

Received April 12, 2022

From: Wendy Lucht <wendy.lucht@gmail.com>

Sent: Tuesday, April 12, 2022 12:07 PM

To: James Gorman <jgorman@southkingstownri.com>

Subject: [EXTERNAL] Dimensional Variance Requested by Earle Sharpe and Brenna Rheinberger – Parkwood Drive

Dear Mr. Gorman and Zoning Board Members,

This correspondence is in regard to the Zoning Board of Review Application dated 2/10/2022 submitted by Earle & Brenna Sharpe requesting a dimensional variance for Assessors Plat 31-2, Assessors Lot 93 located on Parkwood Drive.

We live at 121 Parkwood Drive, Kingston, RI. This is Assessors Plat 31-2, Assessors Lot 89. **We are abutters to this lot**, across the street.

We signed the petition that was submitted yesterday (April 11th), and agree wholeheartedly with the points made, along with 19 of our neighbors.

As stated in the Notice...“The applicant is seeking a Special Use Permit to locate an Onsite Wastewater Treatment System (OWTS) closer to a wetland than allowed. 150’ setback is required, 58’ is proposed. Relief of 92’ is requested. The applicant also seeks to locate a single-family dwelling 23’ from the front property line. The required front yard setback is 35’. Relief of 12’ is requested..”

Why have zoning ordinances if relief can be granted by only meeting 34%-39% of the requirement? (61%-66% short of the specifications of the requirements). This isn’t a request for a variance, it’s a request to disregard zoning ordinances altogether.

We can attest that with our neighborhood’s frequent, multi-day power outages, an OWTS ceases to function. The OWTS in our yard allows a smelly, untreated, mess of sewage to leach into our yard. In the case of Lot 93, that would be the wetlands. This occurs 2-4 times per year, anywhere from 24 hours to 5 days each time. **The Zoning Board should be aware that this property can count on approximately 8-10 days each year of untreated septic runoff due to power outages. This is our personal experience.**

Throughout the history of Parkwood Drive (since 1968), that lot has been deemed unbuildable due to the wetlands. Otherwise, it would have been developed years ago by prior owners. The land hasn’t changed. What has changed is that its new owners Earle & Brenna Sharpe bought the land in 2020, waiting for the market to boom, and to disregard zoning and wetlands regulations.

The character of the neighborhood would change, not for the better, with the proposed variances.

Please reject the plan.

Respectfully yours,

Brett and Wendy Lucht
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