

117 Westwind Road  
Wakefield, RI 02879  
June 21, 2020

Town of South Kingstown  
Planning Board  
180 High Street Wakefield RI 02879

Subject Pubic Comment

Through: Jay Parker and Kaela Gray (kgray@southkingstownri.com and  
jparker@southkingstownri.com)

To: South Kingstown Planning Board Members

Reference: CONCEPTUAL MASTER PLAN LAND DEVELOPMENT for Tower Hill  
Landings Annex, proposed construction of an 11-unit multi-household structure and associated  
site improvements, AP 32-4, Lot 32, located at 2095 Kingstown Road, Tower Hill Landings  
Annex, LLC.

Members of the Planning Board,

I request consideration of my input and concerns during discussion on the development of Tower Hill Landings Annex. I am unable due to work commitment that I cannot “zoom” to attend the upcoming meeting concerning a conceptual master plan for expansion of Tower Hill Annex on Kingston Road (Route 108) at the former site of Chucina Twist / Iggy’s as stated by above reference.

I reside on Westwind Village for more than 17 years. Westwind Road serves approximately 30 households and directly abuts the proposed development on Rt 108 / Kingston Road. I find the proposal suitable as Tower Hill landings has been a reasonable neighbor and existing structures are not overbearing that blends into this area of Wakefield.

However, I do request the board pay attention and ensure that the development of this parcel under the town’s permit and approval process abide and include the following:

- a. Noise monitoring and business hours of construction. Westwind village is a residential neighborhood as well as residents of Tower landings. Request **strict adherence** to the town’s noise ordinance by monitoring and that the developer adhere to working hours per town ordinance for commercial construction.

- b. Plantings. Along Kingstown Road the developer has some plantings for the residents and 5 trees along Rt 108. I request additional plantings in the form of a 3' to 4' high hedge / fur tree / barrier of green planting between the trees to further a visual break from the RT 108 road and to maintain residential privacy. And, add an additional tree on the south west point is recommended. (See attachment).
- c. Entry and Egress points to the development and during construction shall be via Rollens Road to minimize traffic control concerns along Rt 108.
- d. RT 108 storm drain. Developer pay for re grading to position drains to optimally catch road run off preventing both ice buildup in the winter and hydroplaning during rain.
- e. Building site. During construction to include misting and temporary barrier to reduce dirt and dust from intruding into the residential areas of Westwind Village and Tower Landing,
- f. Ambient lighting at night. Use of parking lot and external lighting fixtures that are similar to existing units and height levels.
- g. Asphalt. Consider the use of permeable asphalt to assist watershed recharging from excess rain and adjacent to the storm water management basin.
- h. Dumpster location. Keep the site of the dumpster where it exists today nearby Building #2 as marked on the attached drawing. Having the dumpster next to the stormwater management area increases the potential for direct contamination into the intermittent stream head.
- i. Storm Water Management area located on the north east lot needs to be increased. I and the developer recognize in the plan an intermittent stream meanders North of the lot into a swamp / marsh area adjacent to East Farm and eventually proceeds to Saugatucket Pond, a known hatching area for blueback (a vulnerable species under IUCN standards) and alewife herring, and American eel or glass eel (*Anguilla rostrata* - endangered species under IUCN standards).

My prevailing concern as the town permits development over the upcoming years is that there insufficient attention placed on the estuaries both intermittent and permanent that serve as watershed recharging points, and filtering points for water returning to streams and ponds. As example of poor community planning in Coventry resulted in Tiogue lake becoming useless, by summer a bacterial stew unfit for swimming and fishing due development around the lake and rain water run off entering the lake without pretreatment such as sand filtering. We in South Kingstown must ensure the protection of watershed recharging and ensure healthy water with reduced pathogens entering our streams, rivers, and ponds. Also, from a recreational and commercial viewpoint herring

and eels provide prey, a critical part of the food chain for various cash crop fish including largemouth bass, striped bass, predatory birds, and shellfish such as lobster and crab. We as a community need to support our recreational and commercial fishermen when planning communities that impact the remaining greenspace of our town and estuaries.

Storm Water Management area located on the North East Lot must be expanded to provide filtering and watershed recharging for stormwater from Rt 108 and from 2 adjacent buildings as well as the new development. The current depiction needs to be increased by the sacrifice of 4 proposed parking slots. In 2015, I took photos to document how water was entering and being abated in this lot. The picture below with 2 cars parked is farther south than proposed 2020 stormwater retention area. The photo delineates how water is recharging the watershed from the street addition from existing structures (Bld #1 and #2) along the former southern Zone R10 line boundary with the.



View from lot (R10 boundary) to Rt 108 (see red vehicle passing south on Rt 108) Street water runoff and rain water from Tower Hill Landing flow up to East Farm marsh then to Sugatucket Pond. Terrain slope facilitates water build up from surrounding Buildings #1 and #2 and RT 108 roadway.



Rain run off recharging ground estuary from Building 1 and 2



Note: Run off from RT 108 flows into R10 lot at southern boundary that recharges watershed.

In summary, if the South Kingstown Development Board includes the concerns presented and the developer supports into the permit and approval process, it would provide a balance for development, concern for the watershed health, and privacy for the Tower Hill residents living along Kingstown Road.

I will provide additional attachments under separate cover to help all understand water abatement and watershed recharging concerns.

Very Respectfully,

A handwritten signature in black ink, appearing to read "S. Sharkey", enclosed within two vertical lines on either side.

Steve Sharkey  
Resident of Westwind Road

Attachment: Visual overview of proposed development adjustments.

EAST  
GRAND  
S.W. ROAD  
POST


EXCESS RAIN WATER  
FLOW



H = Hedge

TR = DUMPSTER RELOCATION

(T) = TREE

 = STORM WATER MGT AREA