

By Email & Overnight Mail

February 23, 2024

James D. Rabbitt, AICP
Planning Director
Jason Parker, AICP
Principal Planner
Town of South Kingstown
Town Hall - 180 High Street
Wakefield, RI 02879-3140

**Re: REQUEST FOR ADMINISTRATIVE APPROVAL OF
MINOR CHANGES TO APPROVED MASTER PLAN**
Subject Property: 571 Main Street, A.P. 56-3, Lot 137
Applicant/Owner: Roland J. Fiore
Zoning District: RM (Residential Multi-Household District)
**Use Code: 12.1 (Sec. 301) Multi-Household Land
 Development Project**

Dear Messrs. Rabbitt and Parker:

We represent Roland Fiore in connection with proposed non-substantive changes to the approved Master Plan for the above-referenced property. The existing proposed Master Plan is annexed hereto as Exhibit 1. (Also included in that Exhibit is a clearer rendering of that Plan by Union Studio.) The proposed Amended Master Plan is Exhibit 2. (Also included as part of the Exhibit is a separate architectural site plan sheet by 401 Architecture, LLC.)

We are providing ten (10) sets of this submission, together with an additional six (6) copies of the Project Review Application form, as we understand that sixteen (16) copies of that document are typically required.

The Proposed Non-Substantive Changes

As set forth more fully below, the existing Master Plan approval is for thirty six (36) dwelling units. The proposed Amended Master Plan is for the same number (*i.e.*, 36): Thirty two (32) condominium units, plus four (4) units within the existing main house, as previously approved. The existing approved 100' front setback and 25' side setbacks will be maintained from Main Street and Belmont Street, respectively. The proposal remains fully compliant with

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existing zoning after the Amendment. Total impervious area for the approved Master Plan was 94,879 SF. The proposed changes reduce it to 86,243 SF. Lot coverage for the approved Master Plan was 28.4%. The proposed changes reduce it to 25.8%. The open space calculation for the approved Master Plan was 239,507 SF (5.50 +/- acres). The proposed changes increase it to 248,243 SF (5.70 +/- acres). The approved master plan provided for ten (10) three (3) bedroom units and twenty six (26) two (2) bedroom units (including the four units in the main house). The proposed changes make all the units two (2) bedroom units, reducing the bedroom count by ten (10). Inasmuch as the density for Multi-Household Land Development Projects is 4.3 units per acre for three (3) bedroom units, and 7.71 units per acre for two (2) bedroom units (Land Dev. and Subdiv. Regs, Art. IV H (2)(b)), the proposed reduction of ten (10) three (3) bedroom units to ten (10) two (2) bedroom units renders the project density significantly less than what would be permitted by the Regulations, and what was previously approved.

The previously proposed and approved rows of garage units (36 garages in 6 "car barn" buildings) are also being eliminated, increasing the setback areas between the proposed development and the abutting Elks Lodge property, which abuts the subject property to the west (in part) and north (in part), resulting in a less cluttered site.

The northwest quadrant of the site will have its access, egress, and utility connections via a repositioning of the internal roadway's connection with Perry Avenue (a 50' public right of way). The new sewer connection, at the applicant's expense, should be a welcome resource for existing Perry Avenue area properties.

The balance of the site will continue to have its primary ingress and egress on Belmont Street (also a 50' public right of way), with an ancillary access point at the existing driveway location on Main Street.

With respect to the request for administrative approval, we note that, subject to a favorable review of the proposed changes by the Town's Department of Public Works & Utilities, the proposed changes meet all the criteria in the Town's Land Development and Subdivision Regulations for a "minor" – as opposed to "major" – change to an approved plan. "Minor" changes qualify for administrative approval. (*id.*, § VI B ["Changes to Plats and Plans"]). More specifically, the Regulations (Art. VI B(3)) define "major" changes, the changes which require Planning Board approval, as,

"... changes which, in the opinion of the Administrative Offices, are clearly contrary to the intent of the original approval. Such changes shall include, but are not necessarily limited to the following:

- a. Changes which would have the effect of creating additional lots or dwelling units for development;

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b. Changes which would be contrary to any applicable provision of the Zoning Ordinance or which require a variance or special use permit from the Zoning Board of Review; or

c. Changes which may have significant negative impacts on abutting property or property in the vicinity of the proposed subdivision or land development project."

Conversely, "minor" changes are defined such as to include, *but are not limited to*, lot line changes that do not produce additional lots; and changes to utility plan or off-site improvement plans that are acceptable to the Town's Public Services Director.

The proposed changes here call for a more moderate, less impactful development all around and squarely align with the criteria defining "minor" – not "major" – modifications.

Additional Background

By way of further background, the development's Master Plan Approval was granted in the form of a Settlement Agreement and the related dismissal of then pending litigation between the applicant and the Town. With respect to changes to the approved Plan, the Settlement Agreement provided in pertinent part as follows (Para. 1(b)):

"(b) Changes to the Master Plan shall be subject to the provisions of R.I. Gen. Laws § 45-23-65. Said approved Master Plan shall have the same status as any other Master Plan approval under Title 45, Chapter 23."

R.I. Gen. Laws §45-23-65(b) provides in pertinent part that,

"Minor changes, as defined in the local regulations, to a land development or subdivision plan may be approved administratively, by the administrative officer ... The changes may be authorized without additional public hearings, at the discretion of the administrative officer. All changes shall be made part of the permanent record of the project application. This provision does not prohibit the administrative officer from requesting a recommendation from either the technical review committee or the planning board."

Phasing

It remains Mr. Fiore's emphatic preference to continue to reside in the existing house on the property indefinitely, and to defer the full buildout of the property, particularly the creation of the four (4) units in the house, for many years. Even the development of the new units on the grounds is likely to be phased over a period of time, perhaps commencing at some point with the northwest quadrant and progressing to the Main Street/Belmont Street phase down the road.

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As I trust you know, the house has become a valued community resource for occasional charity and civic events. Mr. Fiore's preference at this time is to continue that pattern, while possibly converting the house to a five (5) room bed and breakfast, a by-right use permitted in the RM District. In sharp contrast to the usual pace associated with development projects, he is interested in having the amended Master Plan approval include a voluntary phasing provision that does not require him to develop or build out the full project, particularly not the four (4) units proposed for the house, and in all events for the pace of permitted development to be allowed to process for a period of at least ten (10) years, elongating the duration during which the current character of the property could be maintained. That is a feature he would like to see reflected in an amended Master Plan approval, and considered more thoroughly at the Preliminary Plan stage of review.

In order to further assist the Department's review of this Request for Administrative Approval of Minor Changes to Approved Master Plan, we hereby submit the following materials:

- | | |
|------------|---|
| EXHIBIT 1: | Current Approved Master Plan |
| EXHIBIT 2: | Proposed Amended Master Plan |
| EXHIBIT 3: | DiPrete Engineering Narrative and Fiscal Impact Letter dated October 31, 2023 |
| EXHIBIT 4: | Completed Conceptual Master Plan Checklist |
| EXHIBIT 5: | Veolia Water Rhode Island, Inc. "Will Serve" Letter |
| EXHIBIT 6: | Application Notification List |
| EXHIBIT 7: | Project Review Application Form (executed) |
| EXHIBIT 8: | Owner Authorization Form (notarized) |

Also enclosed is a check in the sum of Nine Hundred Twenty Dollars (\$920.00), the required fee.

We have submitted ten (10) sets of this submission. Should you require additional copies please so advise.

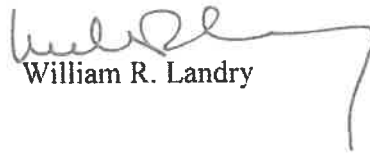
Request for Meeting

We are hereby respectfully requesting a meeting with Planning Department staff at the earliest convenience to further discuss this submission.

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Thank you for your assistance.

Sincerely,



William R. Landry

Enclosures

cc: Roland J. Fiore
Molly Titus, DiPrete Engineering
Joseph Duhamel, DiPrete Engineering

EXHIBIT 1



PROGRAM	
Residential Units	
(8) Townhouse Strngs	32 units
(1) Renovated Main House	4 units
Total	36 units
Parking	
(7) Car Barns	36 spaces
On-Street Parking	45 spaces
Total	81 spaces
Average	2.25 spaces/unit

571 MAIN STREET, WAKEFIELD

PRELIMINARY SITE LAYOUT

MAY 12, 2014

SCALE: 1"=100'-0"



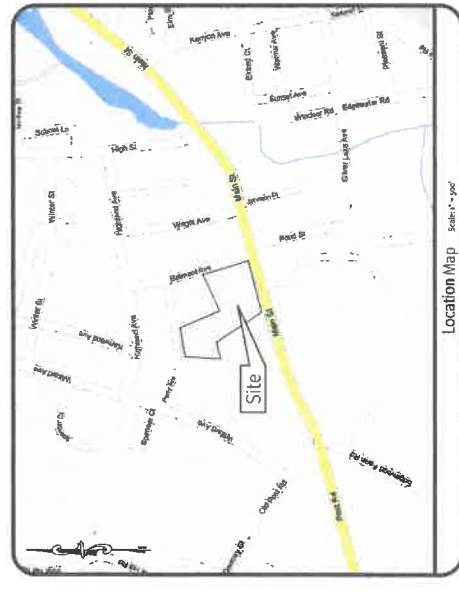
UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

EXHIBIT 2

Amended Master Plan Submission

571 Main Street

571 Main Street
South Kingstown, Rhode Island
Assessor's Plat 56-3 Lot 137



Location Map - Site.rvt - .p00

Sheet Index

1. Cover Sheet
2. Aerial Half Mile Radius
3. Existing Conditions Plan
4. Site Plan

Amended Master Plan Submission

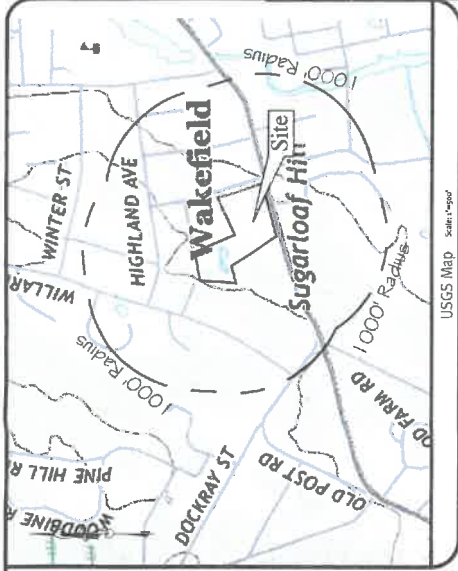
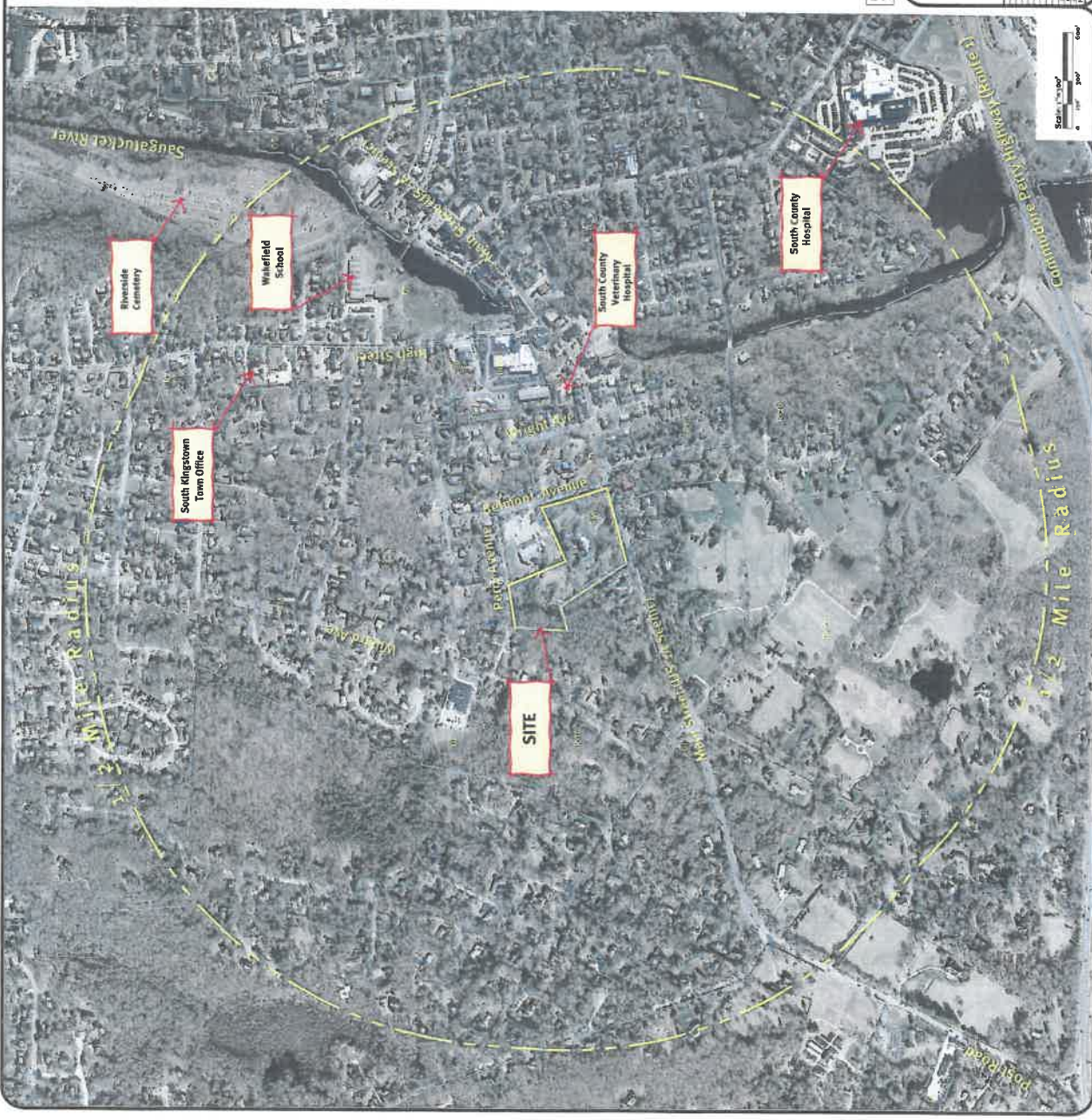


Cover Sheet
571 Main Street
Assessor's Plat 56-3, Lot 137
South Kingstown, Rhode Island



DiPrete Engineering
1000 Main Street, Suite 100
South Kingstown, Rhode Island 02881
Tel: 401-948-1000 Fax: 401-948-1001 www.diprete-eng.com

Roland J. Fiore
571 Main Street, South Kingstown, Rhode Island 02881
Tel: 401-948-1000 Fax: 401-948-1001



Photos obtained from the USGS of Army Digital (DigitalGlobe) satellite imagery of Florida Island.



No.	Date	Description
1	01/15/2018	Initial Design
2	02/15/2018	Final Design
3	03/15/2018	Construction
4	04/15/2018	Final Review

Amended Master Plan Submission

Aerial 1/2 Mile Radius
571 Main Street
 South Kings town, Florida Island

DIPrete Engineering
 Five Star Road, Cayman, RI 03320
 Tel: 603-883-3000 Fax: 603-883-3000 www.diprete-eng.com

Roland J. Flore
 1000 Main Street, North
 Tel: 603-883-3000 Fax: 603-883-3000

Printed on 100% recycled paper. Please consider the environment and recycle.

EXHIBIT 3



DiPrete Engineering

October 31, 2023

Mr. Jason Parker, Principal Planner
South Kingstown Planning Department
180 High Street
Wakefield, RI 02879

RE: 571 Main Street
South Kingstown, RI
Project #: 0677-006

Dear Mr. Parker:

On behalf of the applicant, Roland Fiore, we have prepared this fiscal impact letter to provide additional information for the Technical Review Committee (TRC) for the Master Plan submission attached for the project stated above. The applicant is proposing a residential development on AP 56-3 Lot 137 located in South Kingstown, RI. The parcel of land has frontage on Main Street, Belmont Street and Perry Avenue and has a total area of 7.68 Acres and is zoned RM. The site is located north of Main Street, west of Belmont Street, south of Perry Avenue, and east of Willard Avenue. The site abuts residential properties zoned R-10, R-20 and R-40 and commercial properties zoned CD. The proposed development includes thirty-two (32) residential condominium units. An existing dwelling onsite will remain and be converted to four (4) two-bedroom units.

The site has a total of thirty-two (32) residential condominium units and the proposed roadway is classified as a Local Private roadway as defined in the Town of South Kingstown Subdivision regulations. A Local Private roadway is a privately owned and maintained street whose primary function is to provide access to abutting residential properties. The proposed roadway will have a twenty-four (24) foot wide roadway width.

The site will be serviced public water and public sewer. Veolia Water Rhode Island services this area and we will need to coordinate with Veolia as the project moves forward. Public Sewer is located within Belmont Street and the development will need to tie in and extend a new sewer main from Belmont Street into the site. All utility work within the Town right-of-way will require a Town Utility Permit prior to any work being completed. An engineering study addressing the criteria set forth in Section 19-115 Connection Policy 1.b.2 will be prepared prior to the Preliminary Submission to the Town.

Storm water runoff will be controlled on site through the use of low impact development site planning and design strategies. Best management practices to control storm water runoff may include but are not limited to bio-retention areas, a detention basin and/or an underground storm water infiltration system. The goal of the storm water design will be to infiltrate the maximum amount of storm water on

site to show no net increase in storm water runoff from the pre development to post development conditions. In addition to this an emergency outlet will be designed that will be directed into the existing drainage network in Main Street which will only be necessary for storm events larger than a 100-yr storm. Preliminary Soil Evaluations will have to be completed to better determine if soils on site are suitable for infiltration. The storm water system will be designed to meet the Town of South Kingstown Subdivision and Land Development Regulations and the December 2010 RIDEM Storm Water Design and Installations Standards Manual. The project will be reviewed by RIDEM and a RIDEM RIPDES permit will be required.

According to Housing Works RI (housingworksri.org) there are 30,651 people and 7,864 family households in South Kingstown with an average family size of 2.56 persons per household. It is anticipated that the average household size of the proposed development will be similar to that of the Town. This calculates to a population for this development of 85 persons ($2.56 \times 33 = 84.5$).

According to the RI Department of Education (www.infoworks.ride.uri.edu) there were 2,608 children that attended the South Kingstown School District schools during the 2021-2022 school years. This equated to an average of 0.33 students per household. It is anticipated that the development will have a similar school-age population as other households in the South Kingstown School District. This calculates to a school-age population for the development of 11 school age children ($0.33 \times 33 = 10.89$).

If you have any further questions on this matter or require additional copies of any material submitted please feel free to contact me at your earliest convenience.

Sincerely,
DiPrete Engineering Associates, Inc.



Molly Titus, PE
Senior Project Manager

Enclosure:
Master Plan Submission Set – 24x36 (5 copies)
Master Plan Checklist (5 copies)
Veolia Water Letter

EXHIBIT 4

**CONCEPTUAL MASTER PLAN CHECKLIST
MAJOR LAND DEVELOPMENTS AND MAJOR SUBDIVISION**

The applicant shall submit to the Administrative Officer at least five (5) blue-line or photocopies of master plan maps required below. The scale of all plans shall be sufficient to clearly show all of the information required and shall be subject to the approval of the Administrative Officer. Plans shall include a certification that all plans and improvements conform to all existing and amended standards of the State of Rhode Island and Providence Plantations, Board of Registration for Professional Engineers and Board of Registration of Land Surveyors.

At a minimum, the following information shall be provided:

1. Conceptual Master Plan Drawing(s) - A map or plan of the subdivision parcel showing the following information:

1. Name of the proposed subdivision
2. Name and address of property owner and applicant
3. Name, address and telephone number of person or firm preparing the conceptual master plan
4. Date of plan preparation, with revision date(s) (if any)
5. Graphic scale and true north arrow
6. Plat and lot number(s) of the land being subdivided
7. Zoning district(s) of the land being subdivided. If more than one district, zoning boundary lines must be shown
8. Perimeter boundary lines of the subdivision, drawn so as to distinguish them from other property lines
9. Area of the subdivision parcel and proposed number of buildable lots, dwellings or other proposed improvements
10. Location and dimensions of existing property lines within or adjacent to the subdivision parcel, easements and rights-of-way
11. Location, width and names of existing streets within and immediately adjacent to the subdivision parcel
12. Names of abutting property owners and property owners immediately across any adjacent streets

13. Location of wooded areas and notation of existing ground cover
14. Location of wetlands, watercourses or coastal features present on or within 200 feet of the property being subdivided
15. NA Areas of agricultural use
16. Existing topography with minimum contour intervals of two feet
17. Location and approximate size of existing buildings or significant above-ground structures on or immediately adjacent to the subdivision
18. Proposals, if any, for connection with existing water supply and sanitary sewer systems or a notation that wells and ISDS are proposed
19. Provisions for collecting and discharging stormwater
20. NA Location of historic cemeteries on or immediately adjacent to the subdivision (if any)
21. Location of any unique natural and/or historic features, including stone walls
22. Notation on plan if the subdivision parcel(s) are located within any of the following areas:
 - NA Natural Heritage Areas (RIDEM)
 - NA Narrow River Special Area Management Plan (CRMC)
 - NA Salt Ponds Special Area Management Plan (CRMC)
 - NA Groundwater Protection Overlay District (Town)
23. Proposed improvements including streets, lots, lot lines, with approximate lot areas and dimensions. Proposed lot lines shall be drawn so as to distinguish them from existing property lines
24. Base flood elevation data
25. NA Open space use plan (Flexible Design Residential Projects or residential compounds)
26. Proposed construction access road(s) or route(s)

2. Supporting Materials - The applicant shall submit to the Administrative Officer up to forty (40) copies of a narrative report (actual number of copies to be determined by the Administrative Officer) providing a general description of the existing physical environment and existing use(s) of the property along with a general description of the uses and type of development proposed by the applicant. The narrative report shall include reduced copies of all plans required in No. 1 above plus items 2-7, below:

1. Filing Fee: - \$200 plus \$20 per unit $\$200 + (36 \text{ units} \times \$20 \text{ per unit}) = \$920$
2. An aerial photograph or a blue line copy of an existing aerial photograph of the proposed subdivision parcel and surrounding area
3. A copy of the soils map of the subdivision parcel and surrounding area, and a general analysis of soil types and suitability for the development proposed. If any prime agricultural soils and/or hydric soils are within the subdivision parcel(s) the soils map shall be marked to show the location of said prime agricultural soils and/or hydric soils
4. An estimate of the approximate population of the proposed subdivision
5. An estimate of the number of school-aged children to be housed in the proposed subdivision
6. N/A Fiscal impact statement
7. Proposed phasing, if any
8. Existing Resources and Site Analysis Map
9. A vicinity map, drawn to a scale of 1"=400' or as necessary to show the area within one-half mile of the subdivision parcel showing the locations of all streets, existing lot lines, and zoning district boundaries. Schools, parks, fire stations and other significant public facilities shall be indicated on the locus map by shading and labelling the specific use.
10. _____ Initial written comments on the Conceptual Master Plan from the following agencies:
(Provided by the Administrative Officer)

Local Agencies

- | | | |
|----|----------------------------------|-------------|
| A. | _____ Planning Department | Date: _____ |
| B. | _____ Town Manager | Date: _____ |
| C. | _____ Public Services Department | Date: _____ |
| D. | _____ Zoning Enforcement Officer | Date: _____ |
| E. | _____ Fire Alarm | Date: _____ |
| F. | _____ Solicitor | Date: _____ |
| G. | _____ Conservation Commission | Date: _____ |
| H. | _____ Recreation Commission | Date: _____ |
| I. | _____ Police Dept. | Date: _____ |
| J. | _____ Fire District | Date: _____ |
| K. | _____ School Dept. | Date: _____ |
| L. | Other (specify) _____ | Date: _____ |

Adjacent communities (specify)

- A. _____ Date: _____
- B. _____ Date: _____
- C. _____ Date: _____
- D. _____ Date: _____
- E. _____ Date: _____

State agencies

- A. _____ Environmental Management Date: _____
- B. _____ Transportation Date: _____
- C. _____ Coastal Resources Date: _____
- D. _____ Other (specify) _____ Date: _____

Federal agencies

- A. _____ U.S. Army Corps Engineers Date: _____
- B. _____ FEMA Date: _____

11. Written confirmation that the appropriate water company or district has reviewed the plan(s) and has determined it can/cannot provide water service

Water Company or District Veolia Rhode Island
 Date of Letter October 4, 2023

12. The names and addresses of all property owners, agencies, or communities requiring notification as required by these Regulations

13. Owner Authorization Form (See attached)

14. Subdivision Notification Form (See attached)

In addition to all applicable items required on the above checklists, an applicant for approval of development within the Route 1 Special Management District shall submit to the Administrative Officer copies of the information listed below. Information shall be conceptual in nature and provided in the form of plans, drawings or explanatory text in sufficient detail to indicate conformity with applicable provisions of zoning and the Comprehensive Plan. The Administrative Officer shall determine the actual number of copies of each document to be provided, up to a maximum of forty (40) copies.

- 1. _____ Description of existing uses, indicating proposed change of use, enlargement or modification, if any
- 2. _____ Description of proposed new uses, indicating size and extent of proposed buildings or other use areas
- 3. _____ Proposed vehicular access, indicating on and off-site streets, driveways, service roads, etc.

- 4.____Proposed parking plan, indicating number of spaces, landscaping and relation to proposed uses, including proposals for shared or on-street parking. For parking or access drives visible from US Route 1 or Kelley Way, plans or drawings must indicate view by motorists on such roads.
- 5.____Open space use plan indicating location, area and nature of proposed open space on the parcel(s) proposed for development, and relation to existing or proposed open space on adjacent parcels or in the entire District.
- 6.____Proposed buffering from US Route 1, Kelley Way and/or adjacent property, prepared by a registered Landscape Architect
- 7.____Proposed highway access and relation to on and off-site circulation patterns
- 8.____Schematic signage plan, indicating the general nature of all proposed exterior signage, with sketches and supporting explanatory information, if required by the Planning Board
- 9.____Schematic architectural drawings of proposed buildings, if required by the Planning Board
- 10.____Proposed lighting plan, including a description of proposed lighting fixtures, pole heights, type of illumination and anticipated lighting levels
- 11.____Pedestrian and bicycle circulation plan
- 12.____Location and nature of proposed outdoor refuse storage, collection and recycling areas
- 13.____Proposed construction schedule and proposed phasing of development

EXHIBIT 5



Model Simulation Report

Proposed Water Service

Project: 571 Main St Development

Location: 571 Main St, South Kingstown, Rhode Island

Date: October 4, 2023

Project Details

The proposed project, the 571 Main St Development, consists of new domestic service connections and a main extension serving a planned development located at the project address. The project includes two main extensions, which consist of 1,110 feet of 6-inch ductile iron pipe tapped on Belmont St and 430 feet of 6-inch ductile iron pipe tapped on Belmont St. The proposed development includes the construction of 32 residential units. Figure 1 and Figure 2 show a global view and local view of the project, respectively.

The development will reside in the main pressure district. It was assumed that the maximum elevation of the service connections would be at an elevation of approximately 90 feet above sea-level. The primary supply of water for this project originates from a 6-inch main located on Belmont Ave. The local fire marshal may specify required fire flows. The nearest existing hydrant to the project is #3-74, which is located along Main St. The project will conform to the Veolia Water Rhode Island Inc. (VWRI) standards.

Proposed Demands

The VWRI distribution system model incorporates calibrated demand pattern data, which allows an extended period simulation (24-hour) to be performed. The developer's Engineer provided VWRI with a Willingness to Serve Application, which is included as Figures 3A and 3B. The application included the following estimates of the projected demands associated with this development, which are shown in Table 1.

Table 1 – Total Projected Demand Summary

Projected Demand	Total Demand Rate	
Avg. Daily Demand (ADD):	7,360 gpd	5.1 gpm
	24,08	
Max Daily Demand (MDD):	0 gpd	16.7 gpm
Peak Hour Demand (PHD):	1,687 gph	28.1 gpm
Lawn Irrigation Demand*:	0 gpd	0 gpm
Required Fire Hydrant Flow:	1,000 gpm	
Required Fire Sprinkler Flow:	- gpm	
Total Required Fire Flow**:	1,000 gpm (at 20 psi residual)	

*It was assumed that lawn irrigation would occur between 4am and 6am.

**** The developer's engineer did not provide a required fire hydrant flow. If additional fire protection for the development is required, the developer will be required to submit a revised application with updated fire flow demands. For the analysis, it was assumed 1,000 gpm would be required.**

Model Calibration

The existing VWRI distribution system model was modified to include the appropriate consumption and fire-flow data associated with this project. The model was calibrated to reflect maximum day and peak hour demand requirements, simulating worst-case scenario conditions. This calibration incorporates time-variable supply and demand data providing the capability for WaterGEMS to calculate storage tank levels based on the SCADA system supply and demand rates, simulating actual system conditions. Fire-flow demands were also simulated in a time variable manner (3-hour duration) to accurately simulate storage level and pressure fluctuations.

Evaluation Criteria

Changes in node pressure and pipe velocity were reviewed during the analysis to ensure that the proposed development does not present any adverse impacts to the distribution system. The VWRI service standards establish a minimum normal working pressure of 35 psi at the service tap location at ground level and a minimum residual pressure of 20 psi during emergency and fire flow conditions.

Model simulation results were evaluated by:

1. Ensuring the post-project results comply with VWRI service standards.
2. Analyzing local / global effects to the system modification and residual pressures.
3. Identifying any necessary distribution system improvements or modifications to accommodate the proposed project demands (if any).

Simulated Local Results

The proposed development scenario was analyzed by running several post-development and existing condition simulations with the assumptions stated. The pressure analysis was performed at the curb line prior to any customer-side metering or back flow prevention devices that may be proposed. Fire-flows were evaluated to determine the impact of the project on existing and post-project conditions. Figure 4 shows the impact of the project on pressure at the curb-line during simulated fire-flow conditions under existing and post-project conditions. The results are summarized in Table 2:

Table 2 – Model Simulation Results

Scenario	MDD Pressure	PHD Pressure	Minimum Required Pressure
Existing Conditions:	70 psi	66 psi	35 psi
Post-Development Conditions:	70 psi	66 psi	35 psi
Fire-Flow Residual*:	8 psi	N/A	20 psi

* Simulated results at Development based on MDD model computation for a 3-hour duration at 8 am.

The VWRI service standards establish a minimum pressure of 35 psi at the service tap location and a minimum residual pressure of 20 psi during fire-flow conditions. As shown in Table 2, the proposed project is predicted to have a minimal impact on MDD and PHD pressure as compared to existing conditions. However, during a simulated fire flow event, the residual pressure at the development is predicted to drop below the required 20 psi threshold. Based on these results, VWRI is not able to provide service to the proposed development without requiring additional distribution system improvements within the proximity of the proposed development.

System-Wide Impact

The production facilities and transmission mains that would supply the proposed development were evaluated to determine if any improvements at those locations would be required to adequately serve

the proposed development. It was determined that additional distribution system modifications are required to serve the development at this time based on the information provided by the developer.

- At 1,000 gpm fire flow, the developer will be required to install 8-inch main instead of 6-inch main.

As previously stated, the developer's engineer did not provide a required fire hydrant flow. If fire protection for the development is required, the developer will be required to submit a revised application with updated fire flow demands. For the analysis, it was assumed 1,000 gpm would be required.

Figure 1
GIS Imagery of Proposed Project Location
Global View

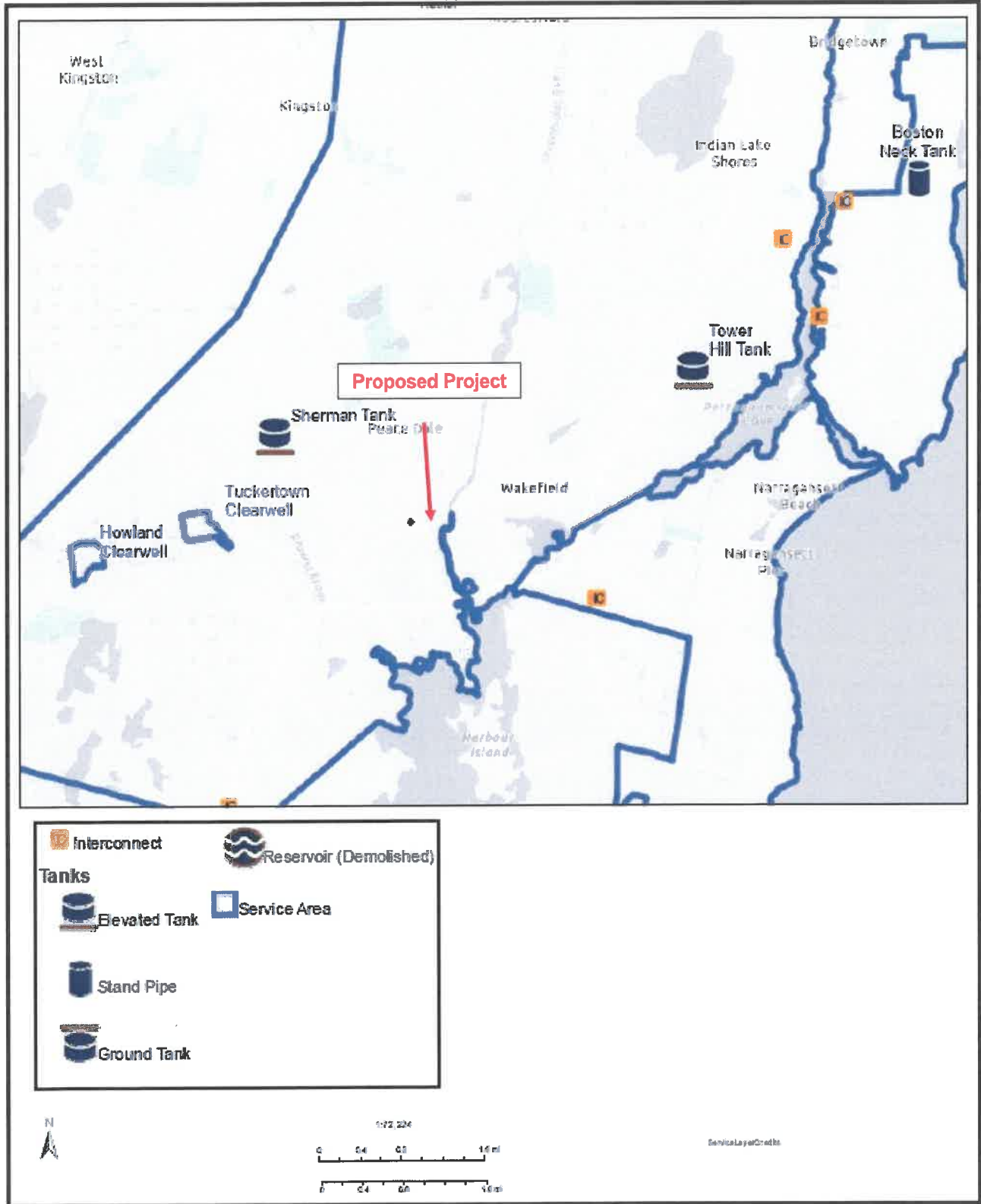
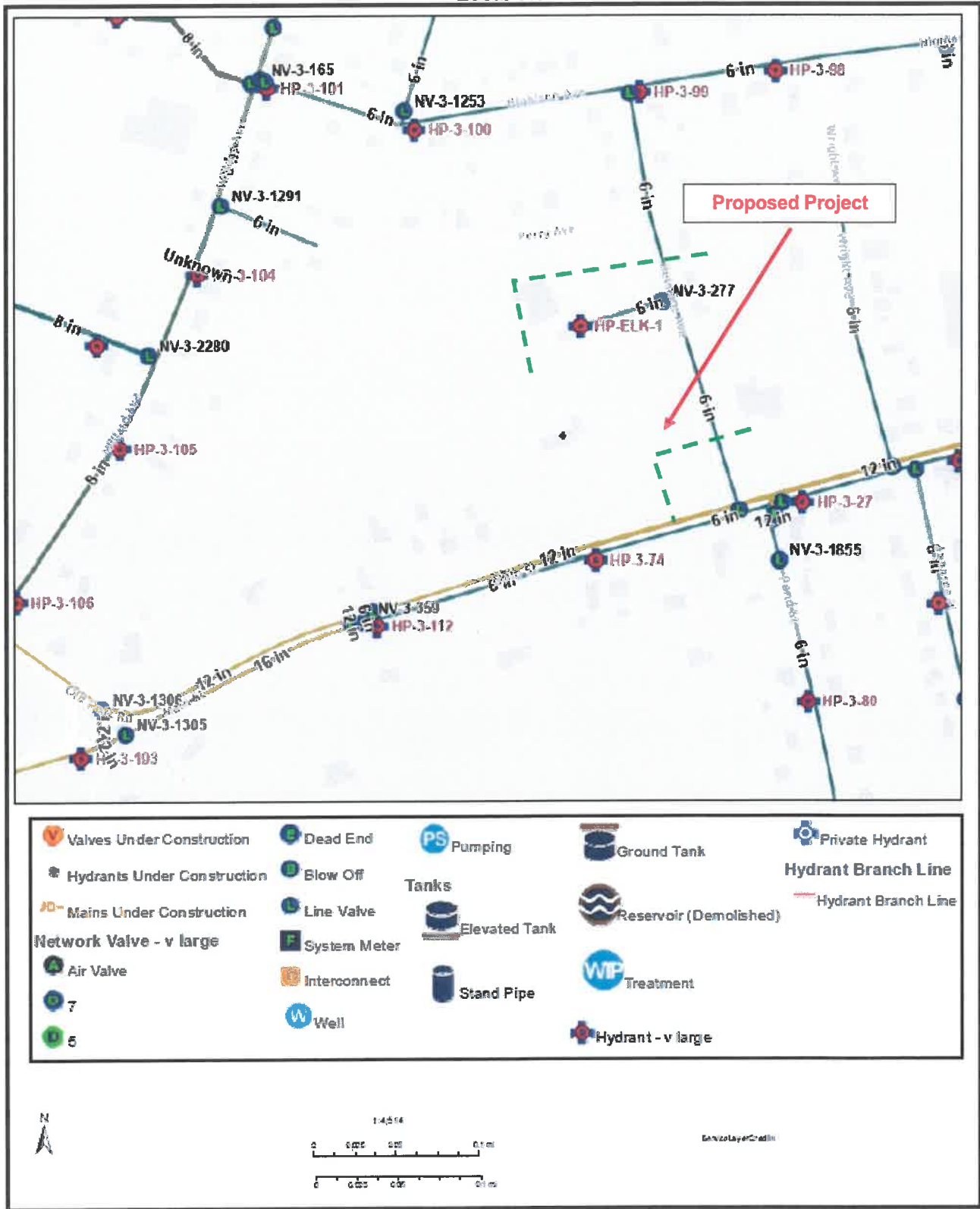


Figure 2
GIS Imagery of Proposed Project Location
Local View



**Figure 3A
Willingness to Serve Application**

Information Required for Willingness to Serve

Date: August 15, 2023

Project Name: 571 Main Street

Project Address (Street Name/Town): 571 Main Street, South Kingstown, RI

Brief Project Description: Proposed residential development: Total Units 32 (2 bedrooms Each)

Size and Length of Main: Perry Avenue Street Portion (Units 1-18) - 6" CLDIP 1,100 LF

Number of Hydrants: To be Coordinated with Fire Department

Number of Domestic Services: 18 (1 for each unit)

Number of Fire Services: 1 (from Water Main Extension)

Number of Irrigation services: 0

Commercial (Type and Number Square Feet): N/A

Residential (Number of Units and Number of Bedrooms per Unit): 18 units / 2 bedrooms / unit
 On Behalf of the Applicant:

Contact Name: Molly R. Titus, P.E., DIPrete Engineering

Contact Address: 2 Stafford Court, Cranston, RI 02920

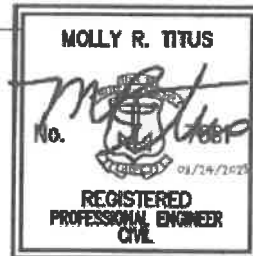
Contact Number: 401-943-1000

Contact Email: mttitus@diprete-eng.com

Projected Demand Summary (if more than one building, attach a Project Demand Summary Table): Using RIDEM OWTS Regs.

1. Domestic Average Daily Demand (gpd): 36 bedrooms (4,140) (gpm): 2.9 115 gpd per bedroom
2. Domestic Maximum Daily Demand (gpd): 12,420 (gpm): 8.6
3. Domestic Peak Hourly Demand (gph): 22,770 gpd (5.5 peaking factor) (gpm): 15.8
949 gph
4. Lawn Irrigation Demand (gpd): 0 (gpm): _____
5. Required Fire Hydrant Flows (gpm): To be coordinated with Fire Department
6. Required Fire Sprinkler System Flows (gpm): Not Applicable

Additional Comments: _____



Additional Requirements:

- Attach a detailed project description including detailed project demand calculations and back-up information supporting all project demand calculations.
- Attach a copy of site plan calling out the block and lots and local vicinity with elevations in NGVD 1929, if elevations are not in NGVD 1929, please provide conversion factor.
- This form and backup calculations to be signed and sealed by a P.E.

**Figure 3B
Willingness to Serve Application**

Information Required for Willingness to Serve

Date: August 15, 2023

Project Name: 571 Main Street

Project Address (Street Name/Town): 571 Main Street, South Kingstown, RI

Brief Project Description: Proposed residential development: Total Units 32 (2 bedrooms Each)

Size and Length of Main: Belmont Street Portion (Units 19-32) - 6" CLDIP 430LF

Number of Hydrants: To be Coordinated with Fire Department

Number of Domestic Services: 14 (1 for each unit)

Number of Fire Services: Water Main Extension

Number of Irrigation services: 0

Commercial (Type and Number Square Feet): N/A

Residential (Number of Units and Number of Bedrooms per Unit): 14 units / 2 bedrooms / unit

On Behalf of the Applicant:

Contact Name: Molly R. Titus, P.E., DiPrete Engineering

Contact Address: 2 Stafford Court, Cranston, RI 02920

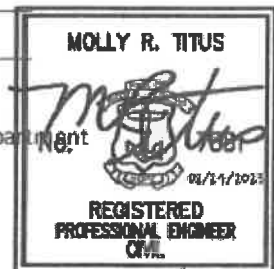
Contact Number: 401-943-1000

Contact Email: mtitus@diprete-eng.com

Projected Demand Summary (if more than one building, attach a Project Demand Summary Table): Using RIDEM OWTS Regs.

1. Domestic Average Daily Demand (gpd): 28 bedrooms (3,220) (gpm): 2.2 115 gpd per bedroom
2. Domestic Maximum Daily Demand (gpd): 9,660 (gpm): 6.7
3. Domestic Peak Hourly Demand (gph): 17,710 gpd (5.5 peaking factor) (gpm): 12.3
738 gph
4. Lawn Irrigation Demand (gpd): 0 (gpm): _____
5. Required Fire Hydrant Flows (gpm): To be coordinated with Fire Department
6. Required Fire Sprinkler System Flows (gpm): If required, to be coordinated with Fire Department

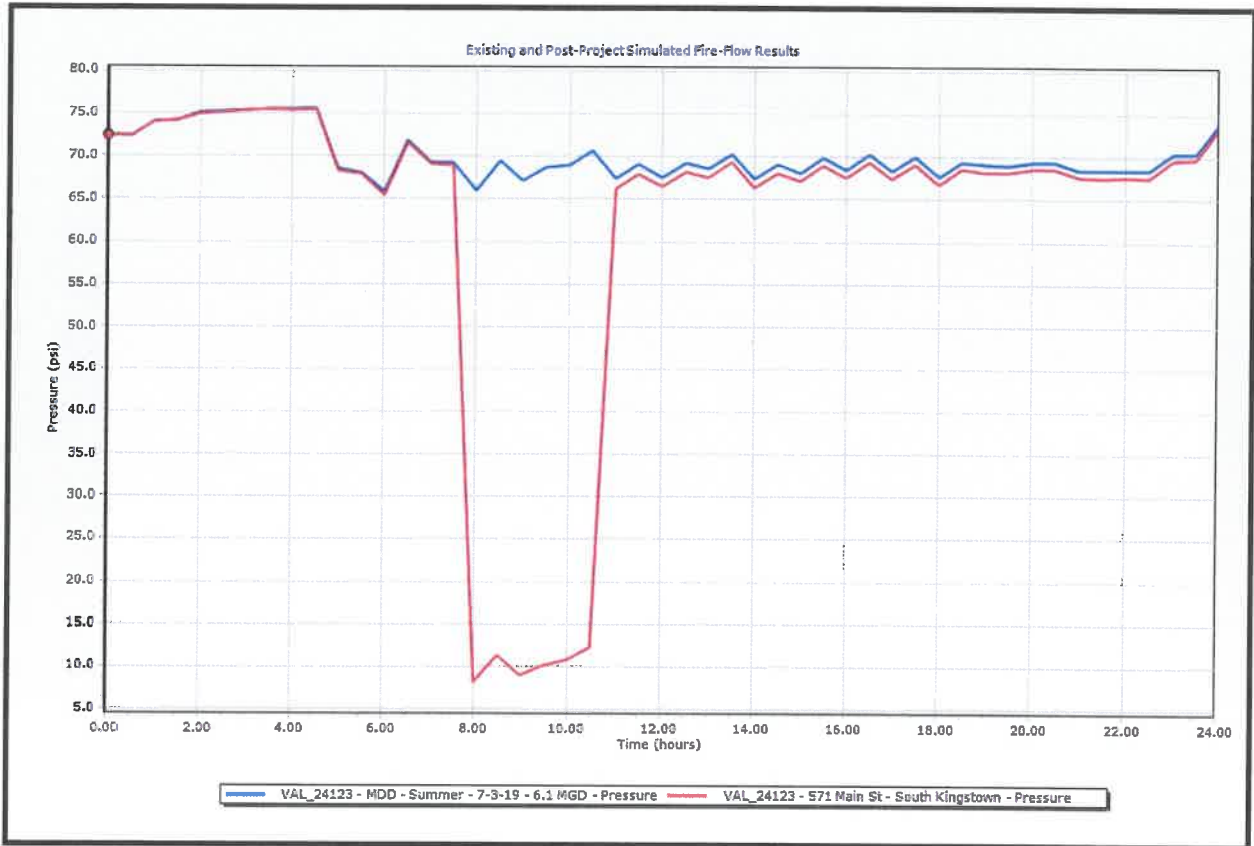
Additional Comments: _____



Additional Requirements:

- Attach a detailed project description including detailed project demand calculations and back-up information supporting all project demand calculations.
- Attach a copy of site plan calling out the block and lots and local vicinity with elevations in NGVD 1929, if elevations are not in NGVD 1929, please provide conversion factor.
- This form and backup calculations to be signed and sealed by a P.E.

Figure 4
MDD Model Simulation Results



MDD Model Simulation Results at Proposed Development:

1. Fire-flow analysis for 3-hours at 8:00AM with computed residual pressure at the proposed development for Existing Conditions.
2. Pressure analysis (blue) at the proposed development for existing conditions.
3. Fire-flow analysis (red) with computed residual pressure at the proposed development for post-development conditions.
4. Pressure analysis was performed at the curb line prior to any customer-side metering and back flow prevention devices.

EXHIBIT 6

APPLICATION NOTIFICATION LIST

Please list the **Name, Address, Phone Number and Contact Person** of each of the following who represent your application and note with * whether notification of meetings/actions is required. The list is necessary to the Planning Department for proper notification of your application.

Project Name: 571 Main Street Date: 2/21/24

Applicant: Roland J. Fiore*, 571 Main Street
Wakefield, RI (401) 742-2943

Owner: Roland J. Fiore
[same as above]

Engineer: DiPrete Engineering, Two Stafford Court, Cranston, RI 02920
c/o Molly Titus* (401) 943-1000

Land Surveyor: _____

Architect: _____

Landscape Architect: _____

Attorney: Blish & Cavanagh, LLP, 30 Exchange Terrace, Providence, RI 02903
c/o William R. Landry* (401) 831-8900

Other Representatives Requiring Notification: _____

EXHIBIT 7

**TOWN OF SOUTH KINGSTOWN
PLANNING BOARD
PROJECT REVIEW APPLICATION FORM**



This Application Form is to be submitted with each stage of review.

APPLICANT INFORMATION

Applicant Name: Roland J. Fiore
Name of Primary Contact (if applicant is an organization): N/A
Applicant Address: 571 Main Street, Wakefield, RI 02879
Applicant Phone: (401) 741-2943 Applicant Email: rfiore@scsand.com

OWNER INFORMATION

Owner Name(s): Roland J. Fiore
Owner Contact Information: (same as above)

PROJECT INFORMATION

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: Plat 56-3, Lot 137
Physical Address or Location of Parcel(s): 571 Main Street
Zoning District(s) of Parcel(s): RM Total Size of Development Parcel: 7.68+/- acres
Date of Initial Meeting with Planning Department Staff (before first stage of review): 2014

TYPE OF PROJECT (select all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Development Plan Review | <input type="checkbox"/> Minor Land Development Project |
| <input type="checkbox"/> Administrative Subdivision | <input checked="" type="checkbox"/> Major Land Development Project |
| <input type="checkbox"/> Minor Subdivision, without street creation or extension | <input type="checkbox"/> Multi-Household Land Development Project |
| <input type="checkbox"/> Minor Subdivision, with street creation or extension | <input type="checkbox"/> Flexible Design Residential Project (FDRP) |
| <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Residential Compound |
| | <input type="checkbox"/> Comprehensive Permit |

CURRENT STAGE OF REVIEW (if applicable)

- | | |
|---|---|
| <input type="checkbox"/> Pre-Application Concept Review | <input type="checkbox"/> Release of Performance/Maintenance Guarantee |
| <input type="checkbox"/> Conceptual Master Plan | <input checked="" type="checkbox"/> Change to an Approved Plan |
| <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Reinstatement or Extension to Approved Plan |
| <input type="checkbox"/> Final Plan | <input type="checkbox"/> Request to Combine Review Stages |
| <input type="checkbox"/> Recording | <input type="checkbox"/> Other |

WAIVERS AND MODIFICATIONS

Does this application request waiver of or modification to any of the requirements of the Town of South Kingstown Subdivision and Land Development Regulations? yes* no

**If yes, a statement describing the specific regulation(s) for which waiver or modification is requested must be included in the application materials.*

CERTIFICATION OF COMPLETE APPLICATION

(1) The applicant hereby certifies that all of the materials required by the applicable checklist(s), as determined by Planning Department staff during the Initial meeting, have been submitted including a review fee in the amount of \$ 920.00.

(2) The applicant hereby certifies that the plan set and other submitted materials conform to the requirements of the current adopted version of the Town of South Kingstown Subdivision and Land Development Regulations, or, that a written statement has been provided listing all requested waivers and/or modifications of the Regulations.



Applicant Signature

2/23/24

Date

Roland J. Fiore

Printed Name

EXHIBIT 8

OWNER AUTHORIZATION FORM

Submittal Date: _____

Owner Authorization Forms for each owner of the property being considered for subdivision/development is to be submitted with each stage of review. If no changes to the ownership have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

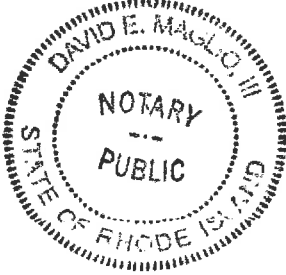
I, Roland J. Fiore hereby certify that I am an/the owner of property designated as Plat 56-3, Lot 137, as shown on the Town of South Kingstown Tax Assessor Maps. I further certify that I am the owner of the development rights for this property.

I hereby authorize and am in agreement with the application, signed by Roland J. Fiore (applicant), for subdivision or development for the subject property. Said application is to be submitted to the Planning Department of the Town of South Kingstown for review and decision by the Planning Board.

WITNESS his name this 23rd day of February 2024
BY: [Signature]
Roland J. Fiore Signature of Owner

STATE OF RHODE ISLAND
County of Washington

In Wakefield on the 23rd day of February, 2024, before me personally appeared Roland J. Fiore (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed, to be his/her free act and deed, as an individual. (individual, corporation, trustee, partnership, non-profit, etc.).



[Signature]
Notary Public
My Commission Expires: 10/12/2024