



DiPrete Engineering

December 10, 2025

James D. Rabbitt
South Kingstown Planning Board
180 High St
Wakefield, RI 02879

RE: 23 Rockland Drive
South Kingstown, RI
Project #: 0265-081

Dear Mr. Rabbitt:

Within the Zoning Ordinance Section 502.2 A, The planning board has the right to allow a reduction in lot frontage and width, "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."

This type of application can generally be considered a minor subdivision with no street creation; however, due to the request for a reduced frontage and width under Section 502.2 of the Zoning Ordinance, the application is deemed a Major Subdivision with flexible frontage. If the flexible frontage relief under Section 502.2 is considered a waiver, the applicant respectfully requests consideration for relief as a good planning practice to reduce impervious surface (and associated stormwater runoff) and not create an additional, unnecessary public right-of-way that would require town maintenance.

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

Sincerely,
DiPrete Engineering Associates, Inc.

Brenna Guay, PE
Project Engineer
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