

3/17/2024

Members of the Planning Board

We noted that during the February Planning Board meeting, there were several concerns that were raised which we would like to provide some clarity and a response to.

First, regarding traffic on our shared private road, a point was raised that the road is narrow and that if two cars meet then one must back up to make room for the other to pass. We disagree with this as a blanket statement and present it as only partially true. There are two places on the road where this does apply, but the rest of the road allows for room for the two vehicles to pass each other. Note that this is also true of some other roads in South Kingstown.

Second, regarding maintenance of the road, a point was made that we have never offered to pay for any maintenance. No one has ever asked us for any money to do so. To the best of our knowledge, there have been two snow plowings during the time that we have owned the property, and no other road maintenance costs. Regardless, we have sent a letter to our neighbors offering to pay for 20% of the costs of maintaining the road. This takes into consideration the five homes that use the road, but not The Hale House, which I suspect we can all agree to cover that expense for as a small contribution to the good work that the land trust is involved with.

Third, concerns were brought up about the number of vehicles we should allow to park on our property. We would agree to put in our lease that any car in excess of 10 cars parked on the property would be towed at Owners' expense. We would also agree to specify in our lease exactly where our tenants and their guests need to park, and if there are any cars in a location other than the specified, then those vehicles would be towed at the vehicle owners expense.

Fourth, allegations of trespassing were raised. We agree to install a sign at the bottom of our 2nd (eastern) driveway to remind our tenants, guests, and anyone else that finds themselves on our private road that the road beyond that point is our neighbor's private property and that there is no trespassing permitted, walking or driving. We'll also put this in our leases, going forward, so it is a term that each tenant is aware of and agrees to at the start of their tenancies with a penalty of termination of tenancy for any violations. We agree with our neighbors that all property owners should have 100% right to their own privacy and consider it our responsibility to help enforce this.

Fifth, concerns regarding pond access were also raised. The same reminder signage as mentioned above will apply to pond access on the Hale House property. Please note that our pond access is a very steep, challenging to navigate path which leads from our shared road to the pump house, and does not actually go all the way to the water. We strongly disagree with the statement that was made that "anyone could easily access the pond" on our property. The terrain between the road and the woods is heavily wooded and is extremely steep. The average

person would find it very challenging to walk down near the pond. We own and maintain a narrow trail which goes to our pump house and does not continue to the pond.

Sixth, we'd like to go on record with some additional information about traffic. The approval of this Special Use permit would allow up to 6 unrelated occupants, which would most likely result in 5-6 cars parking at the property and using our shared road. We recognize that our neighbors are not used to seeing this number of cars associated with our property, as it was mostly vacant for several years, and even prior to that had been significantly underutilized for many years. To state the obvious, 2625B is a very large house that has been there for over 70 years, which predates all of the other houses on the shared private road, excepting the Hale House. Per town records,

2625C was built in 1963

2625D was built in 1970

2625E was built in 1979

2625A was built in 2002.

Indeed, it should not be easily dismissed that the portion of private shared road in question was originally built for our property to utilize both driveways we currently enjoy. This 16-room storied mansion built in 1953 has always had use of this road, and several cars parking there is not only our right, but the obvious original intent and historical use of this property.

It is understandable that our neighbors were unaccustomed to and upset by the increased use, as they had become accustomed to the aforementioned underutilization of this property, so any increase to the past few years is a change.

That said, we are happy to discuss and would welcome a major improvement of the shared road, should our neighbors wish to share the cost this would entail. We have been working closely with the town to bring the property into compliance with everything that has been asked of us and will continue to do so. We have every intention and desire to continue to be good neighbors and welcome increased communication to work together. As mentioned before, Ames is a very hands-on and present property manager, is at the property 3 to 4 times per week and is open to conversation about anything that comes up.

Respectfully,

Sean Hevenor and Ames Kaiser

3/17/2024