



# DiPrete Engineering

March 28, 2024

Jason Parker, AICP  
Principal Planner  
Town of South Kingstown  
180 High Street  
Wakefield, RI 02879

RE: Saugatucket Acres  
South Kingstown, RI  
Project #: 3287-001

Dear Mr. Parker:

A waiver of the Subdivision Regulations, Article 5 – Supplementary Regulations – Section 502 Supplementary dimensional regulations – 2 Lot Frontage and Width, Flexible Provisions is being requested. The regulation states:

- A. In residential zones R-10 to R-200, the Planning Board is authorized to reduce the lot frontage and lot width of newly created lots in a subdivision on any public or approved private street to a minimum of twenty (20) feet.

The project is located in zone R-40 with a minimum frontage and lot width of 150'. Due to site constraints (existing wetlands on site), three out of the five proposed lots would require a reduction of frontage to 30', with another requiring under 150' feet.

A waiver of the Conceptual Master Plan Checklist Major Subdivision – (G) Supporting Materials – 2 Narrative report or written statement including:

- A general viewshed analysis, showing the location and extent of significant views both from and within the proposed development parcel, as well as anticipated views into the property from adjacent public or private streets and properties;

The project is still in conceptual design, and a waiver is requested to provide the general viewshed analysis during a future phase of the project.

If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

Sincerely,  
DiPrete Engineering Associates, Inc.

Nicole Pattie, PE  
Project Engineer  
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