



June 28, 2022

Narrative accompanying
Minor Subdivision Application (no street creation) for
Hope Springs Minor Subdivision
532 Tuckertown Road
South Kingstown RI

The applicant proposes to subdivide an existing 41.96 acre parcel, located on the southerly side of Tuckertown Road, into 3 lots. Only 1 new residential building lot is proposed.

Existing Condition:

The existing parcel located on the southerly side of Tuckertown Road contains 41.96 acres with one a single-family home and an onsite wastewater treatment system. The home is connected to Veolia Water. There are residential homes to the east and south of the subject parcel on 2 to 5+ acre lots. A 2+ acre lot fronting on Tuckertown Road abuts to the northwest with the remaining land to the west in agricultural use. A conservation easement to the Town of South Kingstown Land Trust covers approximately 70% of the subject parcel

In December 1994 the owners at that time conveyed a conservation easement of 29.6 acres to the South Kingstown Land Trust reserving about 12.3 acres at the northeast corner of the property for future development. In October 2009 (LE Book 1372, Pages 717 – 732) the conservation easement was amended to provide more protection to the protected land. The conservation easement, referred in the Amended Easement as the “Protected Property” has agricultural, ecological, scientific, educational, scenic and aesthetic value. No buildings or other or other structural improvements are permitted within the protected property except for barns, sheds or greenhouses in support of the agricultural uses within the conservation easement. One of these restrictions prevents using any of the conservation easement for land credit (subdivision density calculations) when creating on or more new building lots in the non-conservation easement. Simply, the area required for one or more new lots must be fully contained within the new lot and cannot overlap any of the conservation easement. The size of the conservation easement did not change in 2009.

Roughly, 13+ acres of the westerly portion of the property is used for agricultural purposes with most of this use within the conservation easement. The northeasterly portion of the overall parcel tends to be steeper and is wooded.

Land
Surveying

Subdivisions

Septic Design

Site Planning

Regulatory
Permitting

Consulting

Elevation
Certificates

Linda Steere of Applied Bio-Systems, Inc., performed wetland flagging on April 3, 2022. Two wetland areas were flagged. These areas are within the existing conservation easement. There may be wetlands at the extreme southwesterly corner of the parcel but this area was not included in the wetland evaluation by Ms. Steere because any wetlands in this area are well within the conservation easement and will have no impact to the proposed subdivision. The wetland flags have not been verified by RIDEM.

The soils within Proposed Lot "A" per the USDA are Bridgehampton silt loams, with deep water tables and are suitable for community development and onsite septic systems. These soils tend to be too dry to support wetland habitat. Most of Proposed Lot "B", with the existing house, contains Hinckley gravelly sandy loam, with deep water tables and are suitable for community development and onsite septic systems. These soils tend to droughtiness.

Proposed Condition:

The applicant proposes to subdivide the property into three lots; first to separate the conservation easement into its own lot, second to create a new lot for the existing house, and third to create one new building lot. The new vacant lot (Proposed Lot "A") and the proposed house lot (Proposed Lot "B") would be created from the 12.3 acre area that is not part of the conservation easement. No changes are proposed to the conservation easement other than creating the easement as a separate lot. The conservation easement is restricted from becoming a residential building lot. A new home on Lot "A" would require an OWTS. No new road creation is proposed.

Please contact me if you desire any further information or explanation.

Respectfully submitted,



JEFFREY K. BALCH

Professional Land Surveyor