



Garofalo & Associates, Inc.

Consulting Engineers

Surveyors ♦ Land Planners

May 6, 2025
(REVISED 5/20/25)

Planning Department
TOWN OF SOUTH KINGSTOWN
180 High Street
Wakefield, RI 02879

RE: LDP Preliminary Stage Submission
South Kingstown High School
AP 49-4 Lot 14 and AP 57-1 Lot 209
Columbia Street at School Street
South Kingstown, Rhode Island

Sir or Madam,

On behalf of the Owner and Applicant (Town of South Kingstown), *Garofalo & Associates, Inc. (Garofalo)* respectfully submits this application for Major Land Development, Preliminary Stage Review for the referenced project. The scope generally includes demolition and removal of the existing High School and construction of a new school and supporting fields and amenities. Please note that the project is currently comprised of two lots which will be merged, and the application is presented as a single property for clarity.

We have attached a completed application and submission checklist, as well as Plans of the Existing and Proposed conditions and other Supporting Materials for your use and information. Please also consider this as a formal request to administer the project under the provisions for Unified Development Review for the purposes of granting the dimensional relief and/or waivers outlined below.

Requested Zoning Relief:

Article 4, section 401, Schedule of Dimensional Regulations - Municipal uses in GI zone does not include dimensional standards but provisions related to Education Institutions (Uses with Specified Dimensions Requirements Regardless of Zoning District) for construction of a building with a height of 61' where a 35' maximum is allowed, requiring 26' of relief.

Requested Land Development Regulation Waivers:

To the extent it is required, relief is hereby requested from the twelve (12) parking space maximum between island indicated on Fig 8 as one of the ways of providing compliance to the Minimum Percent of Total Parking Lot area required by Article IV – Special Requirements, Part G.4 Interior Landscaping.



In support of the application, and specifically to address elements of the Supporting Materials submission checklist requirements, the following conditions are brought to the attention of the Board:

(Item 2) The site is fully developed and outside of any Buffer Zones or Jurisdictional Areas. The applicant hereby requests relief from the requirements for or a letter of non-jurisdiction from RIDEM

(Item 3) The property (existing school) is serviced by public water (Veolia Water). Coordination has occurred with that agency, but a written statement from Veolia has not yet been obtained and is hereby requested to be deferred.

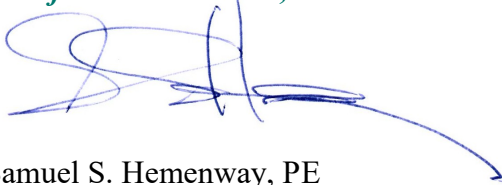
(Item 4) The property (existing school) is serviced by public sewer, Coordination has occurred with the Town of South Kingstown Department of Public Services, but a written approval has not yet been obtained and is hereby requested to be deferred.

(Item 9) Although coverage under the RI General Permit for construction activities and stormwater approval is anticipated for the project, those permits are not yet acquired and are requested to be deferred.

I trust that the information outlined addresses the requirements for submission and that the Site Plan review materials are sufficient for evaluation of the project impacts at this stage of review.

If you have any questions, or require additional information, please call.

Sincerely,
Garofalo & Associates, Inc.



Samuel S. Hemenway, PE
Project Manager

Cc: File

