

# JOE CASALI ENGINEERING, INC.

CIVIL • SITE DEVELOPMENT • TRANSPORTATION • DRAINAGE • WETLANDS • ISDS • TRAFFIC • FLOODPLAIN

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July 11, 2025

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 several waivers for the proposed project. A request to combine the Master Plan and Preliminary Plan stages of submission and review for the subject development was granted by the Planning Board at the January 28, 2025 hearing.

Specifically, as a function of the combination of the master and preliminary plan stages of review, the Applicant is 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.2. For subdivisions proposing service by public water, 2 copies of a written statement from the appropriate water company or district that the proposed plan, with plan revision date indicated, has been reviewed and which provides: confirmation that water service is available; approval of connection to the existing water main as depicted on the plan; and, if extension is proposed, approval from the company or district of the extension of the water main as depicted on the plan.

The Applicant is respectfully requesting a waiver from this requirement. Plans have been submitted to Veolia Water and are pending approval. The water service purveyor has confirmed previously that they serve this project area. It is anticipated that approval will be granted prior to the combined master/preliminary plan meeting.

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.

E.8. 2 copies of any RIDEM stormwater or other general construction permits that are required, or an affidavit, signed by a qualified professional, stating that no RIDEM stormwater or construction permits are required.

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. The project was submitted to RIDEM on June 17, 2025, however, it is unlikely that a permit will be issued by the date of the 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.

E.9. 2 copies of written confirmation that the applicable Fire District has reviewed the proposed plan(s) and approves the proposed street design relative to emergency vehicle access and fire suppression requirements.

The Applicant is respectfully requesting a waiver from this requirement. Plans have been submitted to Union Fire and are pending approval. It is anticipated that approval will be granted prior to the combined master/preliminary plan meeting.

E.11. 10 copies of a statement indicating the desired option for completion of the physical on-site improvements, which shall be either agreement to complete the improvements prior to endorsement and recording or a request for an improvement guarantee, as described in the regulations.

The Applicant is respectfully requesting a waiver from this requirement to defer decision until Final Plan.

In addition, a waiver is also requested for the project to be considered to use the Flexible Frontage provision of the Zoning Ordinance, specifically 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.

Lot 1  
Required: 150 ft.      Proposed: 146.98 ft.      Relief requested to reduce frontage and width

Lot 2  
Required: 150 ft.      Proposed: 20.00 ft.      Relief requested to reduce frontage and width

Lot 3  
Required: 150 ft.      Proposed: 20.00 ft.      Relief requested to reduce frontage and width

Lot 4  
Required: 150 ft.      Proposed: 20.00 ft.      Relief requested to reduce frontage and width

The remaining lot (Lot 5) is compliant with a frontage of 265.91-ft proposed.

Finally, the Applicant is requesting a waiver from the Town of South Kingstown Subdivision & Land Development Regulations, Article XV – Forms and Checklists, Conceptual Master Plan Checklist for Major Subdivision:

G.2. Bullet 7. 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

The Applicant is respectfully requesting a waiver from this requirement.

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