

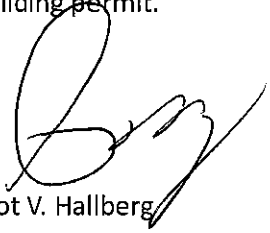
December 18, 2023

TO: Town of South Kingstown Planning Department

From: Scot V. Hallberg

Re: 93 Columbia Street subdivision item #16 on page 5 of the notification of incomplete submittal

The applicant will not be disturbing any soil until construction at a future date. The applicant or his successors will submit a soil erosion, run-off and sedimentation control plan (s) prior to applying for a building permit.



Scot V. Hallberg

December 18, 2023

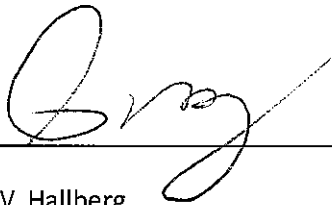
To: The Town of South Planning Department

From: Scot V. Hallberg

Re: 93 Columbia Street subdivision request for a flexible frontage waiver

Dear South Kingstown Planning Department,

I am requesting a waiver under section 502.2 A ; Supplementary regulations lot frontage and width flexible provisions. I am requesting that the Planning Board grant a waiver allowing the reduction of the lot frontage requirement to 20' for each of the newly created lots. Thank you in advance for your consideration.



Scot V. Hallberg

17 Arnold St. Suite 100

Wakefield, RI 02879

401-265-0462

Patrick Grant
Superintendent of T&D

Veolia Water Rhode Island
10 High St, Suite K
Wakefield RI 02879
TEL 401-228-5912



October 31, 2023

Scot Hallberg

Dear Mr. Hallberg,

This is to advise you that water service can currently be made available to both A.P. 57-1 Lot 195 Lot 2 and Lot 3 as shown in the Minor Subdivision plan titled "The Hallberg Plat".

This willingness to serve letter is contingent upon Veolia Water Rhode Island having County, State and Federal regulatory authorization to provide the requested water service and is valid for nine (9) months from the date of issuance. If the main installation/extension or service installation is not completed and approved by Veolia Water Rhode Island within nine (9) months from the date this letter is issued, this willingness to serve letter will expire, and it will be necessary for you to request a new willingness to serve letter.

Please contact me at 401-228-5912 if you need additional information.

Very truly yours,



Patrick Grant
Superintendent



Town of South Kingstown, RI

Department of Public Services
509 Commodore Perry Highway
Wakefield, RI 02879
Tel: (401) 789-9331
Fax: (401) 782-8068

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SEWER SERVICE ENGINEERING REVIEW REQUEST

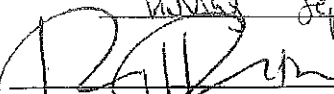
Review Requested By: Scot Hallberg

Property Address: 93 Columbia Street

Plat: 57-1 195 Road Status: Town Private State

- SEWER SERVICE IS AVAILABLE AT THIS TIME* (See Note)
- SEWER SERVICE IS AVAILABLE AT THIS TIME, BUT REQUIRES LATERAL INSTALLATION AT PROPERTY OWNER'S EXPENSE
- SEWER SERVICE IS NOT AVAILABLE AT THIS TIME
- SEWER MAIN EXTENSION REQUIRED
- GREASE TRAP REQUIRED; CONTACT KRYSTAL FURLONG, PRETREATMENT COORDINATOR, AT 788-9771 FOR MORE INFORMATION.
- UTILITIES IN A STATE RIGHT-OF-WAY WILL REQUIRE A RIDOT INSPECTION. APPLICANT SUBJECT TO PAY ALL RIDOT INSPECTION FEES.

OTHER: 10' Separation required between water - sewer service.
Please coordinate with Sewer Dept. for fee assessment.
 (RE) Project include two additional lots (Minor Subdivision - Hallberg Plat).
having separate connections


 RICHARD J. BOURBONNAIS, PE, Public Services Director
 KATHY PEREZ, Wastewater Superintendent

10-27-2023
 DATE
 revised 11-8-2023

***NOTE:** The Town makes no warranty either written or implied as to the accuracy of lateral installation. Confirmation of lateral is only warranted upon test-pit verification at property owner's expense.

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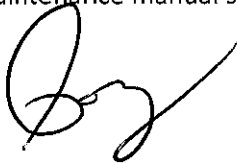
December 18, 2023

TO: Town of South Kingstown Planning Department

From: Scot V. Hallberg

Re: 93 Columbia Street subdivision item #4 on page 5 of the notification of incomplete submittal

The applicant will not be disturbing any soil until construction at a future date. The applicant or his successors will submit drainage calculations and supporting documentation, including an Operations and Maintenance manual system, if necessary, prior to applying for a building permit.

A handwritten signature in black ink, appearing to read 'Scot V. Hallberg', with a stylized, cursive script.

Scot V. Hallberg

②

Carrigan Engineering, Inc.

CIVIL AND ENVIRONMENTAL ENGINEERING
86 Brook Farm Road South
Wakefield, RI 02879

(401) 789-6865 (Phone)

28 December 2023

Planning Department
Town of South Kingstown
180 High Street
Wakefield, RI 02879

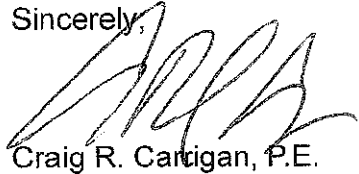
Re: The Lots on Columbia
93 Columbia Street

To Whom It May Concern:

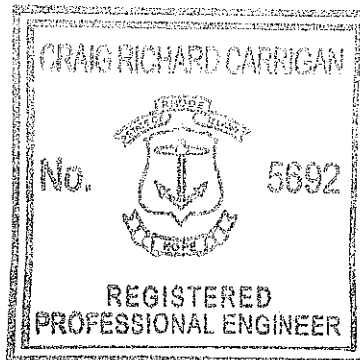
Please be advised that this office has completed a review of the proposed subdivision and projected improvements at the above referenced location. Based on this review I find that the two additional parcels will be served by municipal water and sewer which will require Town permits but not State permits. I further find that the potential area of disturbance does not rise to an area that would require State storm water permitting.

I therefore find that no State permits are required for the development. Should you have any questions please contact this office.

Sincerely,



Craig R. Carrigan, P.E.





UNION FIRE DISTRICT OF SOUTH KINGSTOWN
131 ASA POND ROAD
SOUTH KINGSTOWN, RI 02879



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TEL (401) 789-8354

FAX (401) 789-8750

October 30, 2023

Re: 93 Columbia Street Subdivision

Mr. Hallberg:

The Union Fire District's Fire Marshals Office has no objections to the planned subdivision at 93 Columbia St. Fire Code for the buildings will be reviews at the time of plan Submittal at the office of the Building Officials.

If you need anything further, please feel free to contact me.

Regards,

Dennis Bernier, Fire Marshal
Union Fire District
131 Asa Pond Rd
Wakefield RI 02879
Cell (401) 489-9915
Work (401) 789-8354 Ext 103

"Safety Always"

★ Abster List ★

REM_MBLU_M4	REM_MBLU_B1	LOCATION	SIH_OWN_NAME	SIH_CO_OWN_NAME	SIH_OWN_ADDR	LOCATION	SIH_OWN_ADDR_2
57-1	157	120 CLEVELAND STREET	TOMASSO RAYMOND J &	CATHERINE E	150 LYNDON RD	WAKEFIELD, RI 02905	null
57-1	203	HOPE COURT	KAROLE, JAMES R	null	350 WILLARD AVE	WAKEFIELD, RI 02875	null
57-1	202	119 COLUMBIA STREET	MYERS FAMILY 2007 IRREV TRUST	null	119 COLUMBIA STREET	WAKEFIELD, RI 02875	null
57-1	30	116 COLUMBIA STREET	STONE, CHARLES A	null	116 COLUMBIA ST	WAKEFIELD, RI 02875	null
57-1	233	125 RIVER STREET	MILLER-SYLVA, SHELBY	null	125 RIVER ST	WAKEFIELD, RI 02875	null
57-1	158	108 CLEVELAND STREET	PHENIX JANE E &	DANIELLE	108 CLEVELAND ST	WAKEFIELD, RI 02875	null
57-1	196	29 HOPE COURT	SCOWCROFT, KRISTIN B	null	29 HOPE CT	WAKEFIELD, RI 02875	null
57-1	197	25 HOPE COURT	REELS, EARLINE M A/K/A REELS, EARLINE	REELS, DENISE M & WALMSLEY, CONS	25 HOPE CT	WAKEFIELD, RI 02875	null
57-1	198	19 HOPE COURT	DIAMOND, EMILY P	DIAMOND, KEVIN D	19 HOPE COURT	WAKEFIELD, RI 02875	null
57-1	199	13 HOPE COURT	PIMENTAL FAMILY TRUST	null	170 MEDFORD ST	WAKEFIELD, RI 02889	null
57-1	201	109 COLUMBIA STREET	MCKELVEY JAMES M	MCKELVEY LARELO JO	109 COLUMBIA ST	WAKEFIELD, RI 02875	null
57-1	33	108 COLUMBIA STREET	CRANE JAMES E II &	BEBES MARIANNE	108 COLUMBIA STREET	WAKEFIELD, RI 02875	null
57-1	29	115 RIVER STREET	BEAUCHAMP WILLIAM J ET ALS	null	1140 BROAD ROCK RD	WAKEFIELD, RI 02875	null
57-1	145	101 CLEVELAND STREET	GRAY, DONALD E JR & JENNIFER J	null	101 CLEVELAND ST	WAKEFIELD, RI 02875	null
57-1	159	102 CLEVELAND STREET	FRIEL, MARK C ET UX	LAURIE ANN	102 CLEVELAND STREET	WAKEFIELD, RI 02875	null
57-1	200	105 COLUMBIA STREET	DAURIA, GREGORY T & JOAN Z	null	133 BURROWS HILL RD	WAKEFIELD, RI 02875	null
57-1	144	93 CLEVELAND STREET	DEERING, TIMOTHY E & LESLIE R	null	93 CLEVELAND ST	WAKEFIELD, RI 02875	null
57-1	160	96 CLEVELAND STREET	DONILON, NANCY J	null	96 CLEVELAND ST	WAKEFIELD, RI 02875	null
57-1	195	93 COLUMBIA STREET	HALBERG, SCOT V	null	17 ARNOLD ST	WAKEFIELD, RI 02875	null
57-1	28	105 RIVER STREET	SINE, JUDITH & KRIVINSKAS,	ROBERT	105 RIVER ST	WAKEFIELD, RI 02875	null
57-1	34	94 COLUMBIA STREET	MCLANE RYAN A &	TENNEY SARAH C	94 COLUMBIA STREET	WAKEFIELD, RI 02875	null
57-1	161	90 CLEVELAND STREET	LEVIZON, ELANA	null	90 CLEVELAND ST	WAKEFIELD, RI 02875	null
57-1	27	88 COLUMBIA STREET	AVERY-STORTI FUNERAL HOME INC	null	88 COLUMBIA STREET	WAKEFIELD, RI 02875	null
57-1	143	83 CLEVELAND STREET	SMITH, JONATHAN D ET UX	KATHRYN J	83 CLEVELAND ST	WAKEFIELD, RI 02875	null
57-1	162	82 CLEVELAND STREET	FAUST TAMARAH E LIVING TRUST	null	82 CLEVELAND ST	WAKEFIELD, RI 02875	null
57-1	194	85 COLUMBIA STREET	MCSHANE, KENNETH M	null	85 COLUMBIA ST	WAKEFIELD, RI 02875	null
57-1	142	75 CLEVELAND STREET	RICCIPELLI, JOANNE M	null	75 CLEVELAND ST	WAKEFIELD, RI 02875	null
57-1	163	3 HAZARD STREET	ZEVL PROPERTIES LLP	null	1790 MINSTERMAN RD	WAKEFIELD, RI 02875	null
57-1	188	15 HAZARD STREET	ENGSTRUME, JAMES H JR	null	15 HAZARD ST	WAKEFIELD, RI 02875	null
57-1	189	23 HAZARD STREET	MCGAR, JUDITH ROSS (LL)	null	23 HAZARD ST	WAKEFIELD, RI 02875	null
57-1	190	25 HAZARD STREET	WOOD, RITA A	null	25 HAZARD STREET	WAKEFIELD, RI 02875	null
57-1	191	33 HAZARD STREET	ZULLO LIVING TRUST	null	33 HAZARD ST	WAKEFIELD, RI 02875	null
57-1	193	79 COLUMBIA STREET	CAHOONE, WAYNET	null	79 COLUMBIA ST	WAKEFIELD, RI 02875	null
57-1	192	75 COLUMBIA STREET	GRENIER, JANE D	TRUST AGREEMENT	90 TUCKERTOWN RD	WAKEFIELD, RI 02875	null
57-1	36	70 COLUMBIA STREET	RYKY PROPERTIES LLC	null	9 LANCASTER AVE	WAKEFIELD, RI 02875	null