

To; J Spence

From; Richard and Chris Babiar

South Kingstown Building Dept.

88 Winchester Dr South Kingstown R.I.

South Kingstown R.I.

518 268 0203, April 29 2020

Regarding: Variance Application at 94 Winchester Dr South Kingstown

Dear, Board Members and Building Inspector

My name is Richard Babiar and I reside at 88 Winchester Dr. My property abuts 94 Winchester Dr to the East. I am writing you because of my concerns regarding water runoff and possible redirection of the water table. After reviewing the plans online I see that this new home will have a large full basement.

Concern #1 The water table is high in this area I know this because I dug test holes in the rear of my property and hit water at about 4-5 ft. when my home was under renovation in the Spring of 2018 . I am worried that the water table may move with this new foundation and have impact on my basement flooding , so far I have had no water issues even though it is the original foundation made of cinder block and very porous, built in 1945 . I am asking that the basement of the new home have footing drains piped to the rear of the property as a preventive measure.

Concern #2. Another issue to help prevent water runoff would be for all gutter and leader drains to be piped to the rear of the property. Furthermore I would hope to see all side line topography have swales pitched to rear of the property, another preventive measure.

Concern #3 Property should be encased with a silt retention fence during construction. I believe this would probably be standard procedure.

Concern #4 My wife and I would like to know if there are any landscape plans for the East side of your property regarding privacy and our deck which is at the rear of our property but not drawn on the site plan submitted , my deck is 14 x 28 attached to our house.

Opinion Looking at the plans online it looks to me that the home will have vinyl siding. In this neighborhood the atmosphere of beach , water, New England is predominant , most homes have wood shake siding but not all, my opinion is that the home would look more symbiotic with the neighborhood with wood shake siding .

Also could you please direct me as to how my Concerns will be addressed and what recourse I may have in the event they are not included in the final site plan. In closing I believe my 4 Concerns are not unreasonable and hope they will be addressed Thank you in advance to the Board and Mr. and Mrs. Greenberg for reviewing my concerns.

Thank You

Richard Babiar

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