



Project Narrative

Proposed Three Lot Residential Subdivision

Seaview & Summit Avenues

A.P. 58-1 / Lot 84

South Kingstown, Rhode Island

Prepared by:

Jeffrey J. Campopiano, P.E.

Consulting Engineering Services

P.O. Box 808

Saunderstown, RI 02874

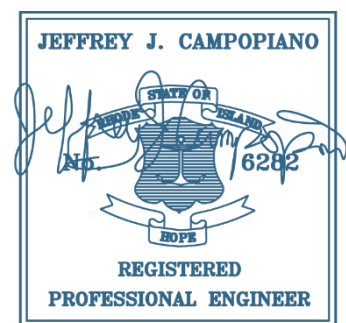
jeff@campopiano-eng.com 401-487-3527

Prepared for:

ROBERT & MARY MCGUIRL

42 Hillside Road

Wakefield, Rhode Island 02879



Date of Submittal: August 25, 2023

1.0 INTRODUCTION

The proposed project involves the subdivision of a vacant one and a half acre parcel into three properly zoned one half acre residential parcels in Wakefield, Rhode Island. The parcel lies within an existing neighborhood accessed by Tower Hill Road (US Route 1 North). No street creation is required for this subdivision and there are no regulated wetlands on or within 100' of the parcel. The project will be served by public water supply and private on-site wastewater treatment systems (OWTS). Extension of the water main is not required, as each proposed lot maintains frontage along the public ROW.

The report is organized into multiple sections with each prepared to address specific review criteria regarding neighborhood concerns, fiscal impacts, stormwater management, and environmental issues. The engineering and its associated plans will also demonstrate compliance with the Town of South Kingstown Code of Ordinances regarding Soil Erosion, Runoff & Sediment Control (SERSC).

2.0 SITE & NEIGHBORHOOD DESCRIPTION

The existing parcel (AP 58-1/ Lot 84) is a 60,000 square foot lot (1.37 acres) which maintains frontage on both Summit and Seaview Avenues. The parcel is one of the largest in the neighborhood with most homes situated on 20,000 s.f. lots. The entire neighborhood is zoned R20 and contains approximately 70 homes and a few scattered, vacant parcels. The neighborhood was platted in a grid pattern and consists of rectangularly shaped lots fronting on north-south running paved streets (Seaview, Summit, Holland Drive, and Crest Avenue). One access point (Hillside Road) is provided to the neighborhood from Route 1 with stop control. Only northbound movements are permitted from the neighborhood and a turnaround is provided a ¼ mile north at the Stedman Government Center. Private schools lie to both the north and south of the neighborhood, while the commercial Wakefield District is ½ mile to the east. Public water is provided to each of the proposed lots and confirmation of water service from Veolia Water has been obtained. The site lies within the Narrow River Watershed therefore each proposed OWTS will include nitrogen reducing technology. Narrow River is approximately ½ mile east of the subject parcel.

No wetlands exist on the parcel. The site is currently wooded with a mix of young trees and shrubs. Trees are generally less than 10" in diameter, intertwined with woody vines including Multiflora Rose (*Rosa multiflora*) grape (*Vitis riparia*), poison ivy (*Toxicodendron radicans*) and Greenbrier (*Smilax rotundifolia*).

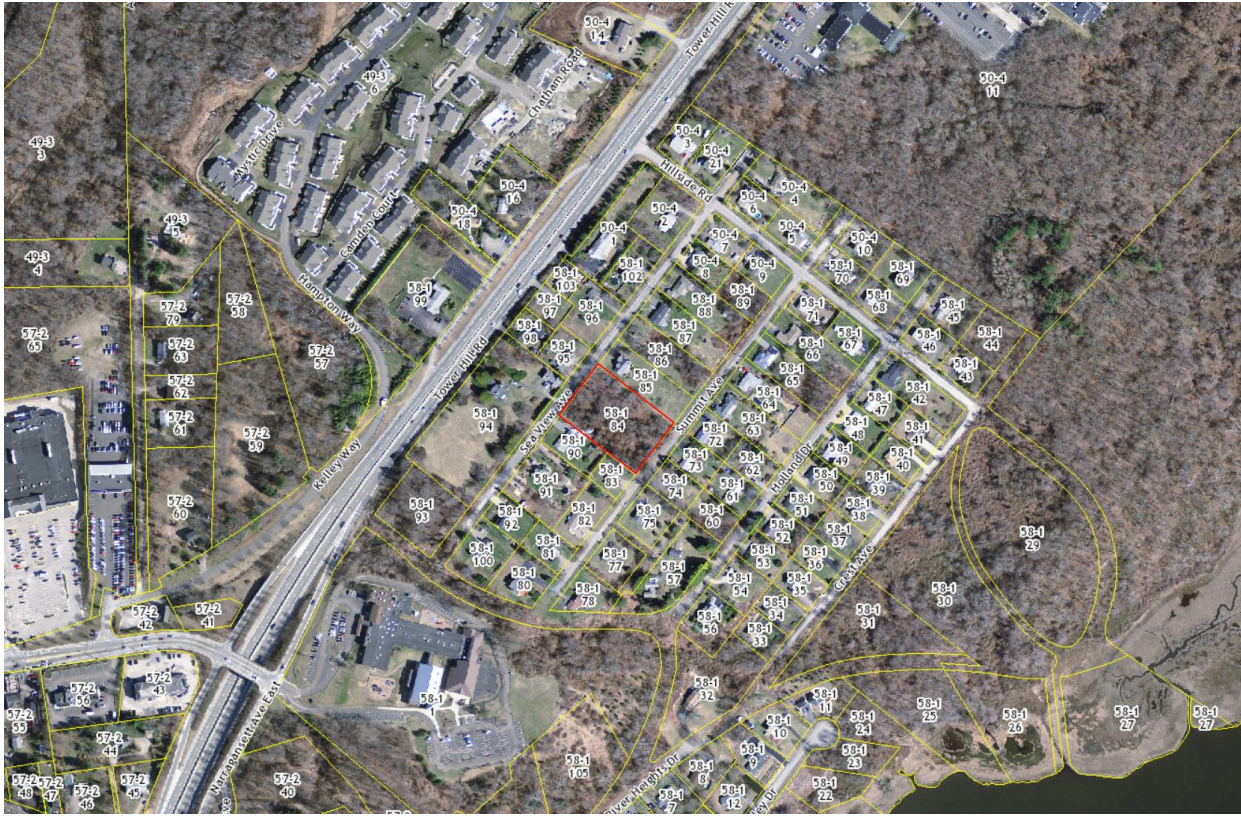


IMAGE: NEIGHBORHOOD DENSITY



2.1 RECORDS RESEARCH

The 7.5-minute USGS topographic quadrangles, the National Wetlands Inventory (NWI) web-based Interactive Mapper, the Natural Resources Conservation Service (NRCS) Web Soil Survey, and the Rhode Island Geographic Information Systems (RIGIS) data layers were reviewed to identify and introduce additional environmental information (soils, topography, land coverage, etc.) on this project.

2.2.1 Topography

The USGS Topographical Map for the region was reviewed. There are no streams with a blue line depicted on the USGS map for the site. As shown on the map below, the site is located near the summit of Meetinghouse Hill, a north-south running drumlin (an elongated, teardrop-shaped hill formed of glacial till). The site itself slopes from west to east at a slope of approximately 6-8%. The highpoint of the parcel is at approximately elevation 160 and slopes east to elevation 142.



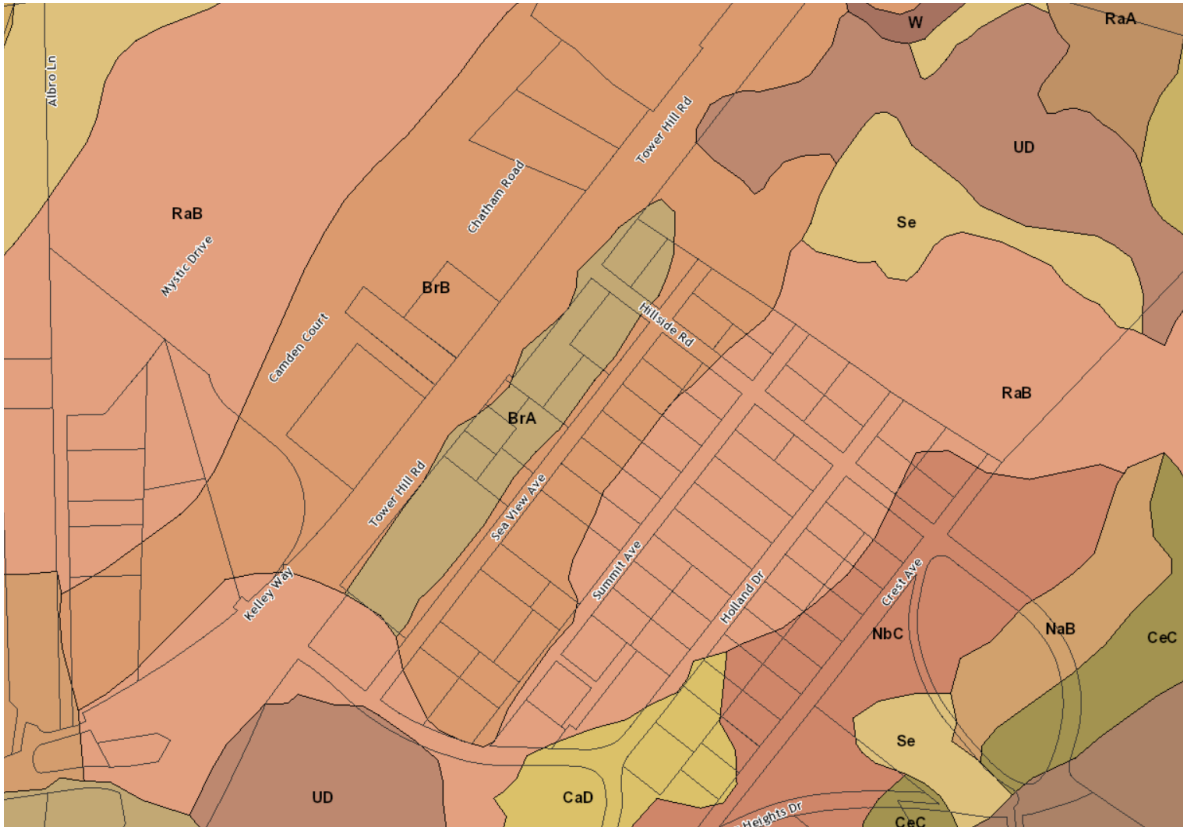
2.2.2 Flood Plain Description

FIRM Panel [FIRM Map #. 44009C0203K (4/3/2020)] classifies this parcel and the surrounding neighborhood as 'Zone C - Areas of minimal flooding.'

2.2.3 Soils Description

Review of the Soil Survey of Rhode Island (USDA Soil Conservation Service, 1981 and RIGIS) indicated that the soils are classified as Broadbrook silt loam, 3 to 8 percent slopes (BrB) and Rainbow silt loam (RaB). These soils

are classified as Hydrologic Group C soils, suitable for community development. On-site probes indicate loamy sand and gravelly, sandy subsoils. Groundwater depth was estimated to be 60” as the site is on a local high spot, and the landscape maintains a well drained hydrology. Both soils are listed as prime agricultural soils and will serve the gardens at the new residences well. No hydric soils exist on the site.



2.2.4 Regulatory Overlays

The Town GIS and RIDEM Environmental Resource Map was reviewed to evaluate the site’s proximity to sensitive environmental overlays. The parcel is in River Region 2 and falls under CRMC jurisdiction. There are no wetlands within 250’ of the project.

The parcel is not located within a groundwater recharge zone, groundwater reservoir, sole source aquifer, or protection radius of a community well head. As discussed, it is located within the Narrow River Watershed and will be reviewed under the Narrow River Special Area Management Plan (650-RICR-20-00-4). The neighborhood is listed as “lands developed beyond carrying capacity”, as such it requires the use of nitrogen reducing wastewater technologies.

The Rhode Island Natural Heritage Area data-layer was reviewed for known rare species or habitats near the proposed Project. No natural heritage areas were identified in the vicinity subject parcel. Neither this site nor

adjacent properties are located on the national or Rhode Island Register of Historic places. The Rhode Island Historical Cemetery Commission has not identified any Historic Cemeteries on or immediately adjacent to the parcel.

2.2.5 Surface Waters / Receiving Waters

The receiving water body for this watershed is the Pettaquamscutt River (a.k.a. Narrow River) with a waterbody ID of RI0010044E-01A. The river is 0.35 of a mile away, with associated marshlands 0.25 of a mile(1,300'+/-) from the site.

The section of Pettaquamscutt River is tidal and has 4A impairments for Fecal Coliform. A Water Quality Class of “SA” (designation that represents the goals for the waterbody) has been assigned to the area.



3.0 APPLICABILITY OF LOCAL DEVELOPMENT STANDARDS

The parcel is zoned Residential R20. Each proposed lot is required to have 20,000 square feet of area and 100 feet of frontage. The proposal is to provide two lots with frontage on Seaview Avenue, each with 100' of frontage and 200' of depth. The third lot will be located on Summit Avenue and will be 200' wide by 100' deep. The land has no restrictions and is a prime location for infill development.

3.1 REQUIRED PERMITS

- RIDEM OWTS - Soils Testing Verified @ 5' - 0".
- Municipal Subdivision Review

4.0 PROPOSED USE & NEIGHBORHOOD IMPACTS

Based on the parcel size and subsequent buildable envelope, the proposed houses will typically be constructed on a footprint of 30' x 50', likely including an integral garage and an upper-level floor space. The project proponents are downsizing and plans include building a single level ranch style dwelling on the lower lot and having each of their daughters maintaining homes on the upper parcels. The gross floor area will be about 2,200 square feet of living space, typical of today's home building, with three or four bedrooms and two and a half baths as the norm. The proposal is in kind with the neighborhood, which contains a mix of one floor and two floor homes.

The neighborhood nor the proposed structures will be visible from Route 1, due to elevation and vegetation limitations. The current view of the lot from Seaview Avenue is shown below. As the site is currently wooded with a mixture of deciduous trees and vines, the view of the sea and the Narrow River is somewhat obscured, although surprising distant sea views are availed on the upper floors. Once a portion of the lot is cleared there will be spotted views as shown on the attached rendering.

New construction is generally expected to create positive externalities. The influence of new residential construction on the selling prices of existing houses has been demonstrated repeatedly in this oceanside town.





5.0 COMMUNITY IMPACTS

5.1 POPULATION ESTIMATES

There are no age restrictions for inhabitants of this proposed subdivision. By reviewing applicable 2020 Census Data as well as an understanding of the locale, a few predictions regarding the future inhabitants of this proposed development can be made.

According to the 2020 Census, the Wakefield-Peace Dale census block has a population of 8,925. Within this group, approximately 14.2% (1,267) of the population are school aged children (SAC) and 18.5% (1,650 people) are over the age of sixty-five. The percentage over 65-year-old residents has increased by approximately 4% since the 2010 Census within this census block. Townwide, over 21% of the population is over 65.

Additional pertinent facts from the 2020 Census and Local School District include:

- Population South Kingstown = 31,930
- # of Housing Units in South Kingstown = 10,790
- Total # of Children Under 18 in South Kingstown = 5,032
- Total # of School Age Children in South Kingstown = 3,815 SAC
- Enrollment in South Kingstown Public School = 3,096 (18.8% of SAC Privately Enrolled)
- Average Household Size = 2.45
- Overall # of Children (0-18) per Housing Unit = 0.46
- School-Age Children per Housing Unit = 0.35
- Percent of Married households with own children under 18 years = 46.6%
- 19.7% of Homes in South Kingstown are Seasonal Use

Applying these statistics to this small subdivision yields the following:

- SAC = $0.35 * 3 \text{ Houses} = 1.05$
- Total Subdivision Population Based Upon Household Size = $2.45 * 3 = 7.35$

For simplicity, we conservatively offer:

- Total Subdivision Population = 8
- School Age Children = 2

5.2 HOUSEHOLD STATISTICS

In 2021, the median size of a newly constructed single-family dwelling in the northeast was 2,675 square feet (heated area) while nationally the median size was 2,473 square feet with 43% of dwellings containing four or more bedrooms. The proposed homes will be similar in size to the regional average.

The average home sale in South Kingstown was \$614,590 for single-family detached homes in June 2023; new

construction was significantly more at 1.1 million, however the sample size was small. The current market value of the proposed dwellings is anticipated between \$ 6 - 800,000.

5.3 FISCAL IMPACT STATEMENT

The subdivision will produce ongoing revenue for the town in the form of real estate taxes and miscellaneous fees. One-time fees will be collected during the construction of the subdivision, including permitting and impact fees, building permit fees, and recording fees. There will also be secondary benefits associated with the proposed construction, including job growth, spillover benefits to other local businesses, and the ability of the project to induce an increase in values of adjoining properties.

5.3.1 Primary Revenue

Real Estate Taxes

The existing tax rates (2023) in the town of South Kingstown re as follows:

- Residential Property \$ 11.05 (per \$1,000 of appraised value)

Miscellaneous fees include court fees, recreational passes, misc. licenses, police fees, and transfer station passes. For the 2023 Budget, the predicted revenue from these fees was \$2,783,079 or approximately \$91 per resident. Conservatively, an estimate of \$80 per resident is assumed to account for commercial taxpayer contributions. Residences also contribute meals tax and tangible tax by supporting local business.

	Predicted Assessment	Yearly Tax Revenue
Real Estate	\$800,000.00 x 3	\$ 26,520.00
Misc. Fees Revenue	\$80 per person x 8 people =	\$ 640.00
Total Primary Revenues per year.....		\$ 27,160 +/-

5.3.2 One Time Construction Fees

Immediate Fees Associated with Construction include the following

Subdivision Permitting Fees:		\$ 1,000
Transfer Stamps Recording Fees / Land Evidence Records:		\$ 125 – 200
Building Permit & Curb Cut Fees:	\$550,000 Est. Costs:	\$ 2,870*3 = \$8,610
<u>Misc. Business Licenses</u>		<u>\$ 500</u>
Total		\$ 10,310

Impact Fees

Fair Share Development Fees: \$4,338 per dwelling unit x 3 = \$ 13,014

Total Construction Revenues \$ 23,325 +/-

5.3.3 Municipal Impacts / Services

The town will provide services to the new residents that include educational costs and other municipal services. As there is no road construction required, municipal impacts are limited, the majority of impacts are related to School Costs.

School Impacts

The following is based upon the 2023-2024 Proposed South Kingstown Budget

2023 Budget Before State Aid \$62,635,680 or \$ 20,231 per student (3,096 Students)
State Aid = 11.9%; After State Aid \$17,800 per student

Other Revenue Streams Contributing to School Budget

Commercial & Tangible Property Tax =	\$7,972,138
Business Licenses	= \$ 1,613,500
<u>Hotel & Meals Tax</u>	<u>= \$5,072,455</u>
Total	- \$ 14,657,000 * 0.62 = \$9,087,000

As 62% of the budget goes to the school department, the \$14 million is reduced to \$9,087,000 or \$2,935 per student. Considering this, the burden on residential taxpayers per student is: \$14,865 per Student or \$29,730 total for the two projected SAC.

5.3.4 Fiscal Impact Summary

Yearly Property Tax Revenues:	\$ 27,160+/-
<u>Municipal Services Impact:</u>	<u>- \$ 29,730+/-</u>
Net Benefit to Town	- \$ 2,570
One Time Construction & Impact Revenues:	\$23,325+/-

With the estimated two SAC, the analysis estimates of revenues and costs to the town are approximately equal, with the difference approximately 10%. That -\$2,500 annual difference will be covered for nine/ten years due to the \$23,000 surplus initiated by construction impacts.

5.4 SECONDARY BENEFITS

The construction of the new residences along with site amenities will employ a variety of trades people and professionals. Many of the tradesmen will be local to the community and indirect and induced spending of these individuals will result in job stability in other service sectors, and ultimately increased revenues to the town in the form of business licenses, meal taxes, and pass-through state aid.

5.0 CONCLUSION

This project can be seamlessly introduced into the community without any significant negative effect.