

November 4, 2022

Jason Parker, AICP, CFM, Senior Planner  
South Kingstown Planning Department  
180 High Street  
Wakefield, RI 02879

RE: South County Commons District 5 Apartments  
Assessor's Plat 50-4 Lots 22 & 26  
South Kingstown, RI  
DE Project #: 0267-059-A08

Dear Mr. Parker:

DiPrete Engineering has received your Notification of Incomplete Submittal dated October 28, 2022. We have reviewed these comments and offer the following in response. The original comments are provided in italics with responses in bold.

Comprehensive Permit Submission Requirements:

- (iv) *A sample land lease or deed restriction with affordability liens that will restrict use as low and moderate income housing in conformance with the guidelines of the agency providing the subsidy for the low and moderate incoming housing, but for a period of no less than thirty (30) years; and*

Attached is a sample land lease and deed restriction as provided by the monitoring agent. Given that the project is at the Conceptual Master Plan stage, the document will continue to be refined into the Preliminary Plan stage when legal documents are submitted for town review.

- (vi) *A financial pro-forma for the proposed development;*

Attached is the project pro-forma as submitted to Rhode Island Housing for the Letter of Eligibility submission.

Major Land Development Conceptual Master Plan Checklist:

- C(17) *Location and assumed perimeter of historic cemeteries on or immediately adjacent to the development parcel(s), or, if no historic cemeteries are present on the site, a notation indicating such.*

There are no historic cemeteries on the site. The Existing Conditions Plan (Sheet 3) includes a note stating such as General Note #5.

- D(1) *Boundaries and total area of any land classified as "unsuitable for development," as defined by the Subdivision and Land Development Regulations.*

The areas classified as unsuitable for development have been added to the site plans.

- D(6) *Location, dimension, and proposed use of any area(s) proposed to be set aside as open space, if any.*

There are currently no areas designated to be set aside as open space. Additional details will be provided at the Preliminary Plan stage to address interconnection to adjacent pedestrian walking paths and open space areas.

F(6) For developments proposing service to public water, 2 copies of a written statement from the appropriate waster company or district confirming that water service is available.

Attached is a copy of the water service availability approval from Veolia Water.

F(7) For developments proposing service to public sewer, 2 copies of a written statement from the Town of South Kingstown Department of Public Services confirming that sewer service is available.

Attached is a copy of the sewer service availability approval from South Kingstown DPS.

Waivers Requested:

1(iv) Various design guidance and regulations such as Build-to-Line, yard setbacks, parking location, Architectural standards (if required) and other requirements and guidance of the RTE 1 SMD, zoning, and land development regulations to permit the design as shown on the Master Plan. *Please elaborate and explain any/all waivers that are specifically being requested.*

We are not aware of any further waivers or variances beyond what is listed on the Waivers Requested list. However, the Route 1 Special Management District Ordinance has instances where the Planning Board discretion can be applied. If the Planning Board in their review of these plans determines that additional waivers or variances are necessary to approve the submitted plans, we respectfully make that request.

1(v) Waivers necessary to permit the construction of a 70-unit multi-family residential building on the proposed lot in District 5 of South County Commons. *Please elaborate and explain any/all waivers that are specifically being requested.*

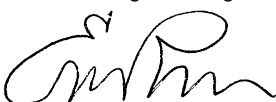
We are not aware of any further waivers or variances beyond what is listed on the Waivers Requested list. However, the Route 1 Special Management District Ordinance has instances where the Planning Board discretion can be applied. If the Planning Board in their review of these plans determines that additional waivers or variances are necessary to approve the submitted plans, we respectfully make that request.

*Although not mentioned in this letter, if you could also please supplement your submission with completed standard Project Review Application Form and Project Team form (hyperlinks below).*

The original Master Plan submission included the Project Review Application Form and Project Team Form; however, an additional copy has been provided with the resubmission package.

We hope that the above responses and resubmission materials satisfy your concerns. We believe that all necessary materials have been provided to certify the application as complete and respectfully request to be placed on the next available Planning Board agenda. Please feel free to contact me if you have any further questions regarding this matter.

Sincerely,  
DiPrete Engineering Associates, Inc.



Eric Prive, PE  
Senior Project Manager  
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