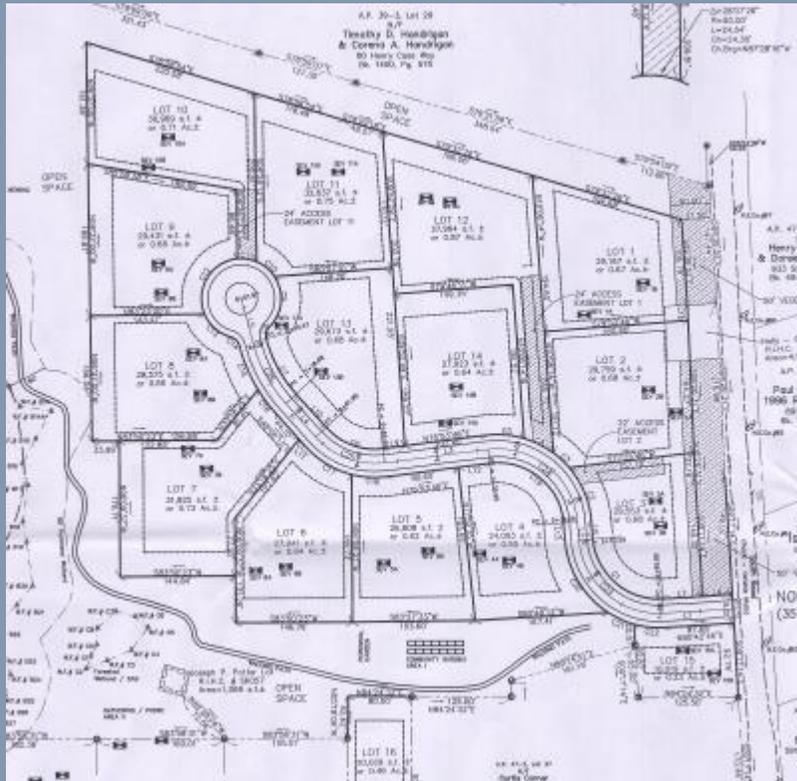


# SUPPLEMENTAL REPORT: Analysis and Review REVISED North Woods Master Plan Subdivision

Prepared for the  
Residents of Henry Case Way



Site Plan by Fontaine Land Surveying, LLC

Prepared by  
Ashley V. Sweet  
Professional Planning and Land Use Consultant  
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## Introduction

The applicants for the proposed project submitted new plans for their Flexible Design Residential Project located on the corner of Curtis Corner and South Roads. These new plans are in response to a Planning Board meeting that was held on May 28, 2020. Below is a summary of the review and analysis of the updated site plans. This report is meant to accompany the original report dated May 25, 2020 and should be maintained as an accompanying document to that report.

## Site Plan Changes

Below is a bulleted list of noted changes to the site plan, along with any concerns, questions, and/or issues presented with such a change.

- Northern boundary of Lot 10 increased to 60' vegetated buffer. A portion of the buffer is within Lot 10. How will this be maintained as a vegetated buffer? There is no viable enforcement mechanism if the buffer is partially on private property. The Town will have a difficult time enforcing any provisions of the buffer on private property.
- Northern boundary of Lot 1 has increased vegetated buffer to 60'. A portion of the buffer is within Lot 1. How will this be maintained as a vegetated buffer? There is no viable enforcement mechanism if the buffer is partially on private property. The Town will have a difficult time enforcing any provisions of the buffer on private property.
- Northern boundaries of Lots 11 and 12 remain at 50' buffer. This location was presented as an area that requires additional buffering to protect the abutting neighborhood on Henry Case Way. It seems counterintuitive to not increase the buffer width in this area.
- The words "Community Bus Stop" were added to the front affordable lot, which no longer has a lot number associated with it. Was this removed as an affordable house lot/location? Lot 2 (fronting along South Road) is now labeled as an "LMI Lot"
- Portions of the buffer are labeled "60' Vegetated Buffer" while the central portion is labeled as "50' Open Space Buffer". What is the difference besides the width increase of 10' and why is it being presented this way? Monumenting and maintaining a buffer is difficult enough without varying widths and nomenclature.
- The eastern property boundary is similarly labeled with alternating widths of 70' and 80' with portions of the open space or buffer area on private property.
- The site plans use the same cross hatching for both access easements and those areas alternately labeled "vegetated buffer" and "open space buffer". This is confusing and makes no distinction between an access easement and a buffer. Is the access easement area being counted in the overall open space calculations?
- The applicant seems to use the terms "buffer" and "open space" interchangeably. They have very different meanings. The definitions for both words, as found in the South Kingstown Zoning Ordinance are below. Using these terms interchangeably is problematic as they have very different meanings. If the central portion of the northern property boundary strip is intended to

function as open space as defined below it provides insufficient buffering to neighboring properties. It is also isolated by two sections of “vegetated buffers” on either side making the open space designation arbitrary. Buffers and open space areas should not be mixed interchangeably in this manner. It will be difficult for any property owner to understand the limitation and allowances in each and where one ends and the other begins.

**Buffer.** *Land which is maintained in either a natural or landscaped state and is used to screen and/or mitigate the impacts of development on surrounding areas, properties or rights-of-way.*

**Open space.** *Any parcel or area of land or water set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space; provided that the area may be improved with only those buildings, structures, streets, and off-street parks and other improvements that are designated to be incidental to the natural openness of the land.*

### **Narrative Changes**

The updated narrative reflects the following changes:

- 50’ buffer along entire boundary with Henry Case Way, with additional 10’ on Lot 1
  - This location where additional 10’ is offered is the furthest location from any abutting neighbor and seems it would be better offered along the entire northern property boundary as opposed to a small section furthest away from abutting homes.
- 60’ buffer along boundary of Lot 10 “where it abuts the Handrigan residence”
  - The entire northern property line of this application (where house lots are proposed) is abutting the Handrigan property line, not just the limited section where buffering was increased. The Handrigan property is between this lot and the Henry Case Way subdivision. There should be no deviation in buffering along this lot line depending on who the applicant thinks the abutter is.
- The applicant offers either a 50’ buffer with supplemental plantings or a 60’ buffer with no supplemental plantings. Neither a 50’ with no supplemental plantings, or 60’ with “limited infill planting” provides an adequate buffer.
- The walking path has been eliminated and will remain as “dense, forested open space”. This area is not currently dense forest. The area is currently labeled on the site plans as both open space and a buffer in different locations. These words cannot be used interchangeably as previously discussed in this supplemental report.
- The narrative does not define the difference between open space and buffer and the terms are used interchangeably. There is no description of what uses are allowed in the open space, if the buffer is a no-cut buffer, and how that will be delineated and enforced.

According to the chart below, two lots abutting the Henry Case Way subdivision increased in size, one decreased in size and one stayed the same. To most effectively buffer and reduce the impacts on the Henry Case Way subdivision all four of the lots abutting Henry Case Way should have been reduced in size and the land area moved into the buffer to create additional distance and vegetative planting area between Lots 1, 10, 11, and 12 and the Henry Case Way subdivision. The final page of this report presents the two different design proposals side by side for ease of comparison.

Proposed Lot Number	Original (sq. ft)	Revised (sq. ft)
1	29,168	38,038
2	29,759	21,449 (LMI)
3	29,553	26,687
4	24,093	22,365
5	26,808	21,815
6	27,941	29,830
7	31,825	28,013
8	28,575	25,815
9	29,431	28,013
10	30,969	30,969
11	32,637	25,567
12	37,964	38,626
13	29,673	20,654
14	27,923	23,552
15	10,019 (LMI)	29,467
16	20,029 (LMI)	20,029 (LMI)

	Increased the lot size
	Decreased the lot size
	Lot size stayed the same
	Lots abutting HCW Subdivision

\*Lot sizes on the revised plan are approximate, as the digital version was difficult to read.

### **Conclusion**

After reviewing the updated site plans and narrative, it is my professional opinion that the changes do not amount to a significant improvement upon the originally submitted plans. The proposed changes do not seem logical in their approach and actually presents a more confusing set of circumstances regarding open space areas, vegetative buffers and reconfigured lot sizes. The changes proposed do not sufficiently address the concerns raised by the Henry Case Way residents with regards to appropriately and properly buffering their residences and open space area from the proposed development. Arbitrarily alternating buffer widths and how those buffers are represented does not satisfy the requirement of the Flexible Design Residential Project requirements.

