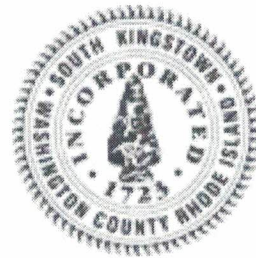


**TOWN OF SOUTH KINGSTOWN
PLANNING BOARD
PROJECT REVIEW APPLICATION FORM**



This Application Form is to be submitted with each stage of review.

APPLICANT INFORMATION

Applicant Name: JThomas Investments
Name of Primary Contact (if applicant is an organization): John D'Agostino
Applicant Address: 697 Moonstone Beach Road, South Kingstown, RI 02879
Applicant Phone: 401-741-3569 Applicant Email: john@jthomasconstructionri.com

OWNER INFORMATION

Owner Name(s): JThomas Investments
Owner Contact Information: John D'Agostino

PROJECT INFORMATION

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: AP 57-1 Lot 121
Physical Address or Location of Parcel(s): Magnolia Lane
Zoning District(s) of Parcel(s): R-10 Total Size of Development Parcel: 1.29 Acres
Date of Initial Meeting with Planning Department Staff (before first stage of review): _____

TYPE OF PROJECT (select all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Development Plan Review | <input type="checkbox"/> Minor Land Development Project |
| <input type="checkbox"/> Administrative Subdivision | <input checked="" type="checkbox"/> Major Land Development Project |
| <input type="checkbox"/> Minor Subdivision, without street creation or extension | <input checked="" type="checkbox"/> Multi-Household Land Development Project |
| <input type="checkbox"/> Minor Subdivision, with street creation or extension | <input type="checkbox"/> Flexible Design Residential Project (FDRP) |
| <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Residential Compound |
| | <input type="checkbox"/> Comprehensive Permit |

CURRENT STAGE OF REVIEW (if applicable)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Pre-Application Concept Review | <input type="checkbox"/> Release of Performance/Maintenance Guarantee |
| <input type="checkbox"/> Conceptual Master Plan | <input type="checkbox"/> Change to an Approved Plan |
| <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Reinstatement or Extension to Approved Plan |
| <input type="checkbox"/> Final Plan | <input type="checkbox"/> Request to Combine Review Stages |
| <input type="checkbox"/> Recording | <input type="checkbox"/> Other |

WAIVERS AND MODIFICATIONS

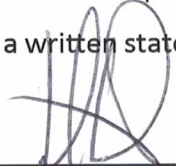
Does this application request waiver of or modification to any of the requirements of the Town of South Kingstown Subdivision and Land Development Regulations? yes* no

**If yes, a statement describing the specific regulation(s) for which waiver or modification is requested must be included in the application materials.*

CERTIFICATION OF COMPLETE APPLICATION

(1) The applicant hereby certifies that all of the materials required by the applicable checklist(s), as determined by Planning Department staff during the initial meeting, have been submitted including a review fee in the amount of \$ 280.00.

(2) The applicant hereby certifies that the plan set and other submitted materials conform to the requirements of the current adopted version of the Town of South Kingstown Subdivision and Land Development Regulations, or, that a written statement has been provided listing all requested waivers and/or modifications of the Regulations.



Applicant Signature

John D'Agostino

Printed Name

5-11-21

Date

OWNER AUTHORIZATION FORM

Submittal Date: 4/6/21

Owner Authorization Forms for each owner of the property being considered for subdivision/development is to be submitted with each stage of review. If no changes to the ownership have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

I, John D'Agostino hereby certify that I am an/the owner of property designated as Plat 57-1, Lot 121, as shown on the Town of South Kingstown Tax Assessor Maps.

I further certify that I am the owner of the development rights for this property.

I hereby authorize and am in agreement with the application, signed by [Signature] (applicant), for subdivision or development for the subject property. Said application is to be submitted to the Planning Department of the Town of South Kingstown for review and decision by the Planning Board.

WITNESS its name this 19 day of March, 2021.

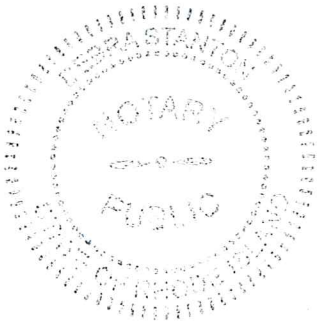
BY: [Signature]
Signature of Owner

STATE OF RHODE ISLAND
County of WASHINGTON

In NARRAGANSETT on the 19 day of MARCH, 2021, before me personally appeared John D'Agostino (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed, to be his/her free act and deed, as INDIVIDUAL (individual, corporation, trustee, partnership, non-profit, etc.).

[Signature]
Notary Public

My Commission Expires: 9/14/2022



PROJECT TEAM FORM

Submittal Date: _____

The Project Team Form is to be submitted with each stage of review. If no changes to the Project Team have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

ATTORNEY *This entity should be copied on all project correspondence* **YES** **NO**

Name: _____

Name of Primary Contact (if attorney is an organization): _____

Address: _____

Phone: _____ Email: _____

ENGINEER *This entity should be copied on all project correspondence* **YES** **NO**

Name: _____

Name of Primary Contact (if engineer is an organization): _____

Address: _____

Phone: _____ Email: _____

SURVEYOR *This entity should be copied on all project correspondence* **YES** **NO**

Name: _____

Name of Primary Contact (if surveyor is an organization): _____

Address: _____

Phone: _____ Email: _____

LANDSCAPE ARCHITECT *This entity should be copied on all project correspondence* **YES** **NO**

Name: _____

Name of Primary Contact (if landscape architect is an organization): _____

Address: _____

Phone: _____ Email: _____

ARCHITECT *This entity should be copied on all project correspondence* **YES** **NO**

Name: _____

Name of Primary Contact (if architect is an organization): _____

Address: _____

Phone: _____ Email: _____

OTHER *This entity should be copied on all project correspondence* **YES** **NO**

Name: _____

Role on Project: _____

Name of Primary Contact (if entity is an organization): _____

Address: _____

Phone: _____ Email: _____



May 13, 2021

Mr. James Rabbit
Town of South Kingstown
180 High Street.
Wakefield, RI 02879

**RE: Minor Land Development Project
Magnolia Lane
South Kingstown, Rhode Island
Project #: 2214-001**

Dear Mr. Rabbit:

On behalf of the applicant, we have prepared this brief narrative to outline the proposed developed as a land development project, without subdivision. The parcel of land is AP 57-1 Lot 121 and has a total area of 1.29 Acres (56,192 sf). The property is located on Magnolia Lane which has recently been improved as part of another land development project. The applicant is proposing a multi-household land development project to include two (2) duplex structures for a total of four (4) units. Access to these units is provided from Magnolia Lane and a private shared driveway. These units would be served by public water and public sewer which is located within Magnolia Lane and has been previously reviewed and approved by the Town. This property was also part of a RIDEM Insignificant Wetlands Permit #16-0028 and the Town Engineer has reviewed and approved this drainage design previously.

In 2018, the Town amended the Zoning Ordinance regarding multi-household land development projects. Previously, such projects were not allowed in the R-10 zone, and the Town revised their ordinance to allow them. Section 401 (Schedule of Dimensional Regulations) provides the maximum density allowed for multi-household land development projects. The allowed density for the subject property is 15,000 sf for first two (2) dwelling units plus 5,000 sf for each additional dwelling unit. At 56,192 sf, the maximum density for the subject property is 10.23 dwelling units. The subdivision regulations (in Article IV.H.8) require that you subtract out the land unsuitable for development on the parcel when calculating the density. The proposed development has 34,201 sf of suitable land area and therefore based on the ordinance the four proposed units are allowable under the current ordinance.

Additionally, the Town changed the dimensional standards for such developments. Those new revisions to the Zoning Ordinance also reduced the setbacks required for multi-household land development projects to match the standard R-10 setbacks, with exceptions, if the parcel with the multi-household land development project abuts a parcel with a single-family residential unit, then you must provide a 50 foot setback from that/those lots, or must provide a buffer (which can be a 50-foot wooded buffer; 20-foot wide partial landscape screen, or a 10-foot full landscape screen). These setback/buffering standards can be found in Notes to the Schedule of Dimensional Regulations, Sec. 402 of the Ordinance.

The applicant is proposing to install a full 10 ft landscape screen along the eastern property line to the abutting residential lot.

Waivers Requested

The Applicant is requesting waivers from Article IV. H (7) and (9) of the South Kingstown Subdivision and Land Development Regulations. Article IV. H (7) requires a minimum 100-ft. setback along any public street. Article IV H (9) requires the minimum distance between two (2) buildings or any two (2) rows or buildings, substantially parallel to each other, shall be fifty (50) feet. The minimum distance between two (2) abutting ends of buildings in the same general plane or row, shall be twenty-five (25) feet, if such walls contain no windows serving habitable rooms or shall otherwise be fifty (50) feet.

The Applicant is proposing a 25-ft. front yard setback for the proposed residential buildings which meets the underlying R-10 Zoning District requirements. The lot has existing drainage feature in the rear and due to the depth of the lot can not comply with a 100-ft. long setback. The buildings will be spaced approximately 30 ft apart from the front porch to front porch area, 45 feet from the front of the units, 50 ft between the garages, and 32 ft between the sides of the units. We believe that the waivers are reasonable and within the general purposes and intents of the Subdivision and Land Development Regulations and that little enforcement of the regulations is impracticable and will exact undue hardship because peculiar conditions pertain to the land in question.

Lastly, the applicant respectfully requests that the board considers allowing the Master Plan and Preliminary stages of review be combined. The applicant has already received RIDEM and Town Engineer approval of this design and we believe combining these reviews is appropriate. We look forward to presenting and receiving feedback at this pre-application stage of development.

If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

Sincerely,
DiPrete Engineering Associates, Inc.



Dave Russo, PE
Senior Project Manager
drusso@diprete-eng.com