



Town of South Kingstown, Rhode Island

PLANNING DEPARTMENT

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December 2, 2020

Robert Cagnetta, Chair
South Kingstown Zoning Board of Review
180 High Street
Wakefield, RI 02879

RE: **OWTS Advisory Opinion to the Zoning Board**
Michael & Donna Monteforte
Assessor's Plat 79-3, Lot 15
Heather Hollow Drive

Chairman Cagnetta:

At a meeting of the South Kingstown Conservation Commission held on December 1, 2020 the Conservation Commission reviewed the Special Use Permit request for the installation of an Onsite Wastewater Treatment System (OWTS) within 150' of a wetland and associated development at the above-referenced property in accordance with Article 5, Section 504.2 of the Zoning Ordinance. The proposal includes construction of a 4-bedroom dwelling with 1,280 square foot footprint with an 856 square foot attached garage which will be serviced by a 4-bedroom OWTS. Submittal items included with this application and found to be pertinent for regulatory review include:

1. Site Plan package titled:
 - a. *"ONSITE WASTEWATER TREATMENT SYSTEM, Heather Hollow Drive, A.P. 79-3, Lot 15, South Kingstown, Rhode Island", Sheets 1 through 2 of 2, dated March 5, 2020 with revisions through November 5, 2020, prepared for Donna & Michael Monteforte, completed by DiPrete Engineering, Inc.*

Following review and discussion with the applicant's Attorney, John F. Kenyon, and Engineer, Jason Clough, P.E., the following motion, made by Ms. Joubert and duly seconded by Ms. Heffron, was unanimously approved 4-0 (D. Flanders; A. Heffron; L. Joubert; M. Talbot-Rabuano):

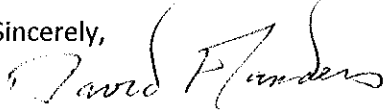
"The South Kingstown Conservation Commission recommends approval of the application with certain conditions. The applicant has met the minimum standards of Section 504 including adding rain gardens to accommodate 25-year runoff and the minimum requirements have been met except that the use of Low Impact Development (LID) [techniques] as required by RIDEM Stormwater Design and Installation Manual to the maximum extent practical has not been completely met as specified on page 3 of the 504 application, and Section L – Wetlands and Site Disturbance standards of Section 504 indicating that the applicant must minimize wetland and site disturbance to reflect the least disturbance to the Site as possible. The one area where reduction in Site disturbance is possible is reducing the size of the driveway width as it is much larger than RIDEM recommended standards of 9' for a single-land driveway and 18' for a double-lane driveway, currently the proposal is double that. The Conservation Commission recommends the width of the driveway be reduced to 9' from the entrance through the entire length of the driveway except where necessary to expand the width to accommodate entry into and out of the

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doors of the garage. That should substantially reduce the impervious area especially since a permeable driveway may not be possible due to the setback from the drain field.”

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,

A handwritten signature in cursive script that reads "David Flanders". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

David Flanders, Chairman
Conservation Commission

cc: John F. Kenyon, Attorney
Jamie Gorman, Interim Building Official