

19 Teal Drive
Wakefield, RI 02879-6112
October 20, 2021

South Kingstown Zoning Board of Review
Attn: Robert Cagnetta, Chairman
South Kingstown Town Hall
180 High Street
Wakefield, RI 02879

RE: Peter Loconte Request for Special Use Permit

Dear Mr. Cagnetta:

As I will not be able to attend the session scheduled for October 27, 2021, I would request that this letter be distributed to the members of the Zoning Board, be read out loud at the October 27th meeting and also be included in the record of that meeting.

While I am writing to express my own concerns regarding the Loconte application, I know that I speak for all property owners who reside near the Loconte property and especially those whose properties abut Teal Pond.

My major concerns are listed below, but please note that they are not limited to just those that I am including in this letter.

The lot in question, Plat 89-2, Lot 45, is much smaller than the requirements for a R-80 zone. As I understand it, the lot is 92% smaller than what is required in this zone. This is a huge variation from zoning requirements.

The lot is located in a flood zone and the OWTS will be located very close to wetlands. This should be unacceptable given the very significant variance that is being requested.

It does not appear that updated soil evaluations and groundwater level measurements have been done. There are likely changes in these factors since they were last done. Thus, updated data should be made part of the current application process so it reflects current conditions and can be properly considered in the application process.

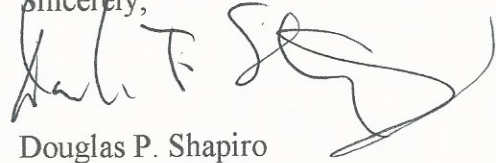
Teal Pond (also known as Teal Lake) is one of the most polluted bodies of water in the state. Any additional source of pollutants into the pond will have a detrimental effect on the health of the pond. Since Teal Pond empties into Green Hill Pond, the increased level of pollution will negatively affect Green Hill Pond.

In summary, the lot in question is far too small and far too wet to accommodate the proposed dwelling and septic system. Any development of this property will have a permanent deleterious effect on Teal Pond and Green Hill Pond.

I urge the Zoning Board of Review to carefully consider all aspects of this application, including a thorough review of up-to-date data, before making its decision. The development of this piece of property will cause irreparable harm to the environment, particularly to Teal Pond.

Thank you for taking these concerns into account in your ultimate determination of the application being made by Mr. Loconte.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas P. Shapiro", written in a cursive style.

Douglas P. Shapiro