

Town of South Kingstown
Zoning Board of Review

RE: Application of Garrett Homes, LLC

AFFIDAVIT OF MATTHEW J. BRUTON

Matthew J. Bruton, first being duly sworn, deposes and states:

1. I am a professional engineer, registered and licensed in the State of Connecticut and the Commonwealth of Massachusetts. I am a Project Manager in the engineering firm BL Companies located at 100 Constitutional Plaza, Hartford, Connecticut, 06103.
2. I am the engineer overseeing the land development plans for the retail development at 1860 Kingstown Road, (RI Route 108), South Kingstown, RI, proposed by Garrett Homes, LLC.
3. There is a team of BL Companies' engineers working on this project. Suzanne King, a professional engineer, registered and licensed in the State of Rhode Island, is a leader on this team. The plans submitted in support of Garrett Homes' applications have been signed by Ms. King. As project manager, I am in charge of preparing all the plans for Ms. King's review and of the process of getting the application finalized and filed. As I did for the first application, I will testify to the Zoning Board about the second application and the plans for this project that the BL Companies has prepared and presented.

4. I have reviewed the Zoning Board's amended decision (approved 4/29/20) on Garrett Homes' initial application for a proposed retail development.
5. The plans for the development of this site have been revised for submission in this second application to the Board to take into account the Zoning Board's concerns as expressed in its amended decision. An accurate copy of the new site plan is attached hereto as Exhibit A.
6. The plans as revised for the second application to this Board are substantially different from the prior application. Garrett Homes added 1.019 acres (44,387.64 square feet) to the original lot size of 1.3 acres (56,666 square feet) by acquiring an option on the adjacent lot. The property for this project is now 2.319 acres (101,053.64 square feet). This increase in available lot size has allowed the following material changes to be made to the original plans:
 - A. The driveway was revised to allow trucks to leave the property without crossing over the centerline of Kingstown Road.
 - B. The parking lot was expanded to provide larger parking spaces. The first application called for 8' x 20' spaces; this application has 9' x 20' spaces.
 - C. The truck turnaround now allows for a delivery truck to safely turn around in the parking lot without interfering with the parking stalls.
 - D. The building was shifted south and the loading area revised to allow for trucks to unload while parked in the unloading area.
 - E. A row of parking has been added along the northern property line.

- F. The stormwater management system has been revised to lessen the impact on adjacent wetlands onsite.
7. Attached to this affidavit is a true and accurate copy of the site plan submitted to the Board in the first application (Exhibit B), as well as the newly revised site plan (Exhibit A) proposed for the second application. A comparison of the two plans illustrates the substantial changes described above.
8. These changes were implemented to address the Zoning Board's stated concerns in its prior amended decision that resulted in the rejection the first application presented for this project.

Matthew J. Bruton
Matthew J. Bruton, PE

State: CT

City: Suffield

Subscribed and sworn to before me this 14th day of May, 2021.

[Signature]
Notary Public # 164344

Greg Stokes
Printed name

My commission expires May 31, 2023