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November 12th, 2024

By First Class Mail

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



**Re: 362 Matunuck Beach Road; A.P. 86-2, Lots 33, 19; A.P. 87-1, Lot 17
Pre-Application Concept Review Submission**

Dear Messrs. Rabbitt and Parker:

Please find the enclosed Project Review Application Form and supporting materials as it concerns three parcels of land identified as Tax Assessor's Plat 86-2, Lots 19 & 33, and A.P. 87-1, Lot 17 owned by the Stephen Quigley and Alicia Cooney Revocable Trust. As you may know, the South Kingstown Zoning Officer, James Gorman issued a zoning certificate for Lot 17 on February 1st, 2022 (enclosed). Mr. Gorman identified Lot 17 as "legally non-conforming", suggesting the lot purportedly failed to meet the applicable zoning regulations at the time it was created (by deed conveyance).

However, the Town of South Kingstown has classified Lot 17, as well as the adjacent lots (Lots 19 & 33), as separate and individual tax lots for decades while subsequent conveyances for each lot have followed suit. For instance, Lot 19 is subject to a conservation easement in favor of the South Kingstown Land Trust, Lot 33 contains a single-family residence and Lot 17 contains an accessory boathouse structure.

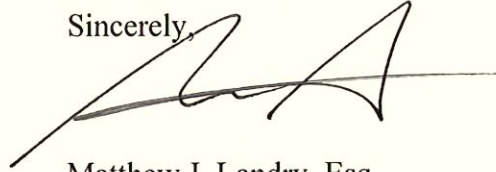
The Applicant would like to open a dialogue with staff and schedule a pre-application hearing before the Planning Board to evaluate what permits and/or waivers may be required to formally adopt the existing lot configurations - as they have been identified for decades - and clarify the record as may be necessary.

Respectfully, please contact me at your earliest convenience to discuss scheduling and to review the submission.

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Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Landry', with a long horizontal flourish extending to the right.

Matthew J. Landry, Esq.