

Easterbrooks & Associates, LLC

2497 Boston Neck Road

Saunderstown, Rhode Island 02874

Tel. 401-667-7770 Email: ASonderPLS@aol.com

June 2, 2021

F. Steven DiMasi – Chair

Town of South Kingstown Planning Board

180 High Street

Wakefield, Rhode Island 02879

Re: Narrative Report for “Owl Acre” a Major Subdivision – Pre-Application
1243 Saugatucket Road a/k/a/ Assessor’s Plat 40-2 / Lot 19.

Dear Planning Board Chair & Members,

On behalf of the owner & applicant, Charles Bowse, I have prepared this letter to provide a narrative and additional information for the above noted application submission. The Subject Property is an existing undeveloped, substantially wooded Lot, consisting of 1.858 ±Acres or 88,946±S.F of land. The road frontage being substantially on Saugatucket Road with an additional 25 foot wide Strip of land that fronts on Kingstown Road, allowing for potential driveway or utility access. The Surrounding Property to the South & West s known as the “Stonehouse Estate” with beautiful grounds, mature plantings and existing field-stonewalls. There is a multifamily development known as “Church Housing” to the North & East. The surrounding area has a mix of single & multi-family residential homes, Residential Condominiums to the south, commercial uses to the west, Police & Safety Municipal buildings in close proximity on the opposite side of Kingstown Road.

The Parcel situated in Zone R-30, has the ability to create a (2) Lot Conventional Minor Subdivision, which would require the construction of a 300’+LF road and 40’ Private R.O.W to provide frontage & access the Rear/Northern Lot “B”, as noted on the Yield Plan provided. We are proposing to submit as a Flexible Design Residential Project (FDRP) and request a waiver to reduce the required frontage of 125 ft. for both lots. This FDRP would remove the requirement for a Private “Road” and a Private Access Easement would be created for utilities and Common Driveway. There would only be one curb cut from Saugatucket Road and if able, the common driveway would access or utilize the already existing “Barway” / opening in the Stonewall. The additional benefit of the FDRP Proposal, is Lot “A” & “B” would be less impact for access & more flexibility with the proposed dwelling locations.

The Parcel has access to Municipal Water & Sewer & there are no known wetlands or environmental constraints on-site.

Stormwater management shall be controlled on-site and comply with the Town of South Kingstown Subdivision & Land development Regulations.

The Parcel is situated in the Kingstown Road Special Management District & requires 20 feet from Saugatucket Road be maintained as a Vegetated /Natural “Buffer Area”. This will be adhered to, with the excepting of the Common Driveway Access.

South Kingstown's recent census, states an average family size of 2.46 persons per household. Therefore we anticipate an average of 3 persons per household. Which would likely house 1 school-aged children per household. Therefore an estimated total of 6 persons, including 2 school-aged children.

We hope this Subdivision Proposal meets the necessary criteria to move forward to the next Planning Board Hearing. If so, we will be happy to elaborate on any items at the scheduled hearing. If you have any questions or concerns, in advance, please contact

Respectfully,

Amy N. Sonder

Amy N. Sonder,
Land Surveyor/Designer
Easterbrooks & Associates LLC