

Sept. 15, 2023

South Kingstown Planning Board
c/o James Rabbitt, Planning Director
South Kingstown Planning Department
180 High Street
Wakefield, RI 02879

Re: William H. Baker Homestead – Major Subdivision
Oak Dell Street & High Street, South Kingstown, RI
Assessor's Plat 48-3 / Lot 111

Dear Planning Board Chair & Members,

On behalf of Christopher DePaola & Lindsey Crowninshield, together we have prepared and submitted a proposal to create a new small one-story home, as part of a comprehensive permit application. During the Pre-Application Review it was discussed to create a small parcel and not increase the non-conformity of the existing 2- family to a 3-family unit property. This proposal would create a single family residential standalone lot "B" with a small cottage, very in keeping with the surrounding neighborhood and accommodate a need for affordable homes in this area.

The subject parcel area is approximately 9,982 square feet and as said, currently supports an existing 2-family dwelling and a detached garage located on the rear portion of the parcel and located in an R-10 Zoning District. The subject parcel is located on the corner of High Street and Oak Dell Street and surrounding properties are predominantly comprised of residential dwellings.

The applicant is proposing to demolish the existing 803 square foot garage and construct a 780 square foot 2-bedroom single-family dwelling with and side porch & entrance. The existing asphalt driveway will be reduced to only accommodate the New Home and supplemental landscaping in various locations on the eastern portion of the lot will be improved. The proposed new dwelling will be deed restricted to comply with low-to moderate-income occupants.

The Remaining Lot "A" will remain a 2-Family dwelling unit. A new driveway is proposed off High Street with (4) parking spaces to accommodate the residents and landscaping along the northerly and easterly property-line to screen the parking area. The Planting along High Street will be modified to accommodate sight lines for existing the driveway. This Driveway shall require approvals for RIDOT & the Town. The single parking space currently used along Oak Dell Street will be permanently removed, loamed and seeded.

The existing 2-family residence is serviced by Public Sewer and Water and the new single-family residence has received letters of approval to connect to both Sewer and Water.

If you have any further questions on this matter, please feel free to contact me at your earliest convenience. We look forward to presenting the project at an upcoming Planning Board meeting.

Sincerely,

Amy N Sonder

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