

*Dowdell Engineering Associates, LLC*

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January 2, 2025

Jay Parker, AICP, CFM  
Deputy Director of Planning  
Town of South Kingstown  
180 High Street  
South Kingstown, RI 02879

Re: Applicant: Robert Hefner  
Hefner Subdivision  
Minor Subdivision Narrative Report  
AP 87-1 Lot 1 and AP 86-2 Lot 20

The purpose of this letter is to provide a narrative report (section 2) on the following matters, as requested. Each description is below.

**A general description of the existing physical environment and existing use(s) of the property:**

The two subject existing properties to be subdivided into three developable parcels are located at #171 Sycamore Lane (AP 86-2 Lot 20, the "Dillmann Lot") and #231 Sycamore Lane (87-1 Lot 1, the "Hefner Lot"). The Hefner Lot is adjacent to Segar Cove on Potter Pond. The Dillmann Lot is inland from the Hefner Lot and does not border Segar Cove.

Both lots are made up of deciduous woodland, open fields and lawn areas with stone walls throughout each property. The Hefner Lot contains a coastal wetland along Segar Cove. There is an open field near Sycamore Lane on the Dillman Lot.

**A general description of the use(s) and type(s) of subdivision/development proposed:**

The existing uses of each lot are single family residential and the proposed uses shall be single family residential. No change to the use is proposed.

**A general statement and supporting maps and/or graphics that illustrates the approach utilized in designing the proposed subdivision/development, including consideration of existing conditions and significant site features;**

As shown on Sheet 3 of the Plan Set, the new developable lot (Proposed Lot 2) consists of a flat wooded area to the northeast, near Sycamore Lane, then a distinct drop-off toward the center of the property. The rear of the lot is proposed to remain wooded. The house and OWTS are proposed in the flat area near the front of the lot because of the slope to the southwest.

**An estimate of the approximate population of the proposed subdivision/development, if any:**

The proposed single-family home on Proposed Lot 2 will be a 5-bedroom dwelling, which would house one family.

**An estimate of the number of school-aged children to be housed in the proposed subdivision/development, if any:**

The proposed single-family home on Proposed Lot 2 will be a 5-bedroom dwelling, which could house 2-4 school aged children.

**A general analysis of soil types and suitability for the development proposed;**

Soil types on Proposed Lot 2 include BhB – Bridgehampton Silt Loam and EfB – Enfield Silt Loam. Mk – Matunuck Muckey Peat can be found on the Hefner Lot near Segar Cove. The area where development is proposed is made up of primarily BhB, which is suitable for single-family home construction.

**A general viewshed analysis, showing the location and extent of significant views both from and within the proposed subdivision/development parcel(s), as well as anticipated views into the property from adjacent public or private streets and properties:**

Homes landward of Proposed Lot 2 are located in wooded areas without views of the Segar Cove. The Hefner Lot does have a view of Segar Cove, but Proposed Lot 2 will not interfere with this view. The view of the field from the Dillmann Lot will not be impacted.

**A statement of the potential fiscal impacts of the subdivision/development on Town of South Kingstown expenses and revenues:**

There will not be significant fiscal impacts on the Town of South Kingstown. There will be one additional single-family home added.

If you have any questions, please call me at 401-364-1027 or email me at [m.l.dowdell@gmail.com](mailto:m.l.dowdell@gmail.com). Thank you.

Sincerely,



Mark L. Dowdell, P.E.