



DiPrete Engineering

May 12, 2025

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 was requested on 3/29/2024. This waiver was granted by the South Kingstown Planning Board on August 1, 2024. 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;

This waiver was requested on 3/29/2024.

A waiver of item 5 in the Major Subdivision Preliminary Plan Checklist – Proposed Conditions Plan(s), where it states:

5. Location, dimension, and proposed use of any area of land proposed to be set aside as open space

Due to site constraints within the project site (existing wetlands on site) and zoning regulations, no open space will be proposed. This is to meet the required minimum suitable lot area of 40,000 sf for all five proposed lots.

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

Sincerely,
DiPrete Engineering Associates, Inc.

A handwritten signature in black ink that reads "M Titus". The signature is written in a cursive, flowing style.

Molly Titus, PE
Senior Project Manager
mtitus@diprete-eng.com