



Town of South Kingstown, Rhode Island

PLANNING DEPARTMENT
180 High Street
Wakefield, RI 02879
Tel (401) 789-9331 x1244
Fax (401) 789-9792

February 5, 2020

Jean A. Riendeau, Chair
South Kingstown Planning Board
180 High Street
Wakefield, RI 02879

RE: **Advisory Opinion to the Planning Board
Major Subdivision, Comprehensive Permit
The Village at Curtis Corner
Assessor's Plat 40-4, Lot 55
Curtis Corner Road**

Chairman Riendeau:

At a meeting of the South Kingstown Conservation Commission held on February 4, 2020 the Conservation Commission reviewed the combined Conceptual Master Plan for the Village at Curtis Corner major subdivision project at the above-referenced property in accordance with RIGL § 45-23-40(a)(3)(i). The applicant is proposing to subdivide the existing parcel into twenty-four (24) parcels containing thirty-two (32) dwelling units. Of these, sixteen (16) lots are proposed for single-family development and the remaining eight (8) lots are proposed for duplex (two-household detached structure) development.

Following review and discussion with the applicant's representatives (J. Kenyon; E. Prive; A. Petrucci), the following motion, made by Ms. Heffron and duly seconded by Ms. Talbot-Rabuano, was approved 6-0 (Aye – M. Bradywood; D. Flanders; A. Heffron; L. Joubert; C. O'Connor; M. Talbot-Rabuano; J.V. Wyman):

The South Kingstown Conservation Commission feels we do not have enough information to issue an advisory opinion, but the concerns of the Commission at this point are (1) density of the project, which relates to traffic and a traffic study and (2) runoff and wetlands.

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