



**PROPOSED MINOR SUBDIVISION
IN THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND
A.P. 88-1, LOT 89
306 GOOSEBERRY RD. & 16 HULL ST.**

PROJECT NARRATIVE

The proposed project is a two-lot minor subdivision and does not involve street creation. The subject parcel, owned by Jeff & Janet Decker, is located on Gooseberry Road between Hull Street and Marine Road in the Snug Harbor neighborhood. It is designated by the Town as Assessor's Plat 88-1, Lot 89 and contains 35,191± square feet (0.81± Ac.) of land with 221.93 feet of frontage along Gooseberry Road, 224.05 feet of frontage along Hull Street and 127.86 feet of frontage along Marine Road. The parcel is located in the R-20 Medium High Density Residential Zoning District.

The subject parcel is partially located in a coastal resiliency overlay district and is also located in a carrying capacity overlay district as well as the south shore salt ponds critical resource area. No areas of wetland were observed on the parcel. According to the USDA soil survey the parcel lies within the Merrimac-Urban Land Complex with 0 to 8 percent slopes. There is no active agricultural use on the property nor any prime agricultural soils or farmland soils of state importance. The subject parcel does not contain any historic cemeteries, unique historic features or unique natural features and is not located in a Natural Heritage Area, Special Area Management Plan (SAMP) area or drinking water supply watershed.

There are currently three existing residential structures on the property; a main dwelling (306 Gooseberry) with a detached accessory structure (308 Gooseberry) built in 1950 and another one-bedroom cottage (16 Hull St.) built in 1952. The two dwellings on Gooseberry Road are connected to a cesspool while the dwelling on Hull Street is connected to a 1,000-gallon septic tank and leaching pit. All structures are served by public water and have existing asphalt driveways with off-street parking.

The proposed subdivision will result in two lots, a 21,628± square foot (0.50± Ac.) lot containing the main dwelling and accessory structure (306 & 308 Gooseberry Rd.) and a second 13,563± square foot (0.31± Ac.) lot with the remaining dwelling (16 Hull St.). No additional street access will be necessary and no further development is being proposed on either lot. It is understood that variances will be required for both the lot area of proposed "Lot A" as well as the rear setback on that lot. The setback requirement (35 feet) cannot be met due to the location of the existing dwellings and while we understand that the zoning ordinance requires a minimum lot size of 20,000 square feet, we feel that by separating the dwelling on Hull Street from the other two dwellings we are improving a nonconforming situation that pre-dates the zoning ordinance. In conclusion, we respectfully request that the Planning Board allow the Conceptual Master & Preliminary Plan stages to be combined.