

**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: Chris De Paola
Name of Primary Contact (if applicant is an organization): _____
Applicant Address: 135 North Road. peace Dale, RI 02879
Applicant Phone: 401-226-6293 Applicant Email: creativespacesbuilding@gmail.com

OWNER INFORMATION

Owner Name(s): same
Owner Contact Information: _____

PROJECT INFORMATION

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: 48-3, 111
Physical Address or Location of Parcel(s): 10 Oak Dell St
Zoning District(s) of Parcel(s): Res Total Size of Development Parcel: 9,064 sq ft
Date of Initial Meeting with Planning Department Staff (before first stage of review): 2/6/21

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 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 checked="" type="checkbox"/> Major Subdivision | <input type="checkbox"/> Residential Compound |
| | <input type="checkbox"/> Comprehensive Permit |

CURRENT STAGE OF REVIEW (if applicable)

- | | |
|---|---|
| <input type="checkbox"/> Pre-Application Concept Review | <input type="checkbox"/> Release of Performance/Maintenance Guarantee |
| <input type="checkbox"/> Conceptual Master Plan | <input checked="" 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.*

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 \$_____.

(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.

Applicant Signature

1/1/24

Date

Chris De Paola

Printed Name

To the South Kingstown Planning Board, Maria Mack , Chairperson
Regarding our request to changes of the approved subdivision plan labelled William H. Baker
Homestead

We would respectfully like to change Conditions of Approval #3 from 100% AMI to 120% AMI. I apologize for not catching this at our last meeting, but if I recall correctly, the conditions of approval numbers were discussed but not their actual content. We are requesting this change because while this is a small project, there are still significant costs involved and we feel we need the added flexibility afforded by the increased AMI percentage to successfully complete this affordable housing project.

Because this is only one unit, we do not benefit from the economy of scale enjoyed by the typical builder. A developer proposing 3 market rate units and receiving a bonus affordable unit is buying materials and employing labor in bulk. For instance, I am excavating for a small 780 sq ft home. The major cost is getting my excavator on site. It does not cost twice as much to dig a 1560 sq ft hole. This holds true for majority of the project. With the volatility in materials, interest rates and the severe shortage of and aging out of trades people locally, we respectfully request the increased flexibility of the 120% AMI.

We are also requesting relief from Condition of Approval #9, all utilities to be installed underground. Perhaps this is a boiler plate condition of all new subdivisions but it imposes an undue financial hardship on the project, is not in keeping with the surrounding properties as there are existing telephone poles as well as an overhead line to the present garage.

Thank you for your consideration, Chris De Paola