



Letter of Transmittal

To:	James D. Rabbitt, AICP, Planning Director South Kingstown Planning Department 180 High Street Wakefield, RI 02879
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Date:	8/4/2022
DE Job No:	0267-059-A08
Re:	SCC District 5 Apartments – Pre-App

Number of Copies:	Description:
1	Application Fee of \$500 (Check # 536)
16	Project Review Application Form
2	Project Team Form
1	Notarized Owner Authorization Form
10	Cover Letter
10	Pre-Application Narrative
6	Site Plans – Full Size (24" x 36"), Paper – dated 7/22/22
10	Site Plans – Reduced Size (11" x 17"), Paper – dated 7/22/22

Remarks:

Attached are the Pre-Application submission materials for South County Commons District 5 Apartments. If you need any additional copies, do not hesitate to ask.

From: 

Eric Prive, PE
Senior Project Manager
eprive@diprete-eng.com

Copy: Matthew Landry, Esq.

**TOWN OF SOUTH KINGSTOWN
PLANNING BOARD
PROJECT REVIEW APPLICATION FORM**

This Application Form is to be submitted with each stage of review.



APPLICANT INFORMATION

Applicant Name: Suffolk Realty, LLC
Name of Primary Contact (if applicant is an organization): Sean Hayden
Applicant Address: 50 South County Commons Way, Suite E4-R, South Kingstown, RI 02879
Applicant Phone: (401) 829-0680 Applicant Email: seanphayden@outlook.com

OWNER INFORMATION

Owner Name(s): Suffolk Realty, LLC (A.P. 50-4 Lot 26) & Southern RI Hospitality, LLC (A.P. 50-4 Lot 22)
Owner Contact Information: Suffolk Realty, LLC Southern RI Hospitality, LLC
50 South County Commons Way, Suite E4-R 3 Fairfield Way
PROJECT INFORMATION South Kingstown, RI 02879 Wakefield, RI 02879

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: A.P. 50-4 Lots 22 & 26
Physical Address or Location of Parcel(s): 2 Fairfield Way
Zoning District(s) of Parcel(s): Route 1 SMD Total Size of Development Parcel: 11.31 Acres
Date of Initial Meeting with Planning Department Staff (before first stage of review): 6/16/22 & 6/30/22

TYPE OF PROJECT (select all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Development Plan Review | <input type="checkbox"/> Minor Land Development Project |
| <input type="checkbox"/> Administrative Subdivision | <input checked="" type="checkbox"/> Major Land Development Project |
| <input type="checkbox"/> Minor Subdivision, without street creation or extension | <input type="checkbox"/> Multi-Household Land Development Project |
| <input type="checkbox"/> Minor Subdivision, with street creation or extension | <input type="checkbox"/> Flexible Design Residential Project (FDRP) |
| <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Residential Compound |
| | <input checked="" type="checkbox"/> Comprehensive Permit |

CURRENT STAGE OF REVIEW (if applicable)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Pre-Application Concept Review | <input type="checkbox"/> Release of Performance/Maintenance Guarantee |
| <input type="checkbox"/> Conceptual Master Plan | <input type="checkbox"/> Change to an Approved Plan |
| <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Reinstatement or Extension to Approved Plan |
| <input type="checkbox"/> Final Plan | <input type="checkbox"/> Request to Combine Review Stages |
| <input type="checkbox"/> Recording | <input type="checkbox"/> Other |

WAIVERS AND MODIFICATIONS

Does this application request waiver of or modification to any of the requirements of the Town of South Kingstown Subdivision and Land Development Regulations? yes* no

**If yes, a statement describing the specific regulation(s) for which waiver or modification is requested must be included in the application materials.*

Complete list of waivers/relief will be provided at Master Plan stage with Comprehensive Permit package

CERTIFICATION OF COMPLETE APPLICATION

(1) The applicant hereby certifies that all of the materials required by the applicable checklist(s), as determined by Planning Department staff during the initial meeting, have been submitted including a review fee in the amount of \$ 500.

(2) The applicant hereby certifies that the plan set and other submitted materials conform to the requirements of the current adopted version of the Town of South Kingstown Subdivision and Land Development Regulations, or, that a written statement has been provided listing all requested waivers and/or modifications of the Regulations.

Jean Hayden
Applicant Signature

8/4/2022
Date

JEAN HAYDEN
Printed Name

OWNER AUTHORIZATION FORM

Submittal Date: _____

Owner Authorization Forms for each owner of the property being considered for subdivision/development is to be submitted with each stage of review. If no changes to the ownership have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

Thomas DiPrete, Member of Suffolk Realty, LLC

I, & Southern RI Hospitality, LLC hereby certify that I am an/the owner of property designated as Plat 50-4, Lot 22 & 26, as shown on the Town of South Kingstown Tax Assessor Maps.

I further certify that I am the owner of the development rights for this property.

I hereby authorize and am in agreement with the application, signed by Sean Hayden (applicant), for subdivision or development for the subject property. Said application is to be submitted to the Planning Department of the Town of South Kingstown for review and decision by the Planning Board.

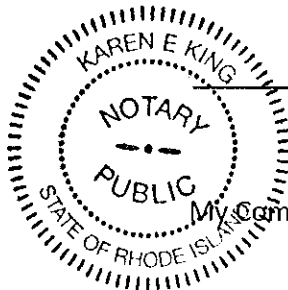
WITNESS its name this 4 day of August, 2022.

BY: [Signature]
Signature of Owner

STATE OF RHODE ISLAND

County of Providence

In Cranston on the 4 day of August, before me personally appeared Alexander Petrucci (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by /her executed, to be /her free act and deed, as member (individual, corporation, trustee, partnership, non-profit, etc.).



[Signature]
Karen E King Notary Public

My Commission Expires: 7/7/2026

PROJECT TEAM FORM

Submittal Date: 8/5/22

The Project Team Form is to be submitted with each stage of review. If no changes to the Project Team have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

ATTORNEY *This entity should be copied on all project correspondence* **YES** **NO**

Name: Blish & Cavanagh, LLP

Name of Primary Contact (if applicant is an organization): Matthew J. Landry, Esq.

Address: 30 Exchange Terrace, Providence, RI 02903

Phone: (401) 831-8900 Email: mjl@blishcavlaw.com

ENGINEER *This entity should be copied on all project correspondence* **YES** **NO**

Name: DiPrete Engineering

Name of Primary Contact (if applicant is an organization): Eric Prive, PE

Address: Two Stafford Court, Cranston, RI 02920

Phone: (401) 943-1000 Email: eprive@diprete-eng.com

SURVEYOR *This entity should be copied on all project correspondence* **YES** **NO**

Name: DiPrete Engineering

Name of Primary Contact (if applicant is an organization): Robert Babcock, PLS

Address: Two Stafford Court, Cranston, RI 02920

Phone: (401) 943-1000 Email: rbabcock@diprete-eng.com

LANDSCAPE ARCHITECT *This entity should be copied on all project correspondence* **YES** **NO**

Name: John C. Carter & Company

Name of Primary Contact (if applicant is an organization): John Carter

Address: 960 Boston Neck Road, Narragansett, RI 02882

Phone: (401) 783-3500 Email: jcc@johncartercompany.com

ARCHITECT *This entity should be copied on all project correspondence* **YES** **NO**

Name: HDS Architecture, Inc.

Name of Primary Contact (if applicant is an organization): Hans D. Strauch, LEED AP

Address: 625 Mt. Auburn Street, Cambridge, MA 02138

Phone: (617) 714-5870 x108 Email: hstrauch@hdsarchitecture.com

OTHER *This entity should be copied on all project correspondence* **YES** **NO**

Name: _____

Role on Project: _____

Name of Primary Contact (if applicant is an organization): _____

Address: _____

Phone: _____ Email: _____



DiPrete Engineering

July 20, 2022

James D. Rabbitt, AICP, Planning Director
South Kingstown Planning Department
180 High Street
Wakefield, RI 02879

RE: South County Commons – District 5 Apartments
Pre-Application Submission for Comprehensive Permit
South Kingstown, RI
DE Project #: 0267-059-A08

Dear Mr. Rabbitt,

On behalf of Suffolk Realty, LLC, DiPrete Engineering respectfully submits a Pre-Application submission for a proposed apartment building. The conceptual stage plans are to build seventy (70) rental housing units with 25% of the units being set aside for low or moderate income families. Some of the important elements that we will be discussing with the Planning Board are:

- 1) This site was previously approved for a 6,500 sq ft restaurant with 114 parking spaces.
- 2) The infrastructure previously constructed is capable of handling the impacts from this apartment building (and in many cases, the impacts of the apartments are equal or less).
- 3) The architect for the apartment building is Hans Strauch from Cambridge, MA. Mr. Strauch has designed award winning projects and has been studying various designs that we believe can be adapted to a building that will be appropriate to this location in South Kingstown. Mr. Strauch will be at the Planning Board meeting to hear firsthand the Board's ideas, preferences, and concerns.
- 4) The apartment building is located behind the Fairfield Inn Hotel and has a very narrow view corridor from the public street. As we get further into the project, we will be addressing landscaping appropriate for this location and the scenic highway.
- 5) We believe that this is the right use for this property and at the right scale. The applicant has explored other development options for this property including apartments in the recent past, and a hotel that would be by-right and at the same size as the proposed apartment building. The apartment building was not viable in the past because of rent structures and the cost of construction. The applicant believes that this building would be viable by the time construction could begin next year.

Please feel free to contact me with any questions, requests for additional information, or more copies. We look forward to starting this Comprehensive Permit Land Development Project with you, your staff, and the Planning Board.

Sincerely,
DiPrete Engineering Associates, Inc.

Eric Prive, PE
Senior Project Manager
eprive@diprete-eng.com

Green Tree Realty, LLC

50 South County Commons Way
Unit E4R
South Kingstown, RI 02879

Washington Trust Company
23 Broad Street
Westerly, RI 02891

536

011500858

**** FIVE HUNDRED AND 00/100 DOLLARS

TO THE
ORDER OF

08/04/2022

\$500.00*****

Town of South Kingstown
180 High Street
Wakefield, RI 02879

Authorized Signature

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

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Details on back. Security Features Included.

