

**Received 10/19/2021**

17 Periwinkle Drive West  
South Kingstown, RI 02879  
October 19, 2021

Mr. Robert Cagnetta, Chairman  
South Kingstown Zoning Board of Review  
South Kingstown Town Hall  
180 High St.  
Wakefield, RI 02879

Re: Request for Special Use Permit by Peter Loconte. Plat 89-2, Lot 45

Dear Mr. Cagnetta,

I would like to request that this letter be included in the Zoning Board of Review's packets and also be read aloud and entered into the record at the October 27, 2021 meeting.

My concerns about this Application include the small non-conforming lot size, the lot being located in a Flood Zone, the proximity of the OWTS system to a Wetland, outdated soil evaluations and outdated Wetland location identification, the size of the proposed residence as stated in the Application, incomplete or inadequate information contained in the site plan and rendering of the structure, existing pollution levels in Teal Pond and Green Hill Pond, as well as the need to ensure that Sand Piper Drive traffic is not impeded during construction.

With a square footage of 6,540 SF, the lot is 92% smaller than the requirements in this R-80 zone. This is a significant shortfall.

The lot is situated in a Flood Zone.

The requested relief from the border of the Wetland will result in the septic being 42% closer to this fragile ecosystem than regulations permit. This is a significant encroachment.

Two soil evaluations were conducted in 2008. There have been changes to seasonal high tide levels since 2008. The soil evaluation should be repeated to reflect current conditions.

Wetland locations were flagged on the property in 2009. Groundwater level has increased over this 12-year period. The Wetland identification procedure should be repeated to reflect current conditions.

The small lot size, its location in a Flood Zone, its proximity to a Wetland as well as potential changes to soil conditions which may have occurred since the original evaluations were performed, could result in significant pollution to two Ponds already under duress with high levels of pollution. The evaluations may have been performed for a previous homeowner since the records indicate that Peter Loconte assumed ownership in 2018.

The residence is described as a "610 plus-minus SF 2-bedroom single-family residence" on page 7. It is actually 1,219 SF because it is a two-story structure.

The site plan does not show the distance between the proposed structure and abutters Roelke and Sand Stone Trust. The site plan does not indicate the location of the septic systems for abutters Roelke and Sand Stone Trust. The site plan does not show how the residence will conform to FEMA requirements and to Town Zoning Ordinances.

Teal Pond is known to have a high level of pollution. Any increase in pollution in Teal Pond has the potential to exacerbate the high level of bacteria and nitrates in Green Hill Pond because Teal Pond overflows into Green Hill Pond. Green Hill Pond has been closed to shellfishing for more than 27 years.

A plan needs to be created and implemented to deal with the traffic and parking of construction equipment on what is essentially a single lane road. The site of the proposed residence is almost directly opposite the entrance to the Mautucket-by-the-Sea boatyard. Sand Piper Drive residents and members of Mautucket-by-the-Sea Association need to be able to have full access to their property.

Thank you for the opportunity to bring forth my concerns. I regret that I will be unable to attend the meeting in person because of the Covid pandemic.

Very truly yours,

Mary-Gail Smith