

JOE CASALI ENGINEERING, INC.

CIVIL • SITE DEVELOPMENT • TRANSPORTATION • DRAINAGE • WETLANDS • ISDS • TRAFFIC • FLOODPLAIN
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July 15, 2025

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

**RE: Proposed Major Subdivision – Saugatucket Farms
Combined Master Plan and Preliminary Plan Review
216 Saugatucket Rd., S. Kingstown, RI – AP 42, Lot 8**

Dear Mr. Rabbitt:

On behalf of Denali Corp. and Mr. Peter Abbenante Jr., Joe Casali Engineering, Inc. (JCE) is respectfully filing the enclosed materials for a combined Master Plan and Preliminary Plan of a Major Subdivision of 216 Saugatucket Road, also known as AP 42, Lot 8. The proposed subdivision considers subdivision of the existing lot into five (5) lots; four (4) of which will contain new single-family dwellings and one (1) will maintain the existing dwelling (to be rehabilitated and renovated). Ultimately, the project will require a waiver from the Subdivision Regulations, 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. Three lots are proposed with frontage of 20-ft, one lot is proposed with frontage of 146.98-ft, and the remaining lot is compliant with a frontage of 265.91-ft proposed. The Applicant is respectfully requesting to be heard at the next available Planning Board meeting.

Please find the following materials enclosed:

- Sixteen (16) copies of the Project Review Application Form (*printed double-sided*)
- One (1) check for the Application Fee of \$300 for Master Plan,
- One (1) check for the Application Fee of \$300 for Preliminary Plan,
- One (1) copy of the Conceptual Master Plan Checklist for a Major Subdivision,
- One (1) copy of the Preliminary Plan Checklist for a Major Subdivision,
- Two (2) copies of the Project Team Form,
- One (1) notarized Owner Authorization Form,
- Two (2) copies of the Wetland Edge Verification,
- Two (2) Stormwater Operation, Maintenance and Pollution Prevention Plans, dated July 2025,
- Six (6) full-size (24” x 36”) Site Plans, dated June 2025,

- Ten (10) reduced size (11" x 17") Site Plans, dated June 2025 (includes vicinity map), and
- Sixteen (16) copies of the Project Narrative and Stormwater Management Report, dated July 2025,
- Sixteen (16) copies of the waiver request, and
- One (1) copy of the list of required notification.

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