



Department of Transportation
Division of Highway and Bridge Maintenance
360 Lincoln Avenue
Warwick, RI 02888

January 20, 2021

BETA Group, Inc.
C/o Mr. Richard Bernardo, P.E.
701 George Washington Highway,
Lincoln, RI 02865

RE: Physical Alteration Permit (PAP) Applicability Request
Proposed Commercial Re-use of Site
Tower Hill Road (Rt.1), South Kingstown:

Dear Mr. Bernardo:

We have received your request for applicability (copy attached) for the redevelopment of the rear parcel of The Prout School into a boutique hotel with thirty-three rooms, associated amenities and accommodations for wedding events. Proposed improvements abutting the State Highway Right-of-Way are limited to the minor repair of the existing stone wall and pillars, selective vegetative clearing and landscape maintenance, and installation of signage on private property to help with site visibility to vehicles traveling south along Route 1. Based on the information provided it appears that there are no proposed alterations to any assets located within or impacting the State Highway Right-of-Way. You have also confirmed that the proposed reuse of the vacant site will not adversely impact the existing drainage patterns along Tower Hill Road.

With that said, based on our review of the documents submitted to us regarding the proposed redevelopment of this site, we have determined that a Physical Alteration Permit is not required for the work described above. However, it should be noted that any changes or additions to the proposed work which is either within or impacting the State Highway Right-of-Way, including signage modifications, will require separate determination from the Department of the need for a Physical Alteration Permit.

Should you have any questions please contact the reviewing engineer, Sam Lapatin, at 401-734-4857.

Sincerely,

for Joseph A. Bucci, P.E.
State Highway Maintenance Operations Engineer

Attachment: Applicability Request dated December 15, 2020

cc: Lapatin, Nascimento, Ouellette (all w/o attachment)
File (w/ attachment)