



## TOWN OF SOUTH KINGSTOWN

## MEMORANDUM

TO: James Rabbit, Director of Planning

FROM: Jon R. Schock, Public Services Director

SUBJECT: Proposed Subdivision of the Lutheran Church of the Good Shepard (LCGS)

DATE: February 8, 2022

In September, 2006, the owners of the Eldred Farm subdivision and the Lutheran Church of the Good Shepherd (LCGS) petitioned the Town Council to expand the Diane Drive Special Sewer District in order to connect to the municipal sewer system in accordance with Sec. 19-146 Special Area Sewer Assessments, Fees and User Charges of the Town Code.

The Town Council approved the expansion of the sewer district for the two (2) above noted properties, whereby the LCGS connected to the sewers on or about September 2008.

Given that the topography of the LCGS property is very flat, and the distance from the church structure to the property line is relatively long, a gravity sewer lateral to the church from the street could not be constructed. As such, the LCGS had to connect to the sewer system via a grinder pump and pressurized service. Said pressurized sewer service runs along the LCGS property frontage in a southerly direction and connects to a sewer lateral in the southwest corner of the property. The subject sewer lateral is perpendicular to the sewer main extension in Old North Road that was constructed by the developer of Eldred Farm subdivision.

LCGS is now proposing to subdivide the southerly portion of their property to an entity interested in constructing a mosque.

In order to subdivide the property, the entire sewer lateral would need to remain on property owned by LCGS. The LCGS can't have their service line cross an intervening property even if they grant an easement before the property is subdivided. However, it appears this is not feasible since there would be only minimal road frontage left for the mosque property that is south of the exiting sewer lateral.

As such, there are only two (2) viable options that remain in order to comply with Sec. 19-69 and Sec. 19-74 of the Town Code.

1. LCGS would need to extend the sewers up Old North Road so the new frontage of the LCGS abuts a new section of sewer main for a perpendicular connection. The Mosque could then use existing sewer lateral for the LCGS.

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2. The LCGS could provide the existing sewer lateral to the mosque and then install an OWTS for the LCGS provided a sewer feasibility study in accordance with Sec. 19-115 of the Town Code supports this and they were able to get an OWTS design approved by RIDEM.

It's important to note that if Option 1 above proceeds forward, the additional lot would also require a public hearing by the Town Council to expand the Diane Drive special sewer district by one (1) lot. If the Town Council grants the extension, the mosque would need to pay the Diane Drive special sewer assessment (\$18,069) plus interest, in accordance with Sec. 19-146 of the Town Code. In addition, the property would be subject to the Wastewater Division's wastewater system assessment charge (WSAC) and miscellaneous inspection and permitting fees.

This is what the LCGS did in 2008 when they connected.

Please advise if you require anything further.

cc: Rich Bourbonnais, P.E., Town Engineer  
Kathy Perez, Wastewater Superintendent  
Jamie Gorman, Building & Zoning Official