



Town of South Kingstown, Rhode Island

PLANNING DEPARTMENT
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January 6, 2021

Steven DiMasi, Chair
South Kingstown Planning Board
180 High Street
Wakefield, RI 02879

RE: **Advisory Opinion to the Planning Board
Major Subdivision, Comprehensive Permit
Matunuck Beach Road Condominiums
Assessor's Plat 92-2, Lot 56
Matunuck Beach Road**

Chairman DiMasi:

At a meeting of the South Kingstown Conservation Commission held on January 5, 2021 the Conservation Commission reviewed the Conceptual Master Plan for the Matunuck Beach Road Condominiums major land development project at the above-referenced property in accordance with RIGL § 45-23-40(a)(3)(i). The applicant is proposing to develop this currently vacant property and construct six (6) duplex residential structures with a total of twelve (12) dwelling units.

Following review and discussion with the applicant's representatives (M. Resnick; C. Duhamel), the following advisory, made by Ms. Joubert and duly seconded by Mr. Wyman, was unanimously approved 7-0 (M. Bradywood; D. Flanders; A. Heffron; L. Joubert; C. O'Connor; M. Talbot-Rabuano; J.V. Wyman):

The South Kingstown Conservation Commission understands that the applicant appears to have taken into account the Planning Board's concerns and reconfigured the development project to address those issues including using six separate OTWS drain fields rather than one (however the exact placement is unknown at this time). In terms of stormwater management it looks like given the permeable soils there are no issues with infiltrating most of the runoff. The primary concern appears to be potential flooding or frequent more severe floods, especially in terms of leaving the site in an emergency. It would be useful if the applicant could evaluate the scenarios that have been developed in different mapping programs available to evaluate what the future flooding could be over the next 30-years at least.

Should you have any questions or concerns with this advisory, please contact Jay Parker, Principal Planner in the Planning Department at (401) 789-9331 ext. 1245.

Sincerely,


David Flanders, Chairman
Conservation Commission