

JOE CASALI ENGINEERING, INC.

CIVIL • SITE DEVELOPMENT • TRANSPORTATION • DRAINAGE • WETLANDS • ISDS • TRAFFIC • FLOODPLAIN
300 POST ROAD • WARWICK, RI 02888 • (401) 944-1300 • (401) 944-1313 (FAX) • www.ioecasali.com

November 14, 2024

Mr. James Rabbitt, AICP, Planning Director
Town of South Kingstown Planning Department
180 High Street
Wakefield, RI 02879

RECEIVED IN
PLANNING DEPARTMENT

NOV 15 2024

TOWN OF
SOUTH KINGSTOWN

**RE: Proposed Major Subdivision – Pre-Application Concept Review
216 Saugatucket Rd., S. Kingstown, RI – AP 42, Lot 8**

Dear Mr. Rabbitt:

On behalf of Denali Corp. and Mr. Peter Abbenante Jr., Joe Casali Engineering, Inc. (JCE) is respectfully filing the enclosed materials for a Pre-Application Concept Review of a Major Subdivision of 216 Saugatucket Road, also known as AP 42, Lot 8. The proposed subdivision considers subdivision of the existing lot into five (5) lots; four (4) of which will contain new single-family dwellings and one (1) will maintain the existing dwelling (to be rehabilitated and renovated). Ultimately, the project will require a waiver from the Subdivision Regulations, Article 5 – Supplementary Regulations – Section 502 Supplementary dimensional regulations – 2 Lot Frontage and Width, Flexible Provisions. This Section of the Subdivision Regulations states:

“In residential zones R-10 to R-200, the Planning Board is authorized to reduce 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 lies completely within the Town’s R-40 zone, which requires a minimum lot width of 150-ft. Due to the existing site constraints, including significant wetlands, four (4) out of the five (5) proposed lots would require a reduction of frontage. Three lots are proposed with frontage of 20-ft, one lot is proposed with frontage of 146.98-ft, and the remaining lot is compliant with a frontage of 265.91-ft proposed. The Applicant is respectfully requesting to be heard at the next available Planning Board meeting.

Please find the following materials enclosed:

- Sixteen (16) copies of the Project Review Application Form
- One (1) check for the Application Fee of \$100,
- Two (2) copies of the Project Team Form,
- One (1) notarized Owner Authorization Form,
- Six (6) full-size (24” x 36”) Site Plans, dated November 2024,
- Ten (10) reduced size (11” x 17”) Site Plans, dated November 2024 (includes vicinity map), and
- Sixteen (16) copies of the Project Narrative, dated November 2024

If you should have any questions or would like to meet to discuss this application, please call either myself or Joseph Casali at 401-944-1300.

Sincerely,
JOE CASALI ENGINEERING, INC.

A handwritten signature in black ink, appearing to read 'D R DeCesaris', with a stylized flourish at the end.

Daniel R. DeCesaris, P.E.
Project Manager

xc: P. Abbenante Jr., (Denali Corp.) via e-mail; File