



Michael D. Resnick, Esq.
mdresnick@ksplawpc.com

August 30, 2022

Sent via email only

James D. Rabbitt, AICP
Planning Director, Town of South Kingstown
180 High Street
Wakefield, RI 02879
jrabbitt@southkingstownri.com

Jason Parker, AICP
Principal Planner, Town of South Kingstown
180 High Street
Wakefield, RI 02879
jparker@southkingstownri.com

Peter Skwirz, Esq.
Ursillo, Teitz & Ritch, Ltd.
2 Williams St,
Providence, RI 02903
Peteskwirz@utrllaw.com

RE: The Village at Curtis Corner

All,

We write to you in connection with our representation of the owner/applicant for the development, known as The Village at Curtis Corner to request a bond reduction relative to the subject project. Based on discussions between the project's engineer, Eric Prive, P.E., DiPrete Engineering, as well as the Town's Engineer, Richard Bourbonnais, P.E. and the Town's Planning Director, James Rabbit, the owner/applicant is seeking for the present bond to be reduced in the amount of \$257,000.00 (the "Bond Reduction Amount"). The Bond Reduction Amount was arrived at based on discussion between the above-referenced professionals and it is our understanding that Planning Commission's staff is supportive of the reasonableness of the subject request and the Bond Reduction Amount.

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As such, we are respectfully requesting that this matter be placed on the Planning Commission's Agenda as soon as time permits in order that this request for bond reduction may be heard and determined by the Planning Commission. Should you have any questions relative to the same or if any additional materials or information is required, please advise as time permits.

With regards,

A handwritten signature in black ink, appearing to read "Michael Resnick", with a stylized flourish at the end.

Michael D. Resnick

Cc: to Eric Prive via email eprive@diprete-eng.com

James Rabbitt

To: 'Alexander Petrucci'
Cc: Jason Parker; Richard Bourbonnais; James Gorman
Subject: RE: [EXTERNAL] Trees Lot 24 CCR

Alex,

Please be advised that as the Administrative Officer, I am in agreement with your landscape architect regarding the planting of the trees along the frontage of Lots until later this fall, but no later than October 1, 2022. As the developer please make all of the necessary legal arrangements to all access to the property for the purposes of installing required landscaping and hardscape improvements as detailed on your approved site plan and/or contained in the Planning Board approvals. The financial surety posted by for the project shall continue to be held to insure that the improvements are made per plans and as adjusted over time.

If you have any additional questions, please do not hesitate to call me.

Jamie R.

JAMES D. RABBITT, AICP | PLANNING DIRECTOR

Town of South Kingstown | 180 High Street | South Kingstown, RI 02879 | (401) 789-9331
x1246 | jrabbitt@southkingstownri.com

From: Alexander Petrucci <ajp1805@aol.com>
Sent: Friday, August 26, 2022 2:06 PM
To: James Rabbitt <jrabbitt@southkingstownri.com>
Subject: [EXTERNAL] Trees Lot 24 CCR

Please see attached.

Alex

Alexander Petrucci
5A Builders LLC
220 Knowlesway Ext
Narragansett, RI 02882

August 29, 2022

James Rabbit
Planning Director
South Kingstown, RI 02879

Dear Mr. Rabbit,

On lot 24, 91 Curtis Corner Road, (3) 6-8' white spruce would need to be planted when environmental conditions improve—referring to the recommendation from the landscape architect, the usual recommended planting time frame ranges from September 15 – November 15. 5A Builders will plant the required trees during that time frame if John C. Carter recommends sufficient enough conditions to ensure the trees thrive.

Respectfully,

Alexander J. Petrucci



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AUG 29 2022

TOWN OF
SOUTH KINGSTOWN, RI

Alexander J. Petrucci
5A Builders LLC
220 Knowlesway Extension
Narragansett, RI 02882

August 26, 2022

James Rabbit
Planning Department
South Kingstown, RI

Dear Mr. Rabbit,

Referring to the closing of lot 24 of the project "Village @ Curtis Corner Road"- I was told by the landscape architect, John Carter, that the proposed trees that are on the plans should not be planted in the middle of this severe drought. In return, I will put in writing and guarantee that the proposed trees that are on the final landscape plans will be in the ground by September 31st.

Under the circumstances, based on a situation out of my control, I would hope that that the office will still release the CO for Lot 24 at this time.

Thank you,

Alex

James Rabbitt

From: Alexander Petrucci <ajp1805@aol.com>
Sent: Wednesday, August 31, 2022 12:48 PM
To: James Rabbitt
Subject: [EXTERNAL] Fwd: Lot 24
Attachments: IMG_2608.PNG

-----Original Message-----

From: Anthony Grello <tegee64@icloud.com>
To: ajp1805@aol.com
Sent: Wed, Aug 31, 2022 12:10 pm
Subject: Lot 24

Landsaped letter

Sent from my iPhone

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AUG 31 2022

TOWN OF
SOUTH KINGSTOWN, RI

To Whom it may concern:

August 29, 2022

5A Builders has my permission to enter my property after the closing and issuance of the CO to plant 4 trees.

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PLANNING DEPARTMENT

AUG 31 2022

TOWN OF
SOUTH KINGSTOWN, RI

Thank you

Jakup Wrobel *Jakup Wrobel*

Date: 08/29/2022