



SOUTH KINGSTOWN PLANNING DEPARTMENT
PROJECT REVIEW MEMO
CORRAO MINOR SUBDIVISION
Minor Subdivision - Pre-Application Concept Review
 February 23, 2021

Project Type:	Minor Subdivision		
Review Stage:	Pre-Application Concept Review		
Address:	415 Middlebridge Road		
Plat:	43-1	Lot:	7
Parcel Size:	~ 3.13 acres	Zoning District:	R20
Applicant:	Carol Corrao 415 Middlebridge Road South Kingstown, RI 02879	Owner:	William M. & Carol A Corrao 415 Middlebridge Road South Kingstown, RI 02879

Property Characteristics

The property is approximately 3.13 acres in total area and abuts the Pettaquamscutt River (Narrow River). This property is located in an R20 zoning district, has frontage on Middlebridge Road, and contains approximately 38,101 square feet (0.87 acres) of wetland along the river.

Project Description

The applicant is proposing to subdivide the subject parcel into three (3) lots. The existing home would remain within Proposed Lot 1, and new homes would be built on Proposed Lots 2 & 3.

	Lot Size	Land Unsuitable for Development	Land Suitable for Development*	Frontage*
Subject Parcel	136,505 square feet (3.13 acres)	38,101 square feet (0.87 acres)	98,404 square feet (2.26 acres)	308.21'
Proposed Lot 1	42,846 square feet (0.98 acres)	3,211 square feet (0.07 acres)	39,635 square feet (0.91 acres)	Unknown
Proposed Lot 2	28,637 square feet (0.66 acres)	8,500 square feet (0.2 acres)	20,137 square feet (0.46 acres)	Unknown
Proposed Lot 3	65,022 square feet (1.49 acres)	26,390 square feet (0.61 acres)	38,632 square feet (0.89 acres)	Unknown

*R20 Zoning District requires 20,000 square feet and 100' of frontage

The parcels are proposed to be serviced by public water and municipal sewer (gravity). Stormwater runoff will be controlled on-site through the use of low impact development site planning and design strategies. Best management practices to control stormwater runoff may include but are not limited to driveway trenches and individual drywells for roof runoff. The goal of the stormwater design will be to infiltrate the maximum amount of stormwater on-site to demonstrate a zero net increase in stormwater runoff from the pre-development to post-development conditions. The stormwater system will be designed to meet the Town of South Kingstown and RIDEM stormwater regulations.

Regulatory Considerations

Purpose of the Pre-Application Review

Per the Regulations, Pre-Application meetings shall:

- Aim to encourage information sharing and discussion of project concepts among the participants;
- Include a review of the physical character of the land, any environmental or physical constraints to development; and
- Include a discussion initiated by the Planning Board regarding what form of land development may be appropriate to meet the goals and policies of the Comprehensive Plan with regard to preserving the character of the land, the natural environment and the ability of the Town to provide essential services.

Pre-application discussions are intended for the guidance of the applicant and shall not be considered approval of a project or of any of its elements. No formal action need be taken by the Planning Board at the pre-application meeting.

This is a minor subdivision proposed without waivers and a Pre-Application Concept Plan is typically not required. This application has been submitted as such at the request of the applicant.

Waivers Requested

The applicant has not indicated that any waivers are being requested at this time.

Required Findings

As a reminder, State law requires **for all administrative, minor, and major subdivision and land development applications**, approving authorities must make positive findings on the following standard provisions:

- (1) The proposed subdivision is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies;
- (2) The proposed subdivision is in compliance with the standards and provisions of the municipality's zoning ordinance;
- (3) There will be no significant negative environmental impacts from the proposed subdivision as shown on the final plan, with all required conditions for approval;
- (4) The subdivision, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans; and
- (5) All proposed subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.

The approving authority must also address each of the following general purposes of zoning:

- (1) Providing for the orderly, thorough and expeditious review and approval of land developments and subdivisions;
- (2) Promoting high quality and appropriate design and construction of land developments and subdivisions;

- (3) Promoting the protection of the existing natural and built environment and the mitigation of all significant negative impacts of any proposed development on the existing environment;
- (4) Promoting design of land developments and subdivisions which are well-integrated with the surrounding neighborhoods with regard to natural and built features, and which concentrate development in areas which can best support intensive use by reason of natural characteristics and existing infrastructure;
- (5) Encouraging local design and improvement standards to reflect the intent of the community comprehensive plans with regard to the physical character of the various neighborhoods and districts of the municipality;
- (6) Promoting thorough technical review of all proposed land developments and subdivisions by appropriate local officials;
- (7) Encouraging local requirements for dedications of public land, impact mitigation, and payment-in-lieu thereof, to be based on clear documentation of needs and to be fairly applied and administered; and
- (8) Encouraging the establishment and consistent application of procedures for local record-keeping on all matters of land development and subdivision review, approval and construction.