



SOUTH KINGSTOWN PLANNING DEPARTMENT
PROJECT REVIEW MEMO
McGuirl Subdivision
Minor Subdivision – Preliminary Plan Review
October 26, 2023

Project Type:	Minor Subdivision		
Review Stage:	Preliminary Plan		
Address:	Sea View & Summit Avenues		
Plat:	58-1	Lot:	84
Parcel Size:	60,000 square feet	Zoning District:	R-20
Applicant:	Robert & Mary McGuirl 42 Hillside Road Wakefield, RI 02879	Owner:	Same
Current Plan Set:	<i>MCGUIRL SUBDIVISION, a Minor Subdivision, by W. P. Skorupski, Assessor's Plat 58-1, Lot 84, South Kingstown, Rhode Island, dated August 6, 2023, prepared Jeffrey J. Campopiano, P.E., P.O. Box 808, Saunderstown, RI 02874.</i>		

Property Characteristics

The subject property is an undeveloped parcel of land 60,000 square feet in size located in an R-20 Zoning District with 200 feet of frontage on both Sea View Avenue and Summit Avenue. There are no jurisdictional wetlands and/or buffers located on this property.

Project Description

The applicant is proposing to subdivide the existing parcel into three (3) conventional and conforming parcels for single-family development which will be serviced by public water and individual Onsite Wastewater Treatment Systems (OWTS). Two parcels will have frontage and access off Sea View Avenue, and the other parcel will have frontage and access off Summit Avenue.

Waivers Requested

No waivers are requested.

Review to Date

Preliminary Plan Review

September 13, 2023 - *The Technical Review Committee (TRC) discussed the application and rendered favorable action without further comments or conditions:*

Required Findings

In approving this subdivision request, the Board must make positive findings on the following standard provisions:

- (1) The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies;
- (2) The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance;

- (3) There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval;
- (4) The subdivision, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans; and
- (5) All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.

The Board also must address each of the following general purposes of zoning:

- (1) Providing for the orderly, thorough and expeditious review and approval of land developments and subdivisions;
- (2) Promoting high quality and appropriate design and construction of land developments and subdivisions;
- (3) Promoting the protection of the existing natural and built environment and the mitigation of all significant negative impacts of any proposed development on the existing environment;
- (4) Promoting design of land developments and subdivisions which are well-integrated with the surrounding neighborhoods with regard to natural and built features, and which concentrate development in areas which can best support intensive use by reason of natural characteristics and existing infrastructure;
- (5) Encouraging local design and improvement standards to reflect the intent of the community comprehensive plans with regard to the physical character of the various neighborhoods and districts of the municipality;
- (6) Promoting thorough technical review of all proposed land developments and subdivisions by appropriate local officials;
- (7) Encouraging local requirements for dedications of public land, impact mitigation, and payment-in-lieu thereof, to be based on clear documentation of needs and to be fairly applied and administered; and
- (8) Encouraging the establishment and consistent application of procedures for local record-keeping on all matters of land development and subdivision review, approval and construction.

Draft Motion for Consideration

Decision

“The South Kingstown Planning Board hereby grants Preliminary Plan approval to the McGuirl Minor Subdivision, a three (3) lot minor subdivision for single-family development located on Sea View and Summit Avenues, Robert & Mary McGuirl, *applicant/owner*. This approval is based upon plan set entitled ‘MCGUIRL SUBDIVISION, a Minor Subdivision, by W. P. Skorupski, Assessor’s Plat 58-1, Lot 84, South Kingstown, Rhode Island, including Sheets 1 through 2, dated August 6, 2023, prepared Jeffrey J. Campopiano, P.E., P.O. Box 808, Saundertown, RI 02874.’ This approval is based on the following Findings of Fact and Conditions of Approval:

Findings of Fact

- A. The subdivision is consistent with the requirements of the South Kingstown Comprehensive Community Plan.

- B. The subdivision conforms to the standards and provisions of the South Kingstown Zoning Ordinance.
- C. There will be no significant negative environmental impacts from the subdivision as depicted on the above referenced plans, with the required Conditions of Approval.
- D. The subdivision, as proposed will not result in the creation of building sites with such physical constraints to development that building on the lots according to pertinent regulations and building standards would be impracticable.
- E. The subdivision has adequate and permanent physical access to a public street, namely, Sea View Avenue and Summit Avenue.
- F. With the required Conditions of Approval, the subdivision promotes high quality and appropriate design and construction.
- G. With the required Conditions of Approval, the supports the protection of the existing natural and built environment, and the mitigation of all significant negative impacts on the existing environment.
- H. The subdivision is well-integrated with the surrounding neighborhood with regard to natural and built features, and concentrates development in areas which can best support intensive use by reason of natural characteristics and existing infrastructure.
- I. Thorough technical review of the subdivision has been conducted by the South Kingstown Technical Review Committee.

Conditions of Approval

- 1. This approval is limited to three (3) lots in total as shown on the approved Plan.
- 2. All lots shall be serviced by public water and individual Onsite Wastewater Treatment Systems (OWTS).
- 3. Survey monumentation shall be installed at each property boundary intersection. Said monumentation shall consist of granite bounds, be shown on the draft Record Plan, and be installed in the field prior to recording. This requirement shall be subject to the approval of the Administrative Officer as part of the Final Plan approval.
- 4. Physical Alteration Permits from the Town of South Kingstown must be received for any new or modified curb cuts prior to installation.
- 5. Soil Erosion, Run Off and Sedimentation Control (SERSC) Permit's must be issued from the Town's Department of Public Services prior to applying for any building permits on the lots.
- 6. The applicant shall submit a Final Plan that meets the requirements of the 'Final Plan Checklist, Minor Subdivision,' as found in the Regulations. The Final Plan shall contain a draft Record Plan as required by the Checklist. The draft Record Plan shall include notation of Conditions of Approval numbered one (#1) through five (#5), as listed above. The Final Plan shall be subject to review and approval by the Administrative Officer. Upon approval, and satisfaction of any applicable Conditions contained within the Final Plan approval, the applicant shall submit the Record Plan on polyester film, along with executed deeds, to the Administrative Officer for endorsement by the Planning Board Chair, and shall record the same in the Town of South Kingstown Land Evidence Records.