile<sup>2</sup>

### PEOPLE AND PLACES

#### Regional orientation

The town of Warren, Rhode Island (41.73° N, 71.28° W) (USGS 2008) is located in Bristol County, and is situated on the left bank of the Warren River, a tributary of Narragansett Bay. The Kickemuit and Palmer Rivers border Warren on its east side (WHMC 2004). The town occupies an area of 6.5 square miles (Town of Warren nd). Warren has over 16 miles of shoreline (WHMC 2004).



Map 1. Location of Warren, RI (US Census 2000a)

#### Historical/Background

Warren is sometimes referred to as the smallest town in the smallest county in the smallest state (WHMC 2004:4-5). The towns of Warren and Bristol, which borders Warren to the south, sit on a peninsula originally called Pokanoket. The area now known as Warren was home to the Wampanoag sachem Massasoit, who was an ally to the pilgrims at Plymouth. A trading post was established here in 1632, and in 1653 Massasoit granted Warren, Bristol, and many of the surrounding lands to William Bradford, Miles Standish, and other settlers from Plymouth Colony. Warren became part of the township of Sowams, incorporated in 1668. Shortly afterwards, relations with the Wampanoags began to sour, and King Philip's War began. The settlement of Sowams was completely destroyed. After the war Europeans again settled what is

<sup>1</sup> These community profiles have been created to serve as port descriptions in Environmental Impact Statements (EISs) for fisheries management actions. They also provide baseline information from which to begin research for Social Impact Assessments (SIAs). Further, they provide information relevant to general community impacts for National Standard 8 of the Magnuson-Stevens Fishery Conservation and Management Act (MSA) and information on minorities and low income populations for Executive Order (E.O.) 12898 on Environmental Justice.

<sup>2</sup> For purposes of citation please use the following template: "Community Profile of *Town, ST*. Prepared under the auspices of the National Marine Fisheries Service, Northeast Fisheries Science Center. For further information contact [Lisa.L.Colburn@noaa.gov](mailto:Lisa.L.Colburn@noaa.gov)."

now the center of Warren, and the town began to engage in maritime pursuits (Town of Warren nd). Warren was incorporated from part of Swansea in 1747. Warren was again destroyed during the Revolutionary War, when it was pillaged and burned by Hessians (EBCC 2008).

Warren was known as a whaling port in 1760, and shipbuilding became an important industry after the Revolutionary War. Vessels built in Warren, and crewed and commanded by Warren men, engaged in whaling, merchant services, and were involved in the West India trade. In the mid-1800s, with the start of the Industrial Revolution, Warren became a manufacturing town, and the first cotton mill was built here in 1847 (Town of Warren nd). Shellfishing has always been an important part of Warren’s history (CRMC 2006;Christianson 2005), at one time known as the oyster capital of the world (Discover Warren 2006). Warren’s many arts and antiques shops are now a major draw for the town (EBCC 2008). A large portion of the town, including over 300 buildings, is listed in the National Register of Historic Places as the Warren Waterfront Historic District (Preserve America 2004). It has one of the state’s most historic waterfronts (WHMC 2004).

### Demographics<sup>3</sup>

According to Census 2000 data, Warren had a total population of 11,360, down 0.2% from the reported population of 11,385 in 1990 (US Census Bureau 1990). Of this 2000 total, 47.5% were males and 52.5% were females. The median age was 39.8 years and 75.3% of the population was 21 years or older while 20.3% was 62 or older.

The most populous age group (see Figure 1) for both men and women was the 40-49 year old grouping, followed closely by the 30-39 age group. The age structure shows a slight dip in population for men in the 20-29 age bracket, common in many fishing communities, but the population of women in this age group is relatively consistent with the younger age grouping. There appears to be a significant number of women over the age of 70 in Warren.

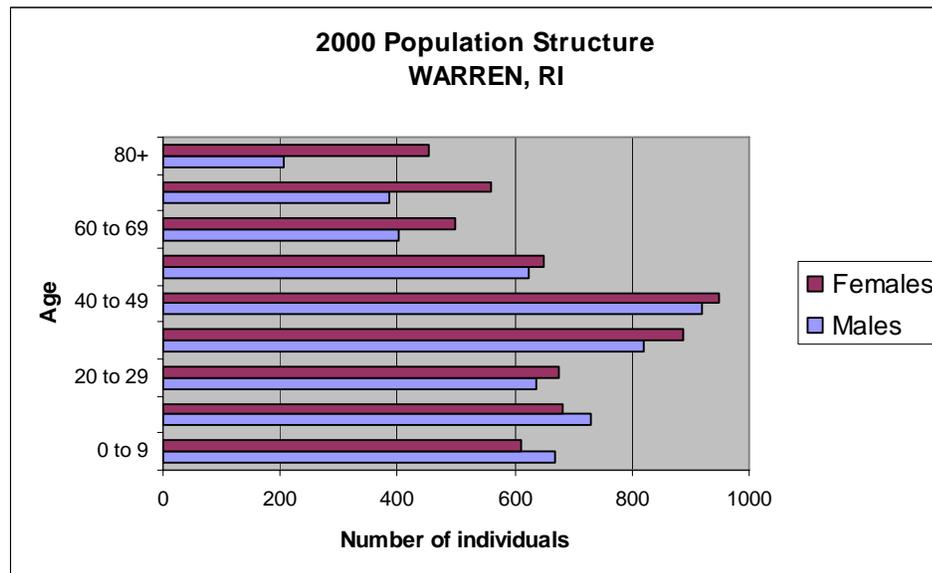


Figure 1. Warren’s population structure by sex in 2000 (US Census Bureau 2000a)

<sup>3</sup> While mid-term estimates are available for some larger communities, data from the 2000 Census are the only data universally available for the communities being profiled in the Northeast. Thus for cross-comparability we have used 2000 data even though these data may have changed significantly since 2000 for at least some communities.

The majority of the population was white (96.6%), with 1.3% of residents Black or African American, 0.7% Asian, 0.6% Native American, and 0.1% Pacific Islander or Hawaiian (see Figure 2). Only 0.9% of the population identified themselves as Hispanic/Latino (see Figure 3). Residents linked their backgrounds to a number of different ancestries including: Portuguese (31.1%), French (15.3%), Italian (17.3%), Irish (14.5%), and English (12.2%). With regard to region of birth, 57.7% were born in Rhode Island, 32.8% were born in a different state and 8.9% were born outside of the U.S. (including 3.0% who were not United States citizens).

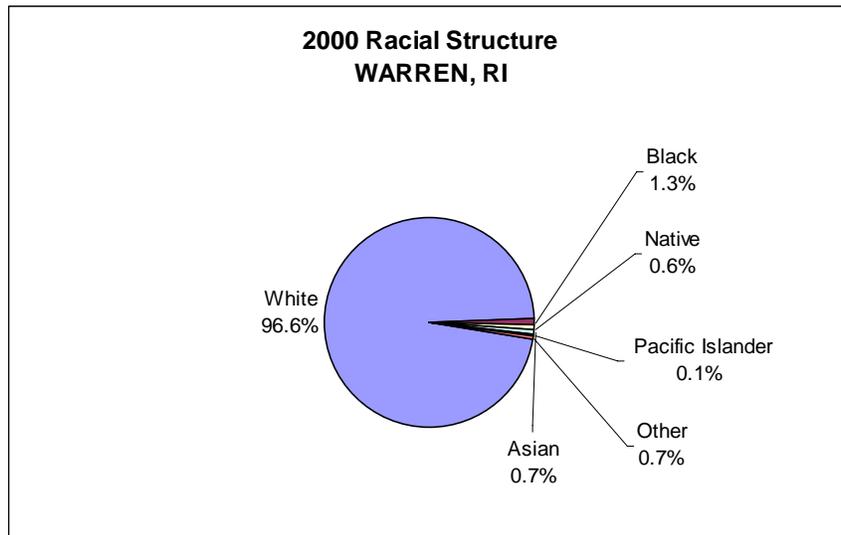


Figure 2. Racial Structure in 2000 (US Census Bureau 2000a)

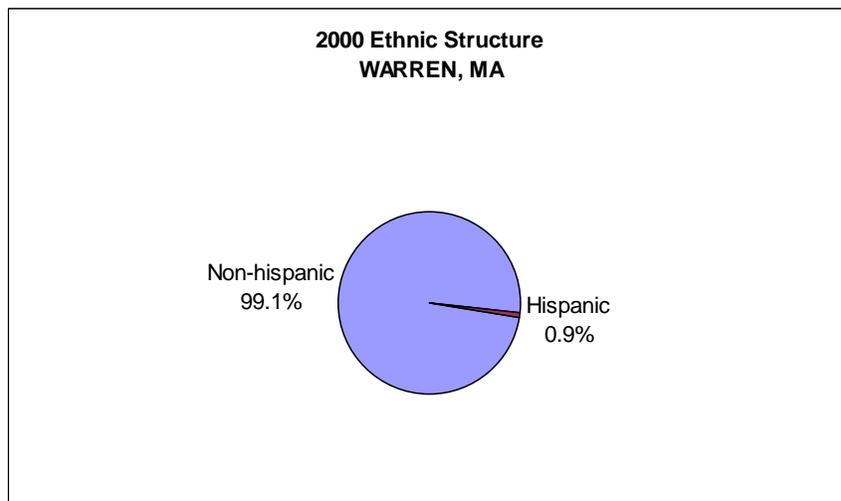


Figure 3. Ethnic Structure in 2000 (US Census Bureau 2000a)

For 86.7% of the population, only English was spoken in the home, leaving 13.3% in homes where a language other than English was spoken, and including 4.9% of the population who spoke English less than “very well” according to the 2000 Census.

Of the population 25 years and over, 76.8% were high school graduates or higher and 22.9% had a bachelor’s degree or higher. Again of the population 25 years and over, 10.0% did not reach ninth grade, 13.1% attended some high school but did not graduate, 29.3% completed

high school, 18.3% had some college with no degree, 6.3% received an associate's degree, 15.1% earned a bachelor's degree, and 7.7% received either a graduate or professional degree.

Although religion percentages are not available through U.S. Census data, according to the Association of Religion Data Archives (ARDA) in 2000, the religion with the highest number of congregations in Bristol County was Catholic with 10 congregations and 30,588 adherents. Other prominent congregations in the county were Episcopal (3 with 2,011), Jewish (2 with 1,760 adherents), and United Church of Christ (2 with 1,035). The total number of adherents to any religion was down 6.5% from 1990 (ARDA 2000). There are 29 places of worship in the three towns of Bristol County today, reflecting the area's early settlers who came seeking religious freedom. Eleven of these are located within Warren (EBCC 2008).

### **Issues/Processes**

The town of Warren acquired a large section of the waterfront, slated for condominium development, in order to preserve the town's working waterfront. In 2005, a new town wharf was dedicated on this site. The purchase was made possible through a \$1 million donation by recently deceased local entrepreneur Luther Blount, owner of Blount Boats (Hall Hays 2005). Fishermen in Warren note however that they have a difficult time finding a place to keep their boats, as prices rise and open slips are limited, in part because of an increasing number of recreational boats. However, the Warren town government continues to fight to maintain a working waterfront (Kuffner 2008).

In 2005, the town of Warren became a Certified Arts District, meaning that artists and artisans who live, sell, or create in Warren can do so without paying income tax on the items they sell (Town of Warren nd). Warren was also designated as an Enterprise Zone within the state, which is a designation granted to economically distressed areas in order to stimulate growth by providing tax incentives for job creation (Town of Warren nd). The Cutler Mill District in Warren is a set of previously working mills owned by the Cutler Manufacturing Company and now undergoing a renaissance as artists and small businesses occupy this space (Burge 2008).

### **Cultural attributes**

Warren hosts an annual Quahog Festival, celebrating quahogs with a number of dishes for sale, alongside its annual Arts Festival in July (Anon. 2006; Urban Design 2001). Discover Warren, a group of local businesses, hosts the Warren Walkabout each October, which showcases the town's arts, antiques, and shopping. The event also features the Taste of Warren event (Discover Warren 2006). Warren has an Italo-American Citizens Club, a German American Club, and a Portuguese American Club, reflecting various ethnic groups which have come to Warren over the years (Urban Design 2001).

## **INFRASTRUCTURE**

### **Current Economy**

Bristol County (the East Bay) has a number of significant industrial and service employers. "Emerging in the past ten years as the major East Bay employer is the boatbuilding industry and numerous related trades. The East Bay has become one of the largest boatbuilding centers in the United States. Area companies employ well over 1,000 people and produce class and custom boats known throughout the world. Blount Shipyard has become one of the largest builders of cruise ships crafted after the well-known Bay Queen and American-Canadian Cruise liners. Significant growth has also occurred in the East Bay's service industries. Major

employment is provided by area medical facilities, Roger Williams University, and the many small professional offices evident throughout the county” (EBCC 2008).

[Blount Boats, Inc.](#) has been building boats along Warren’s waterfront for 59 years, mostly building boats over 100 feet in length. They employ 50 people. Blount Boats also owns the Bay Queen Cruise Line, which runs out of Warren, and the overnight American Canadian Caribbean cruise line. Dyer Boats (Anchorage, Inc.) is another boat building company in Warren, located here for more than 60 years and producing mostly small rowboats and sailboats (Warren Times-Gazette 2006). Between 150 and 170 full-time and temporary employees work at Blount Seafood, of which about 25-40 percent are immigrants (Salit 2006).

According to the U.S. Census 2000<sup>4</sup>, 67.0% (6,164 individuals) of the total population 16 years of age and over were in the labor force (see Figure 4), of which 4.1% were unemployed, 0.2% were in the Armed Forces, and 62.7% were employed.

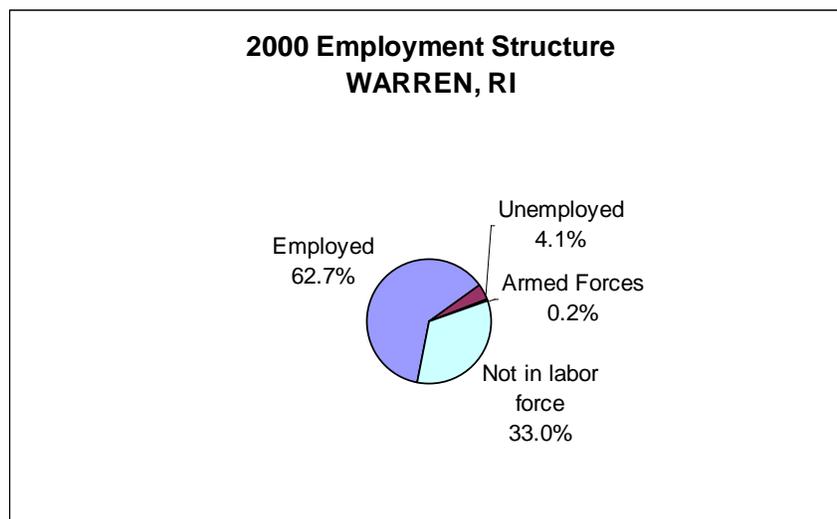


Figure 4. Employment Structure in 2000 (US Census Bureau 2000a)

According to Census 2000 data, jobs in the census grouping which includes agriculture, forestry, fishing and hunting, and mining accounted for 36 positions or 0.6% of all jobs. Self employed workers, a category where fishermen might be found, accounted for 348 positions or 6.0% of jobs. Education, health, and social services (24.7%), manufacturing (17.7%), and retail trade (10.2%) were the primary industries. Median household income in Warren was \$41,285, up 30.5% from \$31,637 in 1990 (US Census Bureau 1990) and per capita income was \$22,448. For full-time year round workers, males made approximately 31.3% more per year than females.

The average family in Warren consisted of 2.96 persons. With respect to poverty, 5.2% of families, down from 5.5% in 1990 (US Census Bureau 1990) and 7.3% of individuals earn below the official U.S. Census poverty threshold. This threshold is \$8,794 for individuals and ranges from \$11,239 through \$35,060 for families, depending on number of persons (2-9) (US Census Bureau 2000b). In 2000, 31.0% of all families (of any size) earned less than \$35,000 per year.

---

<sup>4</sup> Again, Census data from 2000 are used because they are universally available and offer cross-comparability among communities. Some statistics, particularly median home price, are likely to have changed significantly since 2000.

In 2000, Warren had a total of 4,977 housing units of which 94.6% were occupied and 52.6% were detached one unit homes. Close to forty percent (39.4%) of these homes were built before 1940. Mobile homes accounted for 0.3% of housing units; 93.1% of detached units had between 2 and 9 rooms. In 2000, the median cost for a home in this area was \$140,000. Of vacant housing units, 1.8% were used for seasonal, recreational, or occasional use. Of occupied units, 41.3% were renter occupied.

## **Government**

The town of Warren is governed by a five-member town council and a town manager who oversees the town's day-to-day operations (Town of Warren nd).

### *Fishery involvement in government*

The town of Warren had a Waterfront Committee, since disbanded, which received a Planning Award from the RI Historical Preservation and Heritage Commission in 2004 for their dedication to preserving the town's working waterfront character (HPHC 2004). The Warren Harbor Management Commission prepared the town's Harbor Management Plan, which was focused on regulating conflicts between harbor uses (WHMC 2004). The town also has a harbormaster.

## **Institutional**

### *Fishing associations*

The [Rhode Island Saltwater Anglers' Association](#) is dedicated to conservation of the marine environment and of fisheries, and to protecting the rights of saltwater recreational fishermen in Rhode Island. Rhode Island has several other fishery associations to which fishermen in Warren might belong, including: the Ocean State Fishermen's Association, the Rhode Island Shellfishermen's Association, the Rhode Island Inshore Fishermen's Association, the Rhode Island Lobstermen's Association, and the Rhode Island Commercial Fishermen's Association (URI 2005).

### *Fishing assistance centers*

Roger Williams University, located in neighboring Bristol, has been involved in a number of initiatives to further the development of aquaculture projects within Narragansett Bay (CRMC 2008). The school recently broke ground on the Luther Blount Shellfish Hatchery and Oyster Restoration Center, on land donated by Luther Blount of Blount Marine. The land will be used for aquaculture research to improve the health of the bay's shellfish and its shellfishing industry (Hall Hays 2006).

### *Other fishing related organizations*

[Save the Bay](#) is a non-profit organization dedicated to restoring and protecting the environmental quality of Narragansett Bay. The organization works towards this goal by monitoring the health of the Bay, initiating action to clean up the Bay, and through advocacy and education programs.

The [Commercial Fisheries Center of Rhode Island](#) was founded in 2004 and is home to nonprofit commercial fishing organizations, and serves "as a headquarters for bringing fishermen, scientists, managers, and elected officials together to discuss issues." The goals of

the center are “to improve fisheries and understanding of the marine environment through education, collaborative research, and cooperation” (CFCRI nd).

### **Physical**

Warren is conveniently located halfway between Providence and Fall River, MA. Route 114 runs through Warren, and it is a short distance from Interstate 195. Warren is approximately 8 miles from Fall River, MA, 13 miles from Providence, and 19 miles from Newport. The closest airport to Warren is T.F. Green State Airport in Warwick, RI, about 20 miles away. RIPTA (Rhode Island Public Transit Authority) operates a bus that travels between Providence and Newport, stopping in Warren along the way (RIPTA nd).

Warren has two town-owned docks; one, used by commercial fishermen, was recently renovated, and the other is in need of repairs. Warren also has a new deep water Town Wharf, which has space for ferries and other large commercial vessels, as well as a number of slips for smaller recreational vessels. There are seven active mooring fields in Warren, in both the Warren and Kickemuit Rivers. There is a boat ramp in town but it is poorly maintained, and lacks parking facilities (WHMC 2004). There are a number of marinas located in Warren according to the RI page of [Charthenet.com](http://Charthenet.com), including: Ginalski’s Boat Yard, Joe’s Boat Yard, Olde Warren Marina, Speed’s Marine Service, and Touisset Point Marina. There are also a number of marine-related industries located here, including Blount Marine and Anchorage, Inc. (Dyer Boats) (Warren Times-Gazette 2006). The [Bay Queen](#) and Harbor Queen are small cruise ships which depart from Warren at Blount Shipyard, taking passengers on scenic cruises of Narragansett Bay.

## **INVOLVEMENT IN NORTHEAST FISHERIES<sup>5</sup>**

### **Commercial**

There are still a few fishermen present along Warren’s waterfront who make a living from quahogging, scalloping, lobstering, and fishing. Some are also targeting crab and conch. The two town docks have between 40-45 small quahogging boats, which harvest using hand rakes, with others located at private docks. There are also a number of small boats engaged in the conch and lobster fisheries (WHMC 2004).

The [Blount Seafood Corporation](#), located in Warren, has been processing and marketing seafood for over 50 years (CRMC 2006). The company got its start processing and selling quahogs, selling to Campbell’s and other large companies for use in clam chowder. Today they produce a variety of breaded seafood products (including clams, scallops, and calamari), a variety of clam products (many of which are still purchased by Campbell’s), and over 180

---

<sup>5</sup> In reviewing the commercial landings data several factors need to be kept in mind. 1) While both federal and state landings are included, some states provide more detailed data to NMFS than others. For example, shellfish may not be included or data may be reported only by county and not by port. 2) Some communities did not have individual port codes until more recently. Before individual port codes were assigned, landings from those ports were coded at the county level or as an aggregate of two geographically close small ports. Where landings were coded at the county level they cannot be sorted to individual ports for those earlier years, e.g., prior to 2000. 3) Where aggregated codes were used, those aggregate codes may still exist and be in use alongside the new individual codes. Here the landings which are still assigned to the aggregate port code cannot be sorted into the individual ports, so port level data are only those which used the individual port code. 4) Even when individual port codes exist, especially for small ports, landings may be coded at the county level. Here again it is impossible to disaggregate these to a port level, making the port level landings incomplete. 5) In all these cases, the per port data in this profile may under report the total level of landings to the port, though all landings are accounted for in the overall NMFS database.

varieties of soups and chowders. In 2004, Blount Seafood relocated its headquarters and many of its processing operations to Fall River. The new facility produces soups and value-added seafood products here, while most of the traditional shellfish processing continues to take place at the company’s Warren, RI facility. Blount Seafood leases space to Hall’s Seafood, a retail market selling fresh and frozen fish and shellfish products, which is independently owned but works in concert with Blount.<sup>6</sup>

The most valuable species grouping landed in Warren in 2006 was surf clam and ocean quahog, followed by the “other” species category. The vast majority of landings were from these two groups, presumably at Blount Seafood, with a small amount of landings for lobster and for the summer flounder, scup, and black sea bass grouping (see Table 1). Landings values rose from 1997 through 2001, and then dropped somewhat in subsequent years. Warren had its highest landings recorded in 2001. The level of landings for home ported vessels was less than the total landings in each year, and showed a generally increasing trend. The number of home ported vessels in Warren decreased, however, from five in 1997 down to two in 1998, and back up to four in 2006. The number of vessels with owners living in Warren was at a high of six in 2004, but then dropped down to three in 2005 (see Table 2).

### Landings by Species

Table 1. Rank Value of Landings for Federally Managed Groups

Species	Rank Value of Average Landings from 1997-2006
<b>Surf Clams, Ocean Quahog</b>	1
<b>Other<sup>7</sup></b>	2
<b>Lobster</b>	3
<b>Summer Flounder, Scup, Black Sea Bass</b>	4
<b>Squid, Mackerel, Butterfish</b>	5
<b>Bluefish</b>	6
<b>Herring</b>	7

*(Note: Only rank value is provided because value information is confidential in ports with fewer than three vessels or fewer than three dealers, or where one dealer predominates in a particular species and would therefore be identifiable.)*

<sup>6</sup> Profile review comment, Denise Kinney, Administrative Assistant, Office of Town Manager, 514 Main St. Warren, RI 02885, October 23, 2007

<sup>7</sup> “Other” species includes any species not accounted for in a federally managed group

## Vessels by Year<sup>8</sup>

Table 2. Federal Vessel Permits Between 1997-2006

Year	# Vessels (home ported)	# Vessels (owner's city)
1997	5	4
1998	2	3
1999	2	3
2000	2	3
2001	2	4
2002	2	4
2003	2	5
2004	3	6
2005	3	3
2006	4	4

(Note: # Vessels home ported = No. of permitted vessels with location as homeport, # Vessels (owner's city) = No. of permitted vessels with location as owner residence<sup>9</sup>)

### Recreational

There is a large recreational fishing sector in Rhode Island. “In Rhode Island, nearly 362,000 recreational marine anglers - more than half from out-of-state - made over 1.5 million trips, catching 4.3 million pounds of sport fish and releasing about 55 percent in 2004” (RIDEM 2004). Lucky Bait and Tackle is located in Warren (Explore RI 2008). Most of Warren’s waters are closed to shellfishing on either a permanent or conditional basis (WHMC 2004).

### Subsistence

Information on subsistence fishing in Warren is either unavailable through secondary data collection or the practice does not exist.

### FUTURE

There are plans to develop the former American Tourister factory site, located along the waterfront, into a larger residential and commercial space, with up to 350 housing units proposed. This project would be Warren’s largest development, and there are numerous questions surrounding the plans (Kuffner 2007). The plans include a fishing dock and boat slips on the site, opening the waterfront at this site to public access (Dunn 2006). However, as of late 2007 the plan is in limbo, and the prospective developer has issued a lawsuit against the town, so it is unclear whether this will come to fruition.<sup>10</sup>

---

<sup>8</sup> Numbers of vessels by owner’s city and homeport are as reported by the permit holder on permit application forms. These may not correspond to the port where a vessel lands or even spends the majority of its time when docked.

<sup>9</sup> The Owner-City from the permit files is technically the address at which the owner receives mail concerning their permitted vessels, which could reflect the actual location of residence, the mailing address as distinct from residence, owner business location, or the address at which a subsidiary receives mail about the permits.

<sup>10</sup> Profile review comment, Denise Kinney, Administrative Assistant, Office of Town Manager, 514 Main St. Warren, RI 02885, October 23, 2007

## REFERENCES

- Anon. 2006. If you like clams with your art, set sails for Warren. Providence Journal, 2006 Jul 13.
- Association of Religion Data Archive (ARDA). 2000. Interactive Maps and Reports, Counties within one state [cited October 2005]. Available from: <http://www.thearda.com/>
- Burge K. 2008. Scenes of renewal: No longer run-of-the-mill, Warren flourishes with a vibrant arts community. Boston Globe, 2008 Apr 23.
- Christianson J. 2005. The F & H Benning Company Grinding Mill: a case study. IA, the Journal for the Society of Industrial Archeology 31(2):5-26.
- Commercial Fisheries Center of Rhode Island (CFCRI). nd. [cited July 2007]. Available at: <http://www.cfcri.com/>
- Discover Warren. 2006. Web site [cited May 2007]. Available at: <http://www.discoverwarren.com/>
- Dunn C. 2006. Warren – a downtown that’s vibrant. Providence Journal, ProJo Homes, 2006 Aug 20.
- East Bay Chamber of Commerce (EBCC). 2008. Web site [cited May 2007]. Available at: <http://www.eastbaychamberri.org/>
- Explore Rhode Island (Explore RI). 2008. License issuing facilities [cited Sept 2008]. Available at: <http://www.visitrhodeisland.com/what-to-do/jewels-of-the-bay/license-issuing-facilities/>
- Hall Hays K. 2006. A Warren institution, Luther Blount, 90, dies. Providence Journal. 2006 Sept 26.
- Hall Hays K. 2005. Warren’s wharf - Waterfront preservation celebrated. Providence Journal, 2005 Sept 16, p D-01.
- Kuffner A. 2008. Planners decide against waterfront eatery. Providence Journal, 2008 Apr 29, Zones p 1.
- Kuffner A. 2007. Condo plan scrutinized on all fronts. Providence Journal, 2007 Feb 6, p D-01.
- Preserve America. 2004. Designated Community: Warren, RI [cited May 2007]. Available at: <http://www.preserveamerica.gov/3-18-04PAcommunity-warrenRI.html>
- Rhode Island Public Transportation Authority (RIPTA). nd. Web site [cited Sept 2008]. Available at: <http://www.ripta.com/>
- Salit R. 2006. Most East Bay immigrant workers stay on the job. Providence Journal, 2006 May 2, p D-01.
- CRMC. 2008. The Rhode Island Aquaculture Initiative [cited May 2007]. Available at: <http://www.crmc.state.ri.us/riai/>
- Coastal Resources Management Council (CRMC). 2006. Aquaculture in Rhode Island: 2006 Yearly Status Report [cited Sept 2008]. Available at: <http://www.crmc.ri.gov/pubs/pdfs/aquareport06.pdf>
- Rhode Island. Department of Environmental Management (RIDEM). 2004. Annual Report 2004 [cited Sept 2008]. Available at: <http://www.dem.ri.gov/pubs/ar/arpt04.pdf>
- Rhode Island Historical Preservation and Heritage Commission (HPHC). 2004. Annual Conference - Preservation Awards 2004 [cited Sept 2008]. Available at: <http://www.preservation.ri.gov/conference/awards/awards2004.php>
- Town of Warren. nd. Official web site [cited Sept 2008]. Available at: <http://www.townofwarren-ri.gov/>

- University of Rhode Island (URI). 2005. Rhode Island Marine Resource Uses: About this project [cited Dec 2006]. Available at: <http://www.edc.uri.edu/fish/about.html>
- Urban Design. 2001. Technical memorandum #1 to Members of the Warren Waterfront Plan Advisory Committee [cited Sept 2008]. Available at: [http://www.yourwarren.com/town%20docs/waterfront\\_plan\\_technical-memos.pdf](http://www.yourwarren.com/town%20docs/waterfront_plan_technical-memos.pdf)
- US Census Bureau. 1990. 1990 Decennial Census [cited Jul 2008]. Available at: <http://factfinder.census.gov/>
- US Census Bureau. 2000a. United States Census 2000 [cited Jul 2007]. Available at: <http://www.census.gov/>
- US Census Bureau. 2000b. Poverty thresholds 2000 [cited Jun 2007]. Available at: <http://www.census.gov/hhes/www/poverty/threshld/thresh00.html>
- US Geological Survey (USGS). 2008. US Board on Geographic Names: Geographic Names Information System (GNIS) [cited Sep 2008]. Available at: <http://geonames.usgs.gov/pls/gnispublic/>
- Warren Harbor Management Commission/Warren Harbormaster (WHMC). 2004. Harbor Management Plan for the Town of Warren [cited Jul 2007]. Available at: [http://www.townofwarren-ri.gov/services/general/harbor\\_management\\_plan.pdf](http://www.townofwarren-ri.gov/services/general/harbor_management_plan.pdf)
- Warren Times-Gazette. 2006. Two family owned businesses build boats on Warren's waterfront. Warren Times-Gazette, 2006 August 10.