



SOUTH KINGSTOWN PLANNING DEPARTMENT
PROJECT REVIEW MEMO
Saugatucket Farm
Minor Subdivision
October 16, 2025

Project Type:	Minor Subdivision, Flexible Frontage		
Review Stage:	Combined Conceptual Master & Preliminary Plan		
Address:	216 Saugatucket Road		
Plat:	42	Lot:	8
Parcel Size:	13.7 acres	Zoning District:	R40
Applicant:	Denali Corp. c/o Peter Abbenante, Jr. 620 Old Baptist Road North Kingstown, RI 02852	Owner:	Same

Property Characteristics

The subject site currently has a residential use and is located at 216 Saugatucket Road, accessed from the east via Tower Hill Road and from the west via Broad Rock Road. The property lies within the medium density residential (R40) Zoning District. The subject parcel is approximately 597,477 sq. ft. (13.72 acres) in area. The subject parcel is bound by Saugatucket Rd. to the north, residential properties to the west and east, and a large parcel owned by the Audubon Society of Rhode Island to the south.

The parcel is currently occupied by a single-family dwelling with accessory structures and gravel driveway, constructed in 1880. The lot has a history of agricultural activity. A review of historical aerials of the site shows maintenance of an open field from 1939 to 1981 that extended from the home to the stone wall that bisects the property. Since 1981, there have been irregular periods of maintenance and regrowth of the field area towards the center of the parcel.

The property is currently served by a 12-inch water main within Saugatucket Road (owned and maintained by Veolia Water Company) and the existing single-family dwelling on the subject property is serviced via an on-site wastewater treatment system (OWTS).

Project Description

The proposed development includes the subdivision of the existing parcel into five (5) new residential lots, with a single-family dwelling proposed on four (4) of the lots and the existing dwelling will be rehabilitated and situated on its own lot. Each new residential lot is proposed to be constructed with associated utilities and driveways. The proposed subdivision has been designed in accordance with the current Town of South Kingstown Zoning Ordinance and the Land Development and Subdivision Regulations. All proposed residential lots have been designed to meet the dimensional requirements of the R40 Zone.

The Applicant is proposing to proceed with the Flexible Frontage provisions of the Town's Zoning Ordinance (Section 502.2). As per the requirements of Section 502.2, a Yield Plan has been prepared

presenting a conventional subdivision with five (5) by-right lots. The development data is broken down as follows:

- Total Lot Area = 597,477 sq. ft. (A)
- Unbuildable Area (wetlands) = 370,111 sq. ft. (B)
- Total Developable Area (A-B) = 227,366 sq. ft. (C)
- Max. Yield (C / 40,000 sq. ft.) = 5.68 lots; say 5 lots

The Applicant is proposing to develop five (5) flexible frontage lots; one of which will have adequate frontage (greater than 150-ft) while the remaining four lots will have reduced frontage. The five (5) lots will be accessed via a shared access driveway with stormwater mitigation area. A hammerhead turnaround area will be located at the end of the access driveway for fire apparatus and other delivery vehicles. Apart from lot frontage and width, each lot will otherwise conform to the R40 zoning requirements.

A new domestic water service is proposed to be extended to the development from the existing 12-inch main within Saugatucket Road. Each new dwelling will be serviced by a new 1-inch diameter domestic water service. Sewer service is not available within the project area; therefore, an individual on-site wastewater treatment system (OWTs) will service each residence. The proposed subdivision consists of five (5) lots or less with frontage on an existing road; therefore, Subdivision Suitability approval is not required and OWTS applications will be submitted for each individual lot prior to submitting for a building permit.

Electric and telecommunications services are proposed to be extended to the new dwellings from existing infrastructure along the north side of Saugatucket Road. Services within the proposed development will be subsurface. Review and approval from Rhode Island Energy will be required.

Stormwater mitigation will be achieved via individual Best Management Practices (BMPs) following the State of Rhode Island Stormwater Management Guidance for Individual Single-Family Residential Lot Development. BMP's such as bioretention basins, underground infiltration chamber systems, sediment forebays, stormwater basins and water quality trenches will be located adjacent to proposed dwellings, driveways, and roadways to provide water quality and offset proposed impervious areas.

Waivers Required

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.

Decision Deadline

This Combined Conceptual Master & Preliminary Plan application was certified completed on August 4, 2025. The deadline for Planning Board to render a decision on this application is **November 7, 2025** (95 days from the date the application was certified complete).

Regulatory Considerations

Zoning Ordinance – Article 5, Sec. 502.2: Supplemental dimensional regulations

Section 502.2 of the Zoning Ordinance outlines the flexible frontage provision in creating lots with less than the frontage required per the Dimensional Regulations.

502.2 Lot frontage and width, flexible provisions. Upon approval by the Planning Board, through a request for waiver pursuant to the Town's Subdivision and Land Development Regulations, the following lot frontage and lot width variations may be permitted:

- 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 20 feet.
- B. **The Planning Board must, before approving such flexible lot frontage and lot width, make findings of fact that:**
 - (1) **Using flexible zoning is in the best interest of good planning design as evidenced by consistency with the Comprehensive Community Plan and the Zoning Ordinance; and,**
 - (2) **Would result in a better use of the land than permitted under conventional zoning.**
- C. Open space lots, within an approved cluster subdivision, may have zero frontage on a street, as long as the Planning Board approves private access to the open space by easement.
- D. As part of the application to the Planning Board for flexible lot frontage and width, a "yield plan", as defined in Article 12 shall be required. No more buildable lots shall be allowed using flexible frontage and width provisions than are allowed by using the conventional frontage and width provisions.

Required Findings

As a reminder, State law requires **for all administrative, minor, and major subdivision and land development applications**, approving authorities must make positive findings on the following standard provisions:

- (1) The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies;
- (2) The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance;
- (3) There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval;
- (4) The subdivision, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans; and

- (5) All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.

The approving authority must also address each of the following general purposes of zoning:

- (1) Providing for the orderly, thorough and expeditious review and approval of land developments and subdivisions;
- (2) Promoting high quality and appropriate design and construction of land developments and subdivisions;
- (3) Promoting the protection of the existing natural and built environment and the mitigation of all significant negative impacts of any proposed development on the existing environment;
- (4) Promoting design of land developments and subdivisions which are well-integrated with the surrounding neighborhoods with regard to natural and built features, and which concentrate development in areas which can best support intensive use by reason of natural characteristics and existing infrastructure;
- (5) Encouraging local design and improvement standards to reflect the intent of the community comprehensive plans with regard to the physical character of the various neighborhoods and districts of the municipality;
- (6) Promoting thorough technical review of all proposed land developments and subdivisions by appropriate local officials;
- (7) Encouraging local requirements for dedications of public land, impact mitigation, and payment-in-lieu thereof, to be based on clear documentation of needs and to be fairly applied and administered; and
- (8) Encouraging the establishment and consistent application of procedures for local record-keeping on all matters of land development and subdivision review, approval and construction.

With regard to waivers, the Regulations (Article VIII.B.1) require that the Planning Board find that:

- a. The waiver or modification is reasonable and within the general purposes and intents of the Regulations; and,
- b. Literal enforcement of the regulation is impracticable and will exact undue hardship because of peculiar conditions pertaining to the land in question; or waiver or modification of the regulation is in the best interest of good planning practice or design as evidenced by consistency with the Comprehensive Community Plan and the Zoning Ordinance.

Additionally, with regard to the flexible frontage provision of the Zoning Ordinance (Article 5, Sec. 502.2), the Planning Board must make positive findings that:

- (1) Using *flexible* zoning is in the best interest of good planning design as evidenced by consistency with the Comprehensive Community Plan and the Zoning Ordinance; and,
- (2) Would result in a better use of the land than permitted under conventional zoning.

Draft Motion for Consideration

“The South Kingstown Planning Board hereby grants Combined Conceptual Master & Preliminary Plan approval to Saugatucket Farms, a five (5) lot major flexible frontage subdivision for single-family development located at 216 Saugatucket Road, Denali Corp., *applicant/owner*. This approval is based on the plan titled “*Saugatucket Farms, 5-lot Major Subdivision, 216 Saugatucket Road, AP 52, Lot 8*” Sheets 1 through 9, dated June 2025, prepared by Joe Casali Engineering, Inc., 300 Post Road, Warwick, RI 02888.

This approval is also based on the following Findings of Fact and Conditions of Approval:

Findings of Fact

- A. The subdivision is consistent with the requirements of the South Kingstown Comprehensive Community Plan.
- B. The subdivision conforms to the standards and provisions of the South Kingstown Zoning Ordinance.
- C. There will be no significant negative environmental impacts from the subdivision as depicted on the above referenced plans, with the required Conditions of Approval.
- D. The subdivision, as proposed will not result in the creation of building sites with such physical constraints to development that building on the lots according to pertinent regulations and building standards would be impracticable.
- E. The subdivision has adequate and permanent physical access to a public street, namely, Saugatucket Road.
- F. A thorough technical review of the subdivision has been conducted by the South Kingstown Technical Review Committee.

Findings of Fact in regard to Waivers

- G. The use of flexible frontage in the context of this application is in the best interest of good planning design as evidenced by consistency with the Comprehensive Community Plan and the Zoning Ordinance; and,
- H. The use of flexible frontage in the context of this application results in a better use of the land than currently permitted under conventional zoning regulations.

Conditions of Approval

- 1. This approval is limited to five (5) lots in total.
- 2. All lots shall be serviced by public water and onsite wastewater treatment systems (OWTS).
- 3. Access to the five (5) lots, as depicted on the plan, shall be provided by a shared access driveway utilizing the existing driveway and curb cut on Saugatucket Road. No other curb cuts shall be permitted. In support of this condition the applicant shall record a restrictive easement prohibiting additional driveway cuts on lots 1 and 5. The easement language shall be reviewed and approved by the AO in consultation with legal counsel. Any required access easement areas, along with associated draft easement language, shall be delineated on the plans and included with the future Preliminary Plan application submission.
- 4. All conditions and recommendations made by the TRC shall be incorporated in the plans and information to be submitted with the future Preliminary Plan application submission. The applicant shall be allowed to provide a fire apparatus turnaround area within lots 2, 3, and 4 utilizing loadbearing structure such as Grasspave II.
- 5. Survey monumentation shall be shown on the Site Plan for each parcel intersection along the street and at any intersection or directional change of parcel boundaries to the satisfaction of the Administrative Officer. Said monumentation shall be (1) shown on the Plan to be submitted with the Preliminary Plan application, and (2) shall be installed in the field and identified on the Plan to be submitted with the Final Plan application. The type, number and location of monumentation shall be subject to the approval of the Administrative Officer as part of the Preliminary Plan approval.