



Town of South Kingstown, Rhode Island

PLANNING DEPARTMENT

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January 6, 2021

Steve DiMasi, 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 DiMasi:

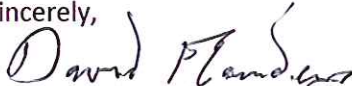
At a meeting of the South Kingstown Conservation Commission held on January 5, 2021 the Conservation Commission reviewed the Preliminary Plan for the Village at Curtis Corner major subdivision project at the above-referenced property in accordance with RIGL § 45-23-40(a)(3)(i). The applicant is proposing 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;), the following motion, made by Ms. Joubert and duly seconded by Ms. Heffron, was unanimously approved 7-0 (M. Bradywood; D. Flanders; A. Heffron; L. Joubert; C. O'Connor; M. Talbot-Rabuano; J.V. Wyman):

The South Kingstown Conservation Commission recognizes that at the Preliminary stage there won't be many changes but it's just frustrating to see such a dense development that has no usable open space especially given the need as not everyone can drive to nearby publicly owned open space. It's frustrating to see that level of density with no open space. Otherwise the major issues identified is that, as the Planning Board has already recognized, there is a great deal of impervious area and the cul-de-sac should be left vegetated in the center, possibly even as an infiltration area for stormwater runoff or with trees and shrubs. The driveways are extremely wide and we recognize they need to widen near the building to provide parking but RIDEM's own recommendations in their LID (Low Impact Development) municipal self-assessment checklist is 9' wide, so they can certainly be reduced closer to that. We believe there is great risk for infringement of property owners on use of the protected open space at the wetland edge/wetland perimeter and recommend fencing, not just posts, and tree planting at that edge with signage to clearly show that it's protected and shall not be infringed upon and ideally the homeowner's association should have provisions for enforcing that with some type of enforcement reparations if it's not enforced. The Conservation Commission suggests that these changes be made to the plan.

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