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(1942-2023)

December 13, 2023

Maria Mack, Chair
South Kingstown Planning Board
180 High Street
Wakefield, RI 02879

RE: Major Land Development – Waiver Request
485 High Street
Wakefield, RI 02879
Plat 48-3; Lot 147

Dear Chair Mack and Members of the Planning Board:

I hope you are all doing well. Please accept this letter on behalf of my client, Harry Bell of Bell Capital, for 485 High Street, Wakefield, RI, 02879.

We have submitted an application for a Major Land Development with combined Conceptual Master Plan and Preliminary Plans.

The project is in the Commercial Downtown (CD) zone. The existing conditions on site include a single-family dwelling (three bedrooms) and a four-unit apartment building. We are proposing to convert an existing garage into a three-unit building. In total there will be

As part of the process, we are requesting the following waivers, pursuant to Section 505.1.D.4 of the Zoning Ordinance, from the Subdivision and Land Development Regulations:

- (1) G. Landscaping – General Standards and Specifications, 4. Interior Landscaping. The size of the parking lot does not allow for the required landscaping as mandated in the Subdivision Regulations. We are requesting a waiver to allow for less landscaping in the parking area.

- (2) Open Space - It appears that 10% open space is required for a major land development project, even if such a project is in a CD zone. We believe we meet the 10% requirement. However, in the event that a review shows a difference result, we would request a waiver from that requirement.

We look forward to discussing this project with you. Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "James M. Callaghan", with a long horizontal flourish extending to the right.

James M. Callaghan