



Town of South Kingstown, Rhode Island

PLANNING DEPARTMENT

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INST# 6576
TOWN OF SOUTH KINGSTOWN, RI

June 3, 2020

John Dagostino
697 Moonstone Beach Road
Wakefield, RI 02879

RE: **PUBLIC HEARING ON A COMBINED CONCEPTUAL MASTER PLAN & PRELIMINARY PLAN – Curtis Corner Estates**, proposed subdivision of one (1) existing parcel into three (3) lots for development, with waivers requested for the provision of less than the required frontage for two (2) of the proposed lots, AP 47-2, Lot 32 located off Curtis Corner Road

Dear Mr. Dagostino,

At the meeting of the South Kingstown Planning Board held on **May 28, 2020** the Board voted as follows:

Motion: "The South Kingstown Planning Board hereby grants Combined Conceptual Master Plan and Preliminary Plan approval to Curtis Corner Estates, a three (3) lot major subdivision for single-family development located on Curtis Corner Road, John D'Agostino, applicant, J. Thomas Construction, LLC, owner. This approval is based upon plan set entitled: '*Master/Preliminary Plan Submission for "Curtis Corner Road Estates" Major Subdivision*,' A.P. 47-2 Lot 32, Curtis Corner Road in South Kingstown, Rhode Island, Sheets 1 through 5, dated January 28, 2020, prepared by Principe Company, Inc., Engineering Division, PO Box 298, Tiverton, Rhode Island 02878. This approval is based on the following Findings of Fact and Conditions of Approval:

Findings of Fact

1. The subdivision is consistent with the requirements of the South Kingstown Comprehensive Community Plan.
2. The subdivision conforms to the standards and provisions of the South Kingstown Zoning Ordinance.
3. No lot is designed and located in such a manner as to require relief from Article 5, Section 504.1 of the Zoning Ordinance as amended.
4. There will be no significant negative environmental impacts from the subdivision as depicted on the above referenced plans, with the required Conditions of Approval.
5. The subdivision, as proposed will not result in the creation of building sites with such physical constraints to development that building on the lots according to pertinent regulations and building standards would be impracticable.
6. The subdivision has adequate and permanent physical access to a public street, namely, Curtis Corner Road.
7. With the required Conditions of Approval, the subdivision promotes high quality and appropriate design and construction.

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8. With the required Conditions of Approval, the supports the protection of the existing natural and built environment, and the mitigation of all significant negative impacts on the existing environment.
9. The subdivision is well-integrated with the surrounding neighborhood with regard to natural and built features, and concentrates development in areas which can best support intensive use by reason of natural characteristics and existing infrastructure.
10. Thorough technical review of the subdivision has been conducted by the South Kingstown Technical Review Committee.

Findings of Fact - Flexible Frontage Waiver Requested

11. The subdivision, with waivers to reduce the lot frontage, is in the best interest of good planning design as evidenced by consistency with the Comprehensive Community Plan and the Zoning Ordinance.
12. The subdivision will result in a better use of the land than permitted under conventional zoning by reducing the volume of impervious surface on the subdivision site by avoiding construction of individual driveways, allowing for the location of OWTs to be positioned more than 150' away from a wetland, and limiting required curb cuts along Curtis Corner Road to two (2).

Conditions of Approval

1. This approval is limited to three (3) lots in total.
2. Access to developer's proposed Lots 2 and 3, as depicted within the plan set shall be serviced by a shared access.
3. The applicant shall submit a Final Plan that meets the requirements of the 'Final Plan Checklist, Major Subdivision,' as found in the Regulations. The Final Plan shall contain a draft Record Plan as required by the Checklist. The draft Record Plan shall include notation of Conditions of Approval numbered one (#1), two (#2), and (#3) above. The Final Plan shall be subject to review and approval by the Administrative Officer. Upon approval, and satisfaction of any applicable Conditions contained within the Final Plan approval, the applicant shall submit the Record Plan on polyester film to the Administrative Officer for endorsement by the Planning Board Chair, and shall record the same in the Town of South Kingstown Land Evidence Records.
4. Survey monumentation shall be installed for each new parcel boundary at any intersection or directional change. Said monumentation shall be shown on the draft Record Plan and installed in the field prior to recording. The type, number and location of the monuments shall be subject to the approval of the Administrative Officer as part of the Final Plan approval.
5. Physical Alteration Permits from the Town of South Kingstown must be received for any new or modified curb cuts prior to installation.
6. Soil Erosion, Run Off and Sedimentation Control (SERSC) Permit's must be issued from the Town's Department of Public Services prior to applying for any building permits on the lots."

Respectfully,



Jean A. Riendeau, Chair
Planning Board

CC: Joelle Rocha
Josh Rosen, P.E.