



Major Subdivision – Flexible Design Residential Project
Preliminary Plan Review
North Woods Subdivision
Curtis Corner Road
South Kingstown, RI 02879

July 29, 2022

Waiver Request Statement

Waivers Granted at Mater Plan Approval

- Article IV, Section A(5) Frontage requirements: Waiver from the minimum 80' frontage requirement for R10 Zone for several lots with reduced frontage and shared access driveways.
- Article XIII, Section B Paved Area, Private Roadway: Waiver from the required 24' pavement width to a width of 20'

Waivers Granted Conditional Approval at Master Plan

- Article IV, Section A(13) FDRP Buffer Requirements: Waiver of the required 100' buffer width for the lots on the outer perimeter of the FDRP which are directly adjacent to a public street (South Road) and authorizing a minimum buffer width of 75'.

Condition of Approval at Preliminary Plan:

The waiver(s) or modification(s) is/are reasonable and within the general purposes and intents of these regulations *provided that* the Board subsequently finds that the landscape plan presented at Preliminary Plan provides the required visual and auditory screen required by Article IV, Section A(13); and that

Waiver or modification of the regulations is in the best interest of good planning practice or design as evidenced by consistency with the Comprehensive Community Plan and the Zoning Ordinance.

The Board reserves the right to revisit the buffer width issue and to require an increase in the width up to but not exceeding 100' in the event that the Board determines that the applicant is unable to provide an adequate visual and auditory screen with landscaping in a 75' wide buffer.

Please contact me should there be any questions, see below for contact information.

Sincerely,



David K. Manoni, P.E.

cc: EG/MO'B

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