

**True North Land Co. LLC**  
North Woods Major Subdivision  
Conceptual Master Plan  
8/12/2020

### **North Woods August Submission Update**

As developers we have taken a very hands on approach to this project. We started this process over three years ago by personally clearing all necessary footpaths to work on site with the surveyors and biologist to achieve an accurate perimeter survey and delineation of wetlands and to allow for continuous site exploration both for ourselves and our landscape architect and engineer. To complement this Aerotech Aerial Mapping was hired to provide beyond required one-foot topographic contours and high resolution aerial photographs to further aid in identifying notable features such as stone walls, cemeteries, large trees, and open fields. All of this helped us to gain a better understanding of this site and guide the design process not only for house lots but also for designing the 40% open space to perform as a holistically integrated part of the community. Being personally present for all of these steps as well as all test holes, soil analysis, and further mapping of existing vegetation is an integral part of our process to provide us the knowledge, information, personal experiences, and vision of the site to stand by our decisions.

Our understanding and thought process on the project has been aided by numerous meetings with the two previous town planners, review of the 2014 South Kingstown Community Comprehensive Plan and South Kingstown Subdivision and Land Development Regulations, both of which encourages healthy lifestyle, agriculture and historic features while preserving the local character of the area. These priorities are reflected in our design through shared amenities such as walking paths, community gardens, picnic areas, and a school bus waiting area in addition to the preservation of open space, historic stone walls, and street character with minimal curb cuts, frontage lots, and enhanced buffers.

Since our last meeting we have increased the depth of our North and East buffers to 75' while also excluding all easements from individual house lots. By doing this we have created a clear delineation of Open Space and private properties in a straight consistent line. Though the end users will sacrifice lot area and dwelling placement opportunities and force further clearing of the interior of the community, this makes enforcing the No Cut Buffer that is part of the Open Space very straightforward with monumented signage to be placed directly on the property line.

Kurt Van Dexter who was the former president of the Rhode Island chapter of American Society of Landscape Architects has provided a very detailed landscape plan for both the North and East perimeter buffers showing existing vegetation as well as proposing numerous plantings that serve as a visual and auditory buffer while also reinforcing the delineation of private property and No Cut Open Space buffers. In addition we have included plantings along the full West boundary of Lot 10 to address the concerns of Mr. O'Neill, a property to the west

over 300 feet away. Kurt Van Dexter has included a six page detailed narrative explaining his design and recommendation for its upkeep and maintenance.

Our engineer Craig Carrigan has submitted preliminary drainage calculations and drawings and our surveyor Michael Fontaine submitted plans showing the revisions with accurate geometry and providing more clarity in showing an excess of 40% open space. We have also engaged the services of Joseph Lombardo a former town planner for Hopkinton, Richmond, Westerly, Preston and Groton CT. to review and further demonstrate how our plan is in compliance with the Community Comprehensive Plan and FDRP requirements.

We hope the board recognizes our efforts to address their concerns with our latest Submittal and allows us to move forward in our planning.

Sincerely,  
Earl Greco  
Managing partner True North Land Co.