

JOE CASALI ENGINEERING, INC.

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January 8, 2021

Mr. James D. Rabbitt, Administrative Officer
South Kingstown Planning Board
180 High Street
Wakefield, RI 02879

RE: Applicant The Winding Rhode Compassion Center, Inc.
682 Kingstown Road, South Kingstown, RI
AP 57-1, Lot 96 (Unit 1)
Response to Planning Board Review Comments

Dear Mr. Rabbitt:

On behalf of our client, The Winding Rhode Compassion Center, Inc., Joe Casali Engineering, Inc. (JCE) is respectfully filing the enclosed materials in response to matters raised during the Town of South Kingstown Planning Board Hearing on Tuesday, December 22, 2020. The following items were identified as outstanding questions or requests made by Planning Board members. JCE has coordinated with the Applicant, the project's Traffic Engineer, Paul Bannon, and the project's Landscape Architect, Diane Soule, RLA and collectively offer the following responses:

Item 1: Full Landscaping Plan including plant species, heights, north entrance trees, perimeter landscaping, root barriers on sidewalks, etc.

Item 1 Response by Diane Soule, RLA: A full Landscape Plan has been prepared and is enclosed for review. The Landscape Plan includes specifications on plant and tree species, heights, and root barriers along the sidewalk and curb. Tree species have been selected that have deep roots, are noninvasive to hardscapes and have narrow, columnar branching habits to avoid interference with overhead utilities.

Item 2: Traffic Study Clarifications

Item 2 Response by JCE / Paul Bannon: To be addressed with Planning Board at the January 26, 2021 meeting.

Item 3: Interior Customer Traffic; Interior design plans with respect to COVID-19 restrictions; day-to-day customer flow plans, including immediately outside the proposed dispensary.

Item 3 Response by Applicant: A detailed Staffing Plan and Mock Schedule prepared by the Applicant is enclosed for review. The Staffing Plan includes detailed descriptions of employee staffing requirements, training procedures, hiring practices including prioritizing the hiring of local employees, staffing roles and responsibilities, employee manual, code of conduct, organization chart, mock schedules, and a description of the online ordering procedures. Additional details and information will be provided by the Applicant at the January 26, 2021 Planning Board meeting.

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Item 4: Dale Carlia Street; continuation of sidewalk on Dale Carlia Street.

Item 4 Response by JCE: The Site Plans have been revised to extend the proposed sidewalk along the entirety of Dale Carlia Street. A landscape buffer has been incorporated into the site layout, between the sidewalk and the Applicant's proposed unit, to provide low landscape plantings to hide the foundation reveal. The sidewalk extends to the intersection with Holley Street, terminating in a landscape island. Additional pavement marking and signage have been provided along and within Dale Carlia Street.

Item 5: Police Detail; consider engaging an officer detail to oversee the opening of the dispensary for an unspecified amount of time to mitigate potential traffic concerns.

Item 5 Response by Applicant: The Applicant and its Security Team are committed to coordinating with the Town of South Kingstown Police Department to provide a uniformed police officer full time during the first month of operations and continuing as long as the Town deems necessary after the initial month. Additional details and information will be provided by the Applicant at the January 26, 2021 Planning Board meeting.

Item 6: Traffic/Pedestrian Flow through Site; provide more details on traffic flow from entrance through the parking areas and exits. Ideally, keep traffic away from Kingstown Road, if possible.

Item 6 Response by JCE/Paul Bannon: The Site Plan has been revised to specify additional pavement markings and traffic signage to assist in safe conveyance of pedestrians and vehicular traffic through the site.

Item 7: Accessible Parking Space Locations; consider moving Applicant's accessible parking spaces from the front of the building.

Item 7 Response by JCE: During the development plan review process, the Planning Department expressed its desire to locate the accessible parking spaces as close as possible to the building. The current layout has accomplished this goal and is in compliance with the Americans with Disabilities Act. Therefore, the accessible parking spaces have not been relocated at this time. Additional details and information will be provided by the JCE at the January 26, 2021 Planning Board meeting.

Item 8: Internal Traffic Circulation; better define traffic lanes, turning movements, add center line striping on aisles.

Item 8 Response by JCE/Paul Bannon: The Site Plan has been revised to specify additional pavement markings and traffic signage to assist in safe conveyance of pedestrians and vehicular traffic through the site. Centerline striping within parking aisles is not common and has not been incorporated into the revised Site Plan. Centerline striping is provided along primary access driveways, etc.

Item 9: Trash Receptacles; show the location of dumpsters or trash receptacles, if proposed. Consider using landscaping to shield view.

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Item 9 Response by JCE: Trash receptacle locations are shown on the revised Site Plans. Waste placed in these trash receptacles will be similar to that of a common business office or retail space. No medical marijuana product, packaging or materials will be placed in these receptacles. The trash receptacles are proposed to be screened via a 6-ft-high stockade fence with gate.

Item 10: Landscaping Along Parcel Frontage; consider adding landscaping and drainage along the entire frontage along the state highway.

Item 10 Response by JCE: The Site Plans have been revised to incorporate landscaped areas and stormwater management areas within the area between the northern large parking field and Kingstown Road. The contributing watershed area routed to this stormwater management area is roughly 26,353 sq. ft. Per the RI Stormwater Design and Installation Standards Manual, March 2015 (RISDISM), this project will be considered a redevelopment project and, therefore, the water quality requirement is reduced by 50%. As such, the required water quality volumes can be calculated as follows:

$$\text{WQV Required} = 26,353 \text{ sq. ft.} * 1\text{-inch} * (1 \text{ in} / 12 \text{ in-ft}) * 50\% = 1,098 \text{ ft}^3$$

As currently proposed, the bioretention basin at the southeast corner of the parking lot is specified with a 1- to 2-ft deep ponding depth, which equates to roughly 1,206 ft³ of water quality volume storage, which is greater than the 1,098 ft³ required.

All bioretention basins will be designed to overflow to the State Highway (Kingstown Road, Route 108) via hard-piped connections, mimicking the currently existing condition. However, by the implementation of these bioretention areas, natural reductions in peak stormwater runoff rates and total stormwater runoff volumes to the State Highway will be realized. The design and full stormwater calculations will be reviewed by RIDOT through the Physical Alteration Permit process at the final stage of design.

Please find the following included with this letter:

- Two (2) Full Size 24" x 36" Site Plans (inc. Landscape Plan), dated January 5, 2021
- Eight (8) Reduced Size 11" x 17" Site Plans (inc. Landscape Plan), dated January 5, 2021
- Ten (10) copies of the Internal Operations Plan dated January 2021, and
- Ten (10) copies of the Mock Schedule for Winding Rhode, Kingstown Road, S. Kingstown.

In addition, electronic versions of these documents are being forward to your attention. If you should have any questions or would like to meet to discuss this application, please call either myself or Joseph Casali at 401-944-1300.

Sincerely,
Joe Casali Engineering, Inc.



Daniel R. DeCesaris, P.E.
Project Manager

xc: P. J. Casey, III; C. Engustian, Esq.; P. Bannon; D. Soule, RLA; E. Pimentel, AICP (all via e-mail)