

**CALLAGHAN & CALLAGHAN  
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March 15, 2023

Maria Mack, Chair  
South Kingstown Planning Board  
James Rabbitt, AICP  
Jay Parker, AICP  
Planning Department  
Town of South Kingstown  
180 High Street  
South Kingstown, RI 02879

Re: Glenn and Gretel McCrory  
507-509 High Street  
Map 48-3, Lot 150  
Reinstatement of Application – Preliminary Plan

Dear Chair Mack, Director Rabbitt, and Principal Planner Parker:

I hope you are all doing well. Please accept this letter and the attached materials as a supplement to our reinstatement request for the Preliminary Plan for 507-509 High Street.

Since we last appeared before the Planning Board on January 24, 2023 we have retained Joshua Rosenberg, P.E. Josh will be available to testify regarding the updated storm water regulations, consistency with Rhode Island Department of Environmental Management regulations, and any questions about the site plan. For clarity purposes, Gary Lamond, P.E., completed the Stormwater Report but he is not available to testify. Josh has reviewed the report and cross checked all calculations to ensure compatibility with all updated regulations.

In addition, we have contacted the Narragansett Housing Authority (NHA). We are in discussions with NHA to act as monitoring agency for the two (2) inclusionary units. Those discussions are ongoing. However, if NHA is unavailable, we will seek another monitor.

We have also provided notice to all abutters within 200' of the site through the attached letter. Per the Subdivision and Land Development Regulations notice for a reinstatement/modification is not required. However, it appeared that all parties believed notice would be in the best interests of the applicant and the neighborhood. A copy of the notice provided to all abutters is attached.

For reference, the following materials and documents are attached:

1. Storm Water Report: 507-509 High Street
2. Notice Letter
3. Abutter List

We are looking forward to discussing this project with you. We also hope that we have satisfied and questions regarding the plans moving forward.

If you would like to discuss any aspect of this proposal, please contact me at your earliest convenience. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "James M. Callaghan". The signature is fluid and cursive, with the first name "James" being the most prominent part.

James M. Callaghan

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**NOTICE  
TOWN OF SOUTH KINGSTOWN  
PLANNING BOARD MEETING**

Dear Neighbor,

I hope you are doing well. This office represents Glenn and Gretel McCrory. Glenn and Gretel own property located at 507-509 High Street, South Kingstown, RI 02879 (Assessor's Map 48-3, Lot 150). Glenn and Gretel purchased the property in 2019. (For reference purposes, this property is immediately to the north of the Flatt's Smokehouse location on High Street.)

In 2005 the prior owners of the property, Dan and Renee Driscoll, received approval from the South Kingstown Planning Board for Preliminary Approval for an eight-unit, multi-household detached structure development project. The approval included five new units in addition to the three existing units (eight (8) units total). The approval recorded in the South Kingstown Land Evidence Records is attached to this letter.

Unfortunately for the McCrory's, the Preliminary Plan approval had already expired by the time they purchased the property. We are now seeking to reinstate the approval pursuant to Article VII C of the South Kingstown Subdivision Regulations.

For purposes of reinstatement we have updated the storm water calculations for consistency with current regulations. In addition, we have proposed two (2) inclusionary units consistent with Section 502.6 of the Ordinances of the Town of South Kingstown. The inclusionary units would not represent any increase in the total number of units. The total number of units would remain at eight (8).

Overall we believe that this proposal is consistent with the Preliminary Plan approved in 2005. We also believe that the proposal meets all of South Kingstown's Subdivision and Land Development Regulations and Ordinance requirements.

Also, there is no notice/letter requirement within any South Kingstown ordinance or regulation related to reinstatement requests. However, we are sending you this notice/letter to ensure that our neighbors are fully informed of the proposal and the upcoming hearing date.

The hearing on this reinstatement application is scheduled before the South Kingstown Planning Board at the following date, time, and location:

**Date:** Tuesday March 28, 2023  
**Time:** 7:00pm  
**Location:** South Kingstown Planning Board  
Town Council Chambers (Second Floor)  
South Kingstown Town Hall  
180 High Street  
Wakefield, RI 02879

The application for reinstatement and associated plans are available for viewing at the South Kingstown Town Hall, Planning Department, 180 High Street, Wakefield, RI 02879.

The plans are also available on the South Kingstown website at the following address:

Link: <http://southkingstownri.com/1170/DriscollMcCrorry-MultiHousehold-LDP>

**Individuals requesting American Sign Language interpreters or Cart service must call the Town Clerk's Office at 401-789-9331 at least seventy-two (72) hours in advance of the public meeting.**

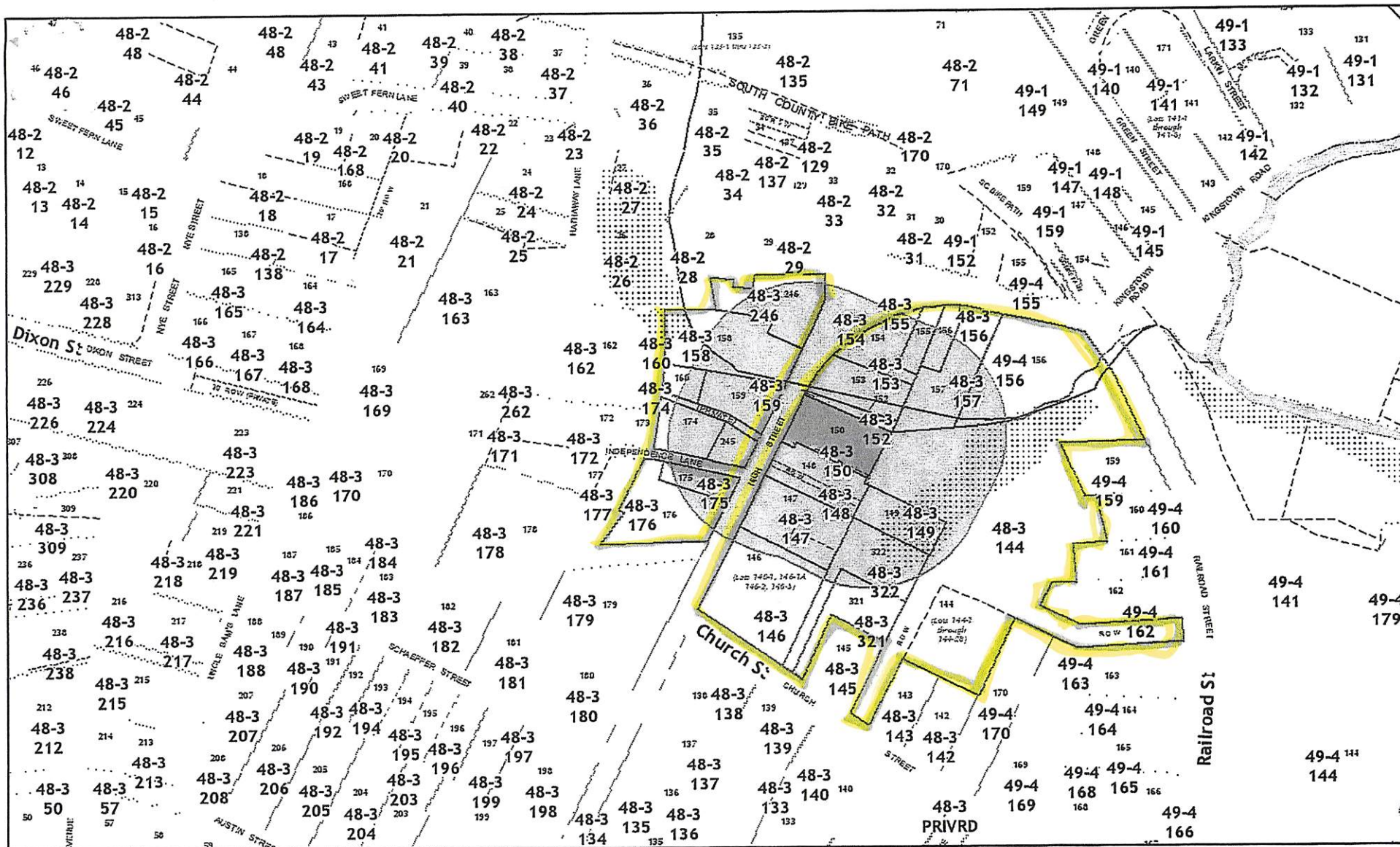
If you have any questions please contact James Callaghan at (401) 294-4555 or [james@callaghanlawri.com](mailto:james@callaghanlawri.com) or please contact the South Kingstown Planning Department at (401) 789-9331.

Thank you for your time and consideration of this matter.

Sincerely,

James M. Callaghan

Date: March 15, 2023

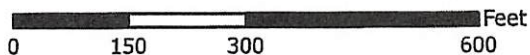


Washington County, Rhode Island

### Abutter map

Horizontal Datum is Rhode Island State Plane Feet, NAD83.

1 inch = 238 feet



Town of South Kingstown Web GIS

Parcel Boundaries not legally binding for title or zoning purposes.

The Town of South Kingstown makes no warranty as to the accuracy, reliability, or completeness of the information and is not responsible for any errors or omissions for results obtained from the use of the information.

REM_MBLU	REM_MBLU_B	LOCATION	SLH_OWN_NAME	SLH_CO_OWN_NAME	SLH_OWN_ADDR	CSZ
48-3		246 524 HIGH STREET	DINONSIE, JANICE E ET ALS	TRUSTEES	524 HIGH ST	WAKEFIELD, RI 02879-2931
48-3		156 1218 KINGSTOWN ROAD	MARZILLI, JULIE A &	BROWN, STEPHEN J	206 RIVERSIDE DR	WAKEFIELD, RI 02879
48-3		157 1214 KINGSTOWN ROAD	KLEM, EDITH E	null	13 SPRING STREET	PEACE DALE, RI 02883
48-3		155 1220 KINGSTOWN ROAD	PACKCO LLC	null	43 CHERRY RD	KINGSTON, RI 02881
48-3		158 520 HIGH STREET	DINONSIE, GARY J	null	524 HIGH ST	WAKEFIELD, RI 02879
48-3		154 529 HIGH STREET	SOUTH COUNTY HAND CAR	WASH & DETAIL LLC	130 TOWER HILL RD	NORTH KINGSTOWN, RI 02852
49-4		156 1202 KINGSTOWN ROAD	SAGGS PROPERTIES, LLC	C/O TSAGAROULIS	67 KINNEY AVE	NARRAGANSETT, RI 02882
48-3		153 519 HIGH STREET	PACKCO, LLC	null	43 CHERRY RD	KINGSTON, RI 02881
48-3	144-18	301 CHURCH STREET	JOHNSON BETH & BANKS	BRAD	301 CHURCH ST #210	WAKEFIELD, RI 02879
48-3	144-19	301 CHURCH STREET	CALDWELL, JANET L TRUST 2007	null	301 CHURCH ST #301	WAKEFIELD, RI 02879
48-3	144-14	301 CHURCH STREET	BELLAIRE SUSAN LIVING TRUST	AGREEMENT	40 PEZZULLO AVE	BARRINGTON, RI 02806
48-3	144-16	301 CHURCH STREET	CUNNINGHAM DONALD J & MARY	LOUISE REVOC LIVING TRUST	301 CHURCH ST UNIT 208	WAKEFIELD, RI 02879
48-3	144-1	301 CHURCH STREET	CORBISHLEY, JOHN W TRUST 2000	null	148 OAKLAND FARM RD	PORTSMOUTH, RI 02871
48-3	144-6	301 CHURCH STREET	CRISCUOLO, JOSEPHA A JR	null	89 MANORWOOD DR	BRANFORD, CT 06405
48-3	144-4	301 CHURCH STREET	FERACO, MICHAEL SPECIAL NEEDS	TRUST	C/O MARGARET L HOGAN, ESQ	CHARLESTOWN, RI 02813
48-3	144-22	301 CHURCH STREET	ROBERSON MICHAEL D &	JEAN E	301 CHURCH ST #304	WAKEFIELD, RI 02879
48-3	144-23	301 CHURCH STREET	DRISCOLL NINA K	null	301 CHURCH ST #305	WAKEFIELD, RI 02879
48-3	144-7	301 CHURCH STREET	MARTIN JUDY K	null	301 CHURCH ST #107	WAKEFIELD, RI 02879
48-3	144-28	301 CHURCH STREET	CARTER, CHARLES L REVOC TRUST	null	301 CHURCH ST UNIT 310	WAKEFIELD, RI 02879
48-3	144-12	301 CHURCH STREET	WALSH SUSAN M	null	301 CHURCH ST #204	WAKEFIELD, RI 02879
48-3	144-24	301 CHURCH STREET	DACOSTA MIGUEL M	null	75 LONGFELLOW RD	JAMESTOWN, RI 02835
48-3	144-10	301 CHURCH STREET	MINER JOHN & MARY S	null	1770 MARINER'S WALK	FERMANDINA BEACH, FL 32034
48-3	144-21	301 CHURCH STREET	DIMATTEO, RONALD & LINDA A	null	301 CHURCH STREET # 303	WAKEFIELD, RI 02879
48-3	144-25	301 CHURCH STREET	CUOMO, JEAN F	null	301 CHURCH ST UNIT 307	WAKEFIELD, RI 02879
48-3	144-5	301 CHURCH STREET	BEATRICE JUDITH M	null	301 CHURCH ST UNIT 105	WAKEFIELD, RI 02879
48-3	144-2	301 CHURCH STREET	MORLEN, CHRISTOPHER J &	MAUREEN B	301 CHURCH ST #102	WAKEFIELD, RI 02879
48-3	144-26	301 CHURCH STREET	HAYNES, ROBERT F & JOANNE O	null	301 CHURCH ST UNIT 308	WAKEFIELD, RI 02879
48-3	144-20	301 CHURCH STREET	VETTERL ROBERT	null	301 CHURCH ST #302	WAKEFIELD, RI 02879
48-3	144-13	301 CHURCH STREET	PARILLO, JOSEPH M	null	301 CHURCH ST #205	WAKEFIELD, RI 02879
48-3	144-15	301 CHURCH STREET	VERTZ, RICHARD J & JOYCE C	null	301 CHURCH ST #207	WAKEFIELD, RI 02879
48-3	144-3	301 CHURCH STREET	FERLAND JODY P	null	301 CHURCH ST #103	WAKEFIELD, RI 02879
48-3	144-27	301 CHURCH STREET	PESCATELLO, CHARLES J &	PAULA M	301 CHURCH ST #309	WAKEFIELD, RI 02879-2949
48-3	144-17	301 CHURCH STREET	WALDMAN MYRON R TRUST &	YOUNKIN MARIE M TRUST	301 CHURCH ST #209	WAKEFIELD, RI 02879
48-3	144-8	301 CHURCH STREET	RANCOURT, TIMOTHY A &	KATHLEEN S	301 CHURCH ST APT 108	WAKEFIELD, RI 02879-2949
48-3	144-11	301 CHURCH STREET	BALLARD MICHAEL H &	REBECCA B	PO BOX 545	BLOCK ISLAND, RI 02807
48-3	144	301 CHURCH STREET	BROOKEDGE VILLAGE LLC	null	5 CENTRAL SQUARE SUITE 303	STONEHAM, MA 02180
48-3	144-9	301 CHURCH STREET	SEMJEN REVOC LIVING TRST	null	301 CHURCH ST #201	WAKEFIELD, RI 02879
48-3		160 HIGH STREET	DESISTA, RICHARD J	null	86 MILLSTONE RD	WAKEFIELD, RI 02879-2493
48-3		159 504 HIGH STREET	DESISTA, RICHARD J & LISA M	null	86 MILLSTONE RD	WAKEFIELD, RI 02879-2493
48-3		152 HIGH STREET	SOUTH KINGSTOWN, TOWN OF	TAX SALE PROPERTIES	180 HIGH ST	WAKEFIELD, RI 02879-3139
48-3		150 507 HIGH STREET	MCCRORY GLENN &	GRETEL A	200 LAVAN ST	WARWICK, RI 02888
48-3		174 13 INDEPENDENCE LANE	SIMPSON, ALLAN A JR	null	PO BOX 144	WAKEFIELD, RI 02880
48-3		245 498 HIGH STREET	DESISTA, RICHARD J	null	86 MILLSTONE RD	WAKEFIELD, RI 02879-2493
48-3		148 501 HIGH STREET	YUNG FAMILY ENTERPRISES, LLC	null	3 BIRCHVIEW DR	CRANSTON, RI 02910
48-3		176 484 HIGH STREET	HOUSE, ERIC V & CLARISSA A	null	484 HIGH ST	WAKEFIELD, RI 02879

48-3	175	492 HIGH STREET	BROWN SPENCER M	null	492 HIGH STREET	WAKEFIELD, RI 02879
48-3	147	485 HIGH STREET	BARNEY, WILLIAM R TRUSTEE	null	P O BOX 186	PEACE DALE, RI 02883-0186
48-3	149	499 HIGH STREET	JARZOMBEK, STEPHEN AND BARBARA	null	174 DIAMOND HILL RD	ASHAWAY, RI 02804
48-3	146-3	477 HIGH STREET	RIVER ROAD REALTY, LLC	null	34 RIVER RD	SAUNDERSTOWN, RI 02874
48-3	146	471 HIGH STREET	WELCOME HOUSE OF SOUTH COUNTY	null	471 HIGH STREET	SOUTH KINGSTOWN, RI 02879
48-3	146	471 HIGH STREET	WELCOME HOUSE OF SOUTH COUNTY	null	471 HIGH STREET	SOUTH KINGSTOWN, RI 02879
48-3	146	471 HIGH STREET	WELCOME HOUSE OF SOUTH COUNTY	null	471 HIGH STREET	SOUTH KINGSTOWN, RI 02879
48-3	146-2	471 HIGH STREET	HUMULOCK, CHRISTOPHER	null	32 MAPLEHURST DR	NARRAGANSETT, RI 02882
48-3	146-1A	313 CHURCH STREET	WELCOME HOUSE OF SOUTH COUNTY	null	8 NORTH RD	PEACE DALE, RI 02883
48-3	321	309 CHURCH STREET	MCLAUGHLIN CARA E	null	309 CHURCH STREET	WAKEFIELD, RI 02879
48-3	322	311 CHURCH STREET	DEOLIVEIRA JOAO &	WINDWARD RACHEL	311 CHURCH STREET	WAKEFIELD, RI 02879