



Town of South Kingstown, Rhode Island

PLANNING DEPARTMENT

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August 5, 2020

Rick Jurczak, Chair
South Kingstown Zoning Board of Review
180 High Street
Wakefield, RI 02879

RE: **OWTS Advisory Opinion to the Zoning Board**
Manny Vieira
Assessor's Plat 31-2, Lot 82
Parkwood Drive

Chairman Jurczak:

At a meeting of the South Kingstown Conservation Commission held on August 4, 2020 the Conservation Commission reviewed the Special Use Permit request for the installation of an Onsite Wastewater Treatment System (OWTS) within 150' of a wetland and associated development at the above-referenced property in accordance with Article 5, Section 504.2 of the Zoning Ordinance. The proposal includes construction of a 2,252 square foot dwelling with a 3-bedroom OWTS.

Following review and discussion with the applicant, the following motion, made by Ms. Joubert and duly seconded by Mr. Wyman, was unanimously approved 6-0 (M. Bradywood; D. Flanders; A. Heffron; L. Joubert; C. O'Connor; J.V. Wyman):

"The South Kingstown Conservation Commission hereby recommends approval of the application to the Zoning Board based on the facts that the applicant has already met all of the requirements of Section 504 previously and the application simply has lapsed. There is an additional area of impervious cover that has been added and that has been accommodated by the rain garden and calculations by the engineer that the standards are still being met. However, in order to insure that limits of disturbance be maintained where the 50' buffer intersects with the limit of disturbance where there is very little clearance, we recommend that the limits of disturbance, particularly the silt fence on all sides of the property be installed before any construction begins. In addition, a split rail fence should be installed in addition to the hay bales or silt fence from the building set back line to the current 50' setback where it meets the second rain garden down through the diagonal section up to where the TH-2 test pit is located."

Should you have any questions or concerns with this advisory, please contact Jay Parker, Principal Planner in the Planning Department at (401) 789-9331 ext. 1245.

Sincerely,

David Flanders, Chairman
Conservation Commission