



July 15, 2021

Via Email: jspence@southkingstownri.com

Chairman Robert Cagnetta
Town of South Kingstown
Zoning Board of Review
180 High Street
Wakefield, RI 02879

Re: Petition of Garrett Homes, LLC for a Special Use Permit on Kingstown Road

Dear Mr. Cagnetta:

This office is general counsel to the Southwinds Condominium Association, which is located on Southwinds Drive in South Kingstown, diagonally across the land upon which your applicant, Garrett Homes, LLC is proposing to build a Dollar General Store. Our clients vehemently object to the proposal for the following reasons:

Safety - The Southwinds Condominium is a 55+ community, comprised of 63 units made up mostly of elderly persons, all of whom are concerned about their safety, and that of its surrounding neighbors and neighborhoods. As you know, Route 108, Kingstown Road, is very heavily traveled (especially when URI is in session) and the unit owners, whether in a vehicle or on foot, currently have a hard time crossing Kingstown Road due to heavy traffic conditions. They have requested a crosswalk on Route 108 at or near the Condominium project's entrance but have been denied and with 150 new apartments being constructed .5 miles north of the project, together with the new homes being built .25 miles south, traffic and safety matters will only get worse.

There are emergency vehicles traveling on Kingstown Road at all times of the day and night for a variety of reasons. Given the age of our clients' community and the frequency of needed emergency care, we are concerned that increased density and traffic congestion will hamper the ability of emergency vehicles to enter and exit the property. Given the narrow width of Kingstown Road, not to mention the latest trend of motorists totally ignoring the rules of the road viz pulling over for emergency vehicles, our clients' overall increased rescue time will be lengthened, and the ensuing delay may perhaps be lethal in some cases.

Regarding traffic on Route 108/Kingstown Road specifically, there was a traffic study done in May of 2019 regarding the effect of a Dollar General store and its impact on traffic. It

was concluded that any increase of traffic would only slightly impact the flow because of the Dollar Store. The study was done after URI ended classes that year (which was April 30, 2019) and prior to the start of tourist season making the study's validity and accuracy questionable. Additionally, the applicants themselves indicated that 30% of traffic on this road would stop at Dollar General so would not the logical conclusion be that traffic in and around the approach and exit of the Condominium increase?

Dollar General, in the applicant's own words, is an upscale convenience store. Currently there are already two convenience stores in the 1.25 mile stretch between 138/108 (Kingstown Road) and 108 and Curtis Corner Road. Does the Town really need a third? And with that, there will inevitably be an increase in 18-wheel tractor trailers using Route 108, a road already heavily traveled and in need of repair. Additionally, there are like stores and vacant buildings in and around Wakefield and Narragansett which we submit could easily accommodate another Dollar General store.

Lastly, our clients are concerned about the impact this retail store will have on its property values.

With the foregoing in mind, our client objects to this application and would appreciate your placing this letter on the record.

Respectfully,

Frank A. Lombardi

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