

NARRATIVE REPORT

Site Description

The subject property is a cleared, relatively flat parcel with an area of 0.15 acres. Existing topographic contours range from an elevation of 53 feet at the rear to 50 feet at the front. The proposed grading plan maintains these elevations, aligning with the accompanying landscape design to ensure minimal disruption to the natural topography.

Project Overview

Keystone LLC proposes the development of a mixed-use building comprising commercial and residential components. The first floor will accommodate office spaces and light-duty storage facilities within the foot print of the building, while the second floor will consist of two two-bedroom, one-bathroom residential apartments.

Architectural Design

The exterior façade of the proposed building is designed to harmonize with the architectural character of the surrounding area, emphasizing the shingle-style residential aesthetic prevalent along Main Street. Key design features include a farmer's porch to enhance the residential appeal and align with the town's aesthetic vision. The building design has been refined in response to feedback from the Wakefield Planning Board to ensure compatibility with local preferences and standards.

Parking and Access

A five-vehicle parking lot, including one ADA-compliant space, is proposed at the rear of the building with access via Hazard Street. This placement reflects the Planning Board's preference for discreet parking solutions that minimize visual impact on Main Street.

Environmental and Engineering Assessments

Comprehensive soil testing and civil engineering evaluations have been conducted by Avizinis Environmental Services, Inc. and American Engineering, Inc. The soil analysis confirms the site's structural adequacy and drainage capacity, supporting compliance with all applicable Rhode Island Department of Environmental Management (DEM) permitting requirements.

American Engineering, Inc. is actively pursuing the necessary DEM approvals, including an Underground Injection Permit and a Stormwater and Water Quality Permit.

Conclusion

Keystone LLC is committed to delivering a thoughtfully designed mixed-use development that enhances the character of Wakefield's Main Street while meeting the needs of the community. The project aligns with local aesthetic and functional preferences, as guided by the Planning Board, and adheres to all environmental and regulatory standards.