

**Received 8/15/22**

**From:** Brenda Rashleigh <vtbren@gmail.com>

**Sent:** Monday, August 15, 2022 8:36 AM

**To:** James Gorman <jgorman@southkingstownri.com>; Jessica Spence <jspence@southkingstownri.com>

**Subject:** [EXTERNAL] Dimensional Variance Requested by Earle & Brenna Sharpe- Parkwood Drive

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Dear Mr. Gorman and fellow Zoning Board Members,

This correspondence is about the Zoning Board of Review Application dated 7/15/2022 submitted by Earl and Brenna Sharpe requesting a dimensional variance for Assessors Plat 31-2, Assessors Lot 93 located on Parkwood Drive.

We are residents of Parkwood Drive, our property borders the notification area, we can see the property from ours and we walk in view of the lot every morning. We believe that the dimensional variance should not be granted for the following reasons:

1. Impacts on water, including storm water. Because this lot is wet, with limited room for infiltration, increased developed and impervious area could lead to flooding. Because the proposed structure would use town water, the proposed development would be contributing additional water to an already wet site, possibly exceeding assimilation capacity. This would contribute to water intrusion in the building, leading to chronic mold and related health issues, and increased stormwater flow and overflow, erosion, and scouring on the site's steeper grade.
2. Impacts on water quality including drinking and ground water quality. We are concerned about Sediment runoff from construction. Although techniques will be used to reduce sediment runoff, these don't seem effective in our neighborhood, as we have seen from a property in the same neighborhood, same grade, same weather, same soil, which recently received a zoning variance to build near the wetland (See attached photo). Sediment deposited in the wetland from the lot 93 location would prevent the wetland from functioning properly. Also, this site does not appear to have enough space for processing nutrients from the septic system, due to the proximity to the wetland. Nitrate in drinking water has been a problem for the Kingstown water district, and this property is located in the contributing area. Poor processing of nutrients contributes to overgrowth of algae in receiving waters - This property contributes to wetland and a pond protected by the South Kingstown land trust, where algae problem are already visible.



3. Impairing the intent of the ordinances. Having the house so close to the road is out of character for the neighborhood and alters the characteristic of the neighborhood. Also, destroying the historic stone wall is out of character for a neighborhood where we have tried to maintain historical character. Impacting the wetland buffer impairs the intent of the ordinance to provide protection to the valuable wetland resources. These aspects are in opposition to Section.907, A.c.- that the variance should not alter the characteristic of surrounding area or impair the intent of the zoning ordinance. When a proposed development doesn't fit in front and doesn't fit in back, then it doesn't fit, is incompatible with South Kingstown zoning and the purpose of zoning.

4. It appears that the request is for financial gain. The land was bought as an unbuildable lot, priced at a point where it was considered unbuildable by the market. Section 907.A.b. Says that that the hardship should not result from the desire for financial gain, and section 906.a.f. Says that a use being be more profitable after the relief is granted should not be grounds for allowing the variance. In our opinion, South Kingstown natural resources should be prioritized over the profit of an individual applicant.

Thank you for considering our input to your decision.

Respectfully,

Tim Gleason and Brenda Rashleigh

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