



**SOUTH KINGSTOWN PLANNING DEPARTMENT**  
**PROJECT REVIEW MEMO**  
**Corrao Subdivision**  
**Minor Subdivision – Preliminary Plan Review**  
 October 26, 2021

Project Type:	<b>Minor Subdivision</b>		
Review Stage:	<b>Preliminary Plan</b>		
Address:	<b>415 Middlebridge Road</b>		
Plat:	<b>43-1</b>	Lot:	<b>7</b>
Parcel Size:	<b>3.13 Acres</b>	Zoning District:	<b>R20</b>
Applicant:	Carol Corrao	Owner:	William M & Carol A. Corrao

**Property Characteristics**

The subject property is a developed parcel containing an existing single-family residential dwelling with deck and pool located on the east side of Middlebridge Road in an R20 zoning district that is approximately 3.13 acres in total area and approximately 430' of frontage on Middlebridge Road. The subject property is serviced by public water and municipal sewer being located within the Middlebridge Special Sewer District.

**Project Description**

The applicant is proposing to subdivide the existing parcel into two (2) parcels for single-family construction. The new lot will have a single-family home, which will be subject to the town building permit requirements including a town curb cut permit and soil erosion runoff and sedimentation control (SERSC) permit. Both of these permits will be obtained prior to building permit. The owner acknowledges that stormwater mitigation measures including a building drywell and driveway infiltration trench will be required to provide onsite stormwater treatment.

There is a coastal wetland located on the property however the resulting land suitable for development conforms to the Subdivision and Zoning Regulations. The project will be reviewed by CRMC and a CRMC Assent permit will be required after town final approval and prior to building permit.

	<b>Lot 1 (existing)</b>	<b>Lot 2</b>
Total Parcel Size (sq. ft.)	49,078	87,426
Approx. Wetland Size (sq. ft.)	4,709	33,401
Total Approx. Land Suitable for Development (sq. ft.)	44,369	44,369
Frontage (ft.)	162	268
R20 Zoning Requirements	Area (sq. ft.)	20,000
	Frontage (ft.)	100

The existing lot would be split into two (2), all meeting the R20 dimensional regulations and be served by public water and sewer. Middlebridge Water District services this area and the applicant has submitted for the water service request (pending). The new lot will be equipped with a gravity sewer service; a sewer main is currently located in Middlebridge Road with an existing unused lateral to this portion of the property. The Town Council approved the applicant's sewer connection request for a

new connection in the Middlebridge Special Sewer District in October 2021 and the sewer service request has been submitted, which is pending.

### **Waivers Requested**

---

No waivers are being requested by the applicant.

### **Review to Date**

---

#### ***Preliminary Plan Review - September 8, 2021***

The Technical Review Committee (TRC) discussed the application and provided the following comments and recommendations:

1. The applicant shall obtain approval from the Town Council for the sewer connection in the Middlebridge Special Sewer District prior to returning to the Planning Board;
2. The applicant should obtain appropriate soil erosion control permit prior to development; and
3. Development of the parcel with a residential structure must be in compliance with FEMA and RI State Building Code requirements for construction in Special Flood Hazard Areas (flood zones).

### **Required Findings**

---

In approving this subdivision request, the Board must make positive findings on the following standard provisions:

- (1) The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies;
- (2) The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance;
- (3) There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval;
- (4) The subdivision, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans; and
- (5) All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.

The Board also must address each of the following general purposes of zoning:

- (1) Providing for the orderly, thorough and expeditious review and approval of land developments and subdivisions;
- (2) Promoting high quality and appropriate design and construction of land developments and subdivisions;
- (3) Promoting the protection of the existing natural and built environment and the mitigation of all significant negative impacts of any proposed development on the existing environment;
- (4) Promoting design of land developments and subdivisions which are well-integrated with the surrounding neighborhoods with regard to natural and built features, and which concentrate development in areas which can best support intensive use by reason of natural characteristics and existing infrastructure;

- (5) Encouraging local design and improvement standards to reflect the intent of the community comprehensive plans with regard to the physical character of the various neighborhoods and districts of the municipality;
- (6) Promoting thorough technical review of all proposed land developments and subdivisions by appropriate local officials;
- (7) Encouraging local requirements for dedications of public land, impact mitigation, and payment-in-lieu thereof, to be based on clear documentation of needs and to be fairly applied and administered; and
- (8) Encouraging the establishment and consistent application of procedures for local record-keeping on all matters of land development and subdivision review, approval and construction.

### **Draft Motion for Consideration**

---

#### ***Decision***

“The South Kingstown Planning Board hereby grants Preliminary Plan approval to the Corrao Minor Subdivision, a two (2) lot minor subdivision for single-family development located at 415 Middlebridge Road, Carol Corrao, *applicant*, William M. & Carol A. Corrao, *owner*. This approval is based upon plan set entitled ‘*Site Layout Plan, 415 Middlebridge Road, AP 43-1, Lot 7, South Kingstown Rhode Island, Owner/Applicant: Carol Corrao, Sheet 4 of 4, dated January 8, 2021 with revisions through August 27, 2021, prepared by DiPrete Engineering, Inc., Two Stafford Court, Cranston, RI 02920*’. This approval is based on the following Findings of Fact and Conditions of Approval:

#### ***Findings of Fact***

- A. The subdivision is consistent with the requirements of the South Kingstown Comprehensive Community Plan.
- B. The subdivision conforms to the standards and provisions of the South Kingstown Zoning Ordinance.
- C. 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.
- D. There will be no significant negative environmental impacts from the subdivision as depicted on the above referenced plans, with the required Conditions of Approval.
- E. 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.
- F. The subdivision has adequate and permanent physical access to a public street, namely, Middlebridge Road.
- G. With the required Conditions of Approval, the subdivision promotes high quality and appropriate design and construction.
- H. 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.
- I. 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.
- J. Thorough technical review of the subdivision has been conducted by the South Kingstown Technical Review Committee.

***Conditions of Approval***

1. This approval is limited to two (2) lots in total.
2. All lots shall be serviced by public water and municipal sewer.
3. 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.
4. Physical Alteration Permits from the Town of South Kingstown must be received for any new or modified curb cuts prior to installation.
5. 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.
6. Development of the parcel with a residential structure must be in compliance with FEMA and RI State Building Code requirements for construction in Special Flood Hazard Areas (flood zones).
7. The applicant shall submit a Final Plan that meets the requirements of the 'Final Plan Checklist, Minor 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) through six (#6), as listed 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.
8. **And any other conditions deemed necessary by the Planning Board in consideration of this application..."**