

PLANNING BOARD
TOWN OF SOUTH KINGSTOWN
WAKEFIELD, RHODE ISLAND 02879

15 November 1993

Kerwin E. Hyland
1789 Kingstown Road
Wakefield, RI 02879

Re: Preliminary & Final Review - Hyland Minor Subdivision

Dear Mr. Hyland:

At a meeting of the South Kingstown Planning Board held on Tuesday, 9 November 1993, the Board voted as follows:

"To grant Preliminary approval in accordance with plans entitled 'Kerwin Hyland, 1789 Kingstown Road, Peace Dale, RI 02879, Minor Subdivision, A.P. 40-2, Lot 9, South Kingstown, RI, Scales as Shown, prepared by Raymond W. Schwab Associates, Inc., plans dated 25 October 1993, Sheet 1 - Final Plat and Sheet 2 - Site Plan', with the following Findings of Fact; Waivers and Modifications; and, conditions:

FINDINGS OF FACT

1. The subdivision is consistent with the requirements of the Comprehensive Plan;
2. Each lot in the subdivision conforms to the standards and provisions of the Zoning Ordinance;
3. There will be no significant negative environmental impacts from the proposed development as shown on the plans, with all required conditions for approval;
4. The subdivision as proposed will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable;
5. All subdivision lots have adequate and permanent physical access to a public street;
6. The subdivision provides for safe circulation of pedestrian and vehicular traffic, for adequate surface water runoff, for suitable building sites and for preservation of natural, historical, or cultural features that contribute to the attractiveness of the community; and,
7. The design and location of streets, building lots, utilities, drainage improvements and other improvements in the subdivision minimizes flooding and soil erosion.

WAIVERS AND MODIFICATIONS

The Board grants a waiver to the requirement that land be donated for open space, conservation park and recreation facilities and allows a dedication of land to the Town for the purpose of improving sight distance at the intersection of Kingstown and Saugatucket Roads. This waiver is based on the following findings:

1. Only one lot is being created.
2. The size of the new lot is substantial for open space purposes.
3. There will be a substantial public benefit gained by improving visibility at the intersection.
4. The waiver or modification is reasonable and within the general purposes of these Regulations.
5. The waiver or modification of the regulation is in the best interest of good planning practice or design as evidenced by consistency with the Comprehensive Community Plan and the Zoning Ordinance.

CONDITIONS

1. Approval is for one (1) additional new lot;
2. Payment of \$100 in inspection fees be paid prior to the start of construction of the driveway;
3. That land dedication to the Town be required as shown in "Detail A" on the Final Plat Plan and that this land dedication be considered as satisfying the requirement for open space dedication as provided in Article III, Section D of the Subdivision Regulations; and,
4. The developer and Town staff will negotiate the conditions for rebuilding of the stone wall."

Respectfully



Anna F. Prager
Chairman

AFP:NCS

cc: A. Lord
A. Curnow
R. Schwab