

## **NARRATIVE**

The subject parcel is delineated as Lot 37 of Assessor's Plat 67 located at 961 Ministerial Road in South Kingstown, RI. The parcel is 19.8 acres in size located southerly of Alewife Brook that flows towards Tucker's Pond and easterly of Ministerial Road a state owned scenic highway. More than 50% of the parcel is freshwater wetland with only a 8.3 acre peninsula of upland. The subject site is classified in the R-80 zoning district and is currently developed with a 3-bedroom single family home serviced by overhead utilities and onsite wastewater and private well. The parcel also has a pool/patio complex, garage and several smaller outbuildings. Access to the site is over an existing paved driveway from Ministerial Road.

Most of the upland peninsula are historically cleared meadows with stands of cedar trees and with a thick vegetated buffer along the wetland edges. The existing house site sits roughly ten feet above the wetland elevation and the average grade of the meadow areas sits 6 ft. above. The house and pool area is on a summit region that pitches in all directions towards the wetlands. The wetland has been flagged by Ecotones, Inc. and is classified as a swamp greater than 10 acres with a 75 foot buffer zone. An area of the wetland has also been classified as an Evergreen Cedar Swamp that will have a 100 foot buffer zone. Alewife Brook sits far enough north of the upland areas such that the 200 ft. jurisdictional line does not come into the design scenarios.

The soil classes within the upland areas are Deerfield and Windsor type. These soils are considered state important farmland with their sandy loam textures. These soil types are considered moderately to rapidly drained. Soil Evaluations were performed onsite to verify if suitable water tables exist in the meadow areas for residential development. The water tables ranged from 24 to 54 inches and the soil categories were mostly 3 in the upper layers and 6 in the parent material. This data shows suitability for onsite wastewater.

Encroachments from Lot 38 to the north of the parcel have been observed while performing field work. The encroachments consist of a large garden area, several outbuildings and potentially portions of the leachfield. The existing fence line between the neighbors has been historically recognized as the boundary but this fence does not fit the deed calls for each lot. The applicant wishes to remedy this by moving the property line to surround the encroachment areas. The proposed development will include this administrative subdivision during the review process of the proposed 4 lot flexible frontage major subdivision.

The applicant is seeking approval of a 4 lot residential development consisting of the existing house on one lot and 3 new lots serviced by a common driveway. The expected population growth is to be 7 people with an estimate number of 1 school-aged child per the 2023 census. A yield plan was prepared showing the density is allowed. Due to the significant water resources in the area, the applicant is seeking relief from the subdivision rules under the flexible frontage standards. This type of development is consistent with other subdivisions in the area and with low impact development. The existing house will utilize the existing curb cut on Ministerial Road and the three new lots will seek approval from RI DOT for a new curb cut. Most of the frontage along Ministerial Road is heavily vegetated with cedars, laurel, deciduous shade trees and associated underbrush. By proposing a common driveway instead of a town or private

road, it will minimize the amount of vegetation disturbance along the frontage. The location of the curb cut was chosen to minimize grade changes and avoid specimen trees. The common drive has also been shaped in a curvy nature so lines of sight into the houses is restricted from the road.

The house sites were chosen to stagger views from each other and to use existing topography to reduce grade changes. Each site will be serviced by underground utilities, onsite wastewater treatment systems and onsite private wells. Stormwater runoff is expected to be handled within best management practices recognized in the RI DEM guidance document for individual lots. The driveway runoff will discharge to a vegetated swale on the south side of the development to properly treat for water quality and recharge. All proposed developments have been located outside of vegetated wetland buffers within already cleared meadow areas. Therefore, no variances to RI DEM for wetland approval will be required. A RI DEM Wetland a RIPDES permit will be requested for this development along with RI DEM OWTS approval.