

Received 3/12/21

From: russell berube <russellberube@hotmail.com>

Sent: Friday, March 12, 2021 9:14 AM

To: Jessica Spence <jspence@southkingstownri.com>

Subject: [EXTERNAL] Special Use Hearing Question

My name is Russell Berube and we live year round at 15 Maple Dr. here in South Kingstown. I recently received a notice of a Public Hearing scheduled for 3/17 at 7P. I am an adjacent property owner to the applicant at 35 Maple Dr., Mr. & Mrs. Frucce.

I accessed the town website and reviewed the information regarding the Special Use application. I see that the request is to put an addition onto one of two houses on the property, adding a 10' x7' room and possibly new windows and possibly a new roof. I also read that the property is connected to city sewers on the permit application. I have no issue with the proposed addition.

My question has to do with the 3 new Perk test tubes that were installed this past Tuesday (3/9) in the rear of the property. If the property is connected to city sewers as stated on the Permit request and I assume the purpose of the Perk Test is for the installation of a new Septic/Leaching system, would that requirement need to be included on the Permit application?

I plan on attending the Zoom meeting on 3/17 but I thought this question may be best answered in advance if possible.

Thanks in advance.

Russell P. Berube

Response 3/21/21

From: James Gorman <jgorman@southkingstownri.com>

Sent: Friday, March 12, 2021 9:40 AM

To: russellberube@hotmail.com

Cc: Jessica Spence <jspence@southkingstownri.com>

Subject: Special Use Hearing Question

Mr. Berube,

I have been forwarded your email regarding the Frucce Special Use Permit application.

This property is not connected to the public sewer system, nor is this area of South Kingstown.

The application request is for expansion of a nonconforming use and does not pertain to the installation of a new or replacement septic system. You may reach out to RIDEM to determine if they have received application for such activity.

Thank you,

Jamie Gorman, CBO

Building Official

Town of South Kingstown

(401) 789-9331 x1228

Received 3/15/21

Town of South Kingstown
Zoning Board of Review
Wakefield, RI

Regarding the application for a variance requested by Linda & Franklin Frucce, Frucce Family Irrevocable Trust, for premises located at 35 Maple Drive, South Kingstown:

At the outset I want to make it clear I have never met either Linda or Franklin Frucce. My comments below are not based on any personal interaction, and are in no way intended to be hostile or vindictive.

Under the listed stipulations of Zoning Ordinance 203 and 907, Special use permit, c., it is stated "That the granting of the special ordinance will not alter the general character of the surrounding area..."

My strong concern is about the density of construction on Maple Drive and the immediate surrounding area. In contrast to most other properties in the neighborhood, 35 Maple Drive already has 1) the original house; 2) two additions to the original house, one of which is a two story addition; and 3) two outbuildings. In my opinion, to add another 10'5" x 7' structure to the property would "clutter" up the landscape, and negatively alter the general character of the surrounding area.

I choose to live in Rhode Island, and on Maple Drive in South Kingstown, because I treasure the rural nature of this location. From my perspective, yet another building at 35 Maple Drive invites more cars, more people, and more noise. In order to maintain the peace and tranquility that everyone living on Maple Drive enjoys, I am hopeful the Zoning Board of Review will deny the Special use permit requested by Linda and Frank Frucce.

Thank you for your consideration!

Sincerely,
Sara N. Davis
55 Maple Drive