

6/15/20

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**\*\* ADDENDUM I TO 'NORTH WOODS' NARRATIVE \*\***

**Re: NORTH WOODS MAJOR SUBDIVISION**

South Road, Wakefield, RI 02879

After the **Planning Board Public Informational Meeting on May 28, 2020**, and further review by the **Technical Review Committee on June 10, 2020**, we have made significant changes to our plan to address the Board, Committee, and Neighbor concerns. We are hopeful that these changes provide clarifications to the project, and that we may proceed with the development as modified.

**Planning Board & Staff/ Public Works/ Neighbor Concerns ...\* Redress**

**1. Planning Board & Staff**

\* We are asking relief from the Town Road Standard Article XIII.B, page 103 of the subdivision regulations re:

**1. Road Width**

After meeting with the TRC, we have increased the road width to 40' from 35' with 20' paved to allow drainage swales and any other needed engineering.

**2. FDRP 100' Buffer on South Road**

**...Lot 1**

We have increased the buffer from our proposed 50' to 80' with infill plantings, and also added 10' to the 50' forested open space buffer along the entire 240' length of Lot 1 creating a 60' x 240' no cut area to visually buffer traffic travelling south on South Road. Our intent is to keep in place a stone wall that runs the full length of lots 1 & 2 on the western property line.

**...Lot 2**

Lot 2 is the proposed new LMI location. We have increased the buffer from 50' to 70'. The topography drops off significantly on this lot, with the existing retaining walls' higher elevation on South Road that naturally creates a visual buffer, as illustrated by our landscape architect.

**...Lot 3**

We have increased the buffer from 50' to 60'. We have moved the road

which becomes the western property line for Lot 3 as far west as possible without removing an existing tree lined embankment at a much higher elevation. By complying with the new road entrance recommendation, we have reduced the depth of Lot 3.

- \* We also ask that the board find that the private road servicing the 15 lots is deemed adequate in accordance with Article IV.A page 29 of the subdivision regulations. We propose three (3) shared access driveway easements for:  
**1.** Lots 2 and 3/ **2.** Lots 1 and 12/ and **3.** Lots 11 and 10
- \* This Plan has reduced the number of Lots abutting South Road to Three (3).
- \* The LMI has been relocated internally to **Lot 2**. The previous location of Lot 15 is converted to the bus stop waiting area, and adds open space area in excess of the requirement. Lot 15 has moved to an internal location.
- \* We have modified the access to the open space areas by adding **two (2) additional walking paths**. Both added locations provide comfortable access to the Community Gardens and Nature Trails, alter the lot sizing, and close the loop of connectivity.  
...One **10-foot wide path** location is near the road termination between Lots 8 and 9. ...A Second **15-foot wide path** on the on west side of the stone wall separating Lots 5 and 6.
- \* Our objective is to keep the interior stone walls in place as much as possible.
- \* We will provide architectural sketches of the proposed Garden Shed, and the Bus Stop shelter.

## 2. Public Works:

- \* Road entrance moved south per Director recommendations.
- \* Road ROW increased to 40' to accommodate drainage swale.
- \* New Plan has 5500 sq. ft. additional area... for drainage if needed.
- \* Suez Water has agreed to give access for Public Water on a private road.
- \* In the preliminary drainage assessment, our engineers have assured us that we have enough landmass to manage the required drainage as calculated.
- \* Drainage will be designed for the 100-year peak flow as required.

## 3. Neighbors

- \* Our neighbors across South Road from Lots 1 & 2, Mr. and Mrs. Paul Richmond, have reviewed our most recent plan, and they tentatively approve.
- \* Buffer of 50' along entire boundary with Henry Case Way, with additional 10' on **Lot 1**.
- \* We propose a 60" buffer at **Lot 10** where it abuts the Handrigan residence, but offer an alternate option of keeping the 50' buffer, and adding limited infill planting.
- \* We have eliminated the walking path along the Henry Case Way (HCW) buffer, and that will remain as a dense, forested open space.
- \* The mature stand of Larch and Norway spruce @ Lot 1 provides an excellent visual screen at Lot 1 from HCW and when traveling south on South Road.
- \* We propose only four (4) house lots over a distance 1200' along HCW.
- \* At Genesee Way to the West, our surveyor has calculated distances from

property line to property line of 320', 383', and 460' respectively. This area includes over three acres of wetlands and forest, and is 6 – 10 times the 50' required buffer.

In closing, we believe this plan demonstrates a great deal of respect for the neighboring property values and their privacy.

Respectfully Submitted:

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Michael O'Brien/ Earl Greco/ David Merriam **TNLC Partners**