



November 21, 2021

Ms. Maria Mack, Planning Board Chair
Town of South Kingstown Planning Board
180 High Street
Wakefield, RI 02879

RE: **“FLYNN ESTATES”**
AP 56-1 LOTS 5, 6 & 87
SOUTH ROAD

Dear Ms. Mack,

On behalf of the applicant for the above-reference project, we would like to request that the Planning Board consider a request to combine the Master Plan and Preliminary Plan review phases. The Applicant has submitted a Pre-Application package to the Planning Department for a proposed four (4) lot residential subdivision (3 existing with existing dwellings and one additional new, vacant buildable lot) utilizing the flexible design provisions within the Town of South Kingstown Zoning Ordinance. This flexible design process includes a waiver from the minimum required frontage for three of the four lots and thus this application will be reviewed as a Major Subdivision. The Applicant fully understands that the combination of Master and Preliminary phases requires that items in both checklists must be complete prior to submittal of the next phase.

The Planning Board's consideration of this request is greatly appreciated. If you require any additional information, please do not hesitate to contact me.

Sincerely,

Joshua Rosen, P.E.