

# JOE CASALI ENGINEERING, INC.

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December 20, 2024

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

**RE: Proposed Major Subdivision  
216 Saugatucket Rd., S. Kingstown, RI – AP 42, Lot 8  
Waiver Request Letter**

Dear Mr. Rabbitt:

On behalf of Denali Corp. and Mr. Peter Abbenante Jr., Joe Casali Engineering, Inc. (JCE) has prepared this letter to respectfully request that the South Kingstown Planning Board consider a request to combine the Master Plan and Preliminary Plan stages of submission and review for the subject development. The Applicant was before the Planning Board on December 10, 2024 for Pre-Application review of the proposed Major Subdivision. At the pre-application meeting, the Board discussed and appeared to show support for combining the Master and Preliminary Plan stages of review given the size and nature of the project.

Specifically, the request is a waiver from the Town of South Kingstown Subdivision & Land Development Regulations, Article V – Procedure for Review and Approval of Plats and Plans, C. Procedure for Approval, 4. Major Land Development and Major Subdivision:

- a. Review Stages – Major Plan review shall consist of four stages of review:
  - (1) Pre-application Meetings (completed December 10, 2024)
  - (2) Conceptual Master Plan
  - (3) Preliminary Plan
  - (4) Final Plan

In addition to the above, and as a function of the combination of the master and preliminary plan stages of review, the Applicant is also requesting a waiver from the Town of South Kingstown Subdivision & Land Development Regulations, Article XV – Forms and Checklists, Preliminary Plan Checklist for Major Subdivision:

E.7. For subdivisions with freshwater wetlands present on the subdivision parcel(s), 2 copies of either: An RIDEM wetlands permit, if required pursuant to RIDEM rules and regulations; or A letter of non-jurisdiction from RIDEM.

With the request to combine master and preliminary plan, the Applicant is respectfully requesting a waiver for submission of State Permits to the Final Plan stage of review. It is anticipated that an application will be made with the RIDEM concurrently with the potential combined master/preliminary plan, however, it is unlikely that a permit will be issued by the date of the potential combined master/preliminary plan meeting. Further, the RIDEM requires that a major land development project obtain master plan approval prior to making a submission to RIDEM for wetlands or stormwater review.

We appreciate your consideration and the Planning Boards consideration of this request. 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', written in a cursive style.

Daniel R. DeCesaris, P.E.  
*Project Manager*

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