

**Supporting Narrative  
Two Lot Sub-Division Located at  
AP39-2, Lot 9 (aka 1279 South Road)  
South Kingstown RI**

The applicant wishes to subdivide an existing single 84,000sf parcel into two lots using the flexible frontage provision in the South Kingstown sub-division regulations. No zoning variances or special use permits are requested.

The applicant is the current owner of AP 39-2 Lot 9. The property is located in a R30 residential district and contains a little over 84,000sf of land. The lot currently has 50' of frontage along South Road, and utilizes a mailing address of 1279 South Road, Wakefield, RI 02879.

The lot contains a single family 3 bedroom residential structure which contains approximately 1,400sf of gross living space. The only accessory structure is a small garden shed. The residential structure is setback considerably (approximately 200') from South Road and is serviced by an existing long dirt driveway which also services AP 39-2 Lot 12. The residential structure is serviced by a private OWTS, overhead utility lines along the dirt driveway, and public water. Public sewers are not available along this section of South Road and use of an OWTS is proposed for any new structure. A sewer feasibility study will be performed as part of this sub-division proposal.

The existing parcel is primarily an undeveloped wooded lot containing mostly underlying growth (brush). The existing residential structure is located towards the northern portion of the lot and is surrounded by an improved lawn. The parcel is flat and dry, and contains no wetlands, flood plains, historic cemeteries, or significant cultural features. The lot is bounded by stone walls on the north, east, and south property lines. No disturbance to existing stone walls will occur.

The owner/applicant wishes to divide the existing parcel into two lots, approximately 35,000sf and 49,000sf respectfully. Each of the proposed lots would have 25' of frontage along South Road, which is slightly greater than that required by the flexible frontage provision. Although each lot will have frontage along South Road, it is proposed that each lot will continued to be serviced by the existing dirt driveway.

The proposed use of the flexible design provision meets the intent of the South Kingstown Sub-division regulations, in that it provides a better design than a conventional subdivision for the owner/applicant, the neighboring properties, and the Town. The use of the flexible frontage provision minimizes the amount of impervious roadway as well as preserves the scenic nature of the existing tree lined drive.

RECEIVED IN  
PLANNING DEPARTMENT

JAN 29 2020

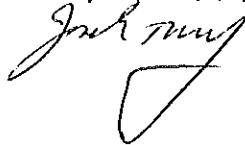
TOWN OF  
SOUTH KINGSTOWN, RI

The proposed sub-division will contain two lots, each suitable for a single family residential structure. It is proposed that the existing residential structure remain as is, and no zoning or setback variances are requested. Although the owner does not reside at this address, the property is occupied by family members and that is anticipated to continue indefinitely.

The owner anticipates retaining the proposed newly created lot and constructing a two bedroom residential structure. No zoning or setback variances will be required for the new structure. As with the existing structure, it is anticipated that the new structure will also be occupied by family members. The new structure will be located towards the rear (south) of the existing lot and will not be visible from South Road. Vegetated buffers will screen the newly proposed residential structure from the existing structure, as well as neighboring properties. As a two bedroom residential structure, the proposed development could potentially house 0 to 2 additional school aged children.

Submitted by

Joseph T. Murphy



1/29/2020

**From:** [Jackie Murphy](#)  
**To:** [Lynn Smith](#); [Kaela Gray](#); [Jason Parker](#)  
**Cc:** [Kaela Gray](#); [Jason Parker](#)  
**Subject:** Major Sub-Division - 1279 South Road  
**Date:** Wednesday, February 12, 2020 7:30:20 AM

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Kayla /Jason: Given the small scale of the subject subdivision (1 additional lot), I respectfully request the planning board consider combining the conceptual master and preliminary plan reviews. I am optimistic that this should be a relatively simple and straight forward project for all involved.

Thank You  
Joe Murphy

TOWN OF SOUTH KINGSTOWN  
PLANNING BOARD  
PROJECT REVIEW APPLICATION FORM



This Application Form is to be submitted with each stage of review.

APPLICANT INFORMATION

Applicant Name: Joseph T. Murphy  
Name of Primary Contact (if applicant is an organization): Same  
Applicant Address: 100 Brookwood Road  
Applicant Phone: (401) 932-9862 Applicant Email: murphyjac@verizon.net

OWNER INFORMATION

Owner Name(s): Same as above  
Owner Contact Information: Same as above

PROJECT INFORMATION

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: AP 39-2 Lot 9  
Physical Address or Location of Parcel(s): 1279 South Road  
Zoning District(s) of Parcel(s): R-30 Total Size of Development Parcel: 84,223 sq ft  
Date of Initial Meeting with Planning Department Staff (before first stage of review): Dec 2019

TYPE OF PROJECT (select all that apply)

- |                                                                                  |                                                                     |
|----------------------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Development Plan Review                                 | <input type="checkbox"/> Minor Land Development Project             |
| <input type="checkbox"/> Administrative Subdivision                              | <input type="checkbox"/> Major Land Development Project             |
| <input type="checkbox"/> Minor Subdivision, without street creation or extension | <input type="checkbox"/> Multi-Household Land Development Project   |
| <input type="checkbox"/> Minor Subdivision, with street creation or extension    | <input type="checkbox"/> Flexible Design Residential Project (FDRP) |
| <input checked="" type="checkbox"/> Major Subdivision                            | <input type="checkbox"/> Residential Compound                       |
|                                                                                  | <input type="checkbox"/> Comprehensive Permit                       |

CURRENT STAGE OF REVIEW (if applicable)

- |                                                                    |                                                                       |
|--------------------------------------------------------------------|-----------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Pre-Application Concept Review | <input type="checkbox"/> Release of Performance/Maintenance Guarantee |
| <input type="checkbox"/> Conceptual Master Plan                    | <input type="checkbox"/> Change to an Approved Plan                   |
| <input type="checkbox"/> Preliminary Plan                          | <input type="checkbox"/> Reinstatement or Extension to Approved Plan  |
| <input type="checkbox"/> Final Plan                                | <input type="checkbox"/> Request to Combine Review Stages             |
| <input type="checkbox"/> Recording                                 | <input type="checkbox"/> Other                                        |

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JAN 29 2020

# PROJECT TEAM FORM

Submittal Date: 1/29/2020

The Project Team Form is to be submitted with each stage of review. If no changes to the Project Team have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

**ATTORNEY** This entity should be copied on all project correspondence  YES  NO

Name: N/A

Name of Primary Contact (if attorney is an organization): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ENGINEER** This entity should be copied on all project correspondence  YES  NO

Name: N/A

Name of Primary Contact (if engineer is an organization): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**SURVEYOR** This entity should be copied on all project correspondence  YES  NO

Name: Coventry Survey

Name of Primary Contact (if surveyor is an organization): Samuel Suorsa, PLS

Address: 46 South Main Street, Coventry RI 02816

Phone: 401-823-5028 Email: coventrysurvey@hotmail.com

**LANDSCAPE ARCHITECT** This entity should be copied on all project correspondence  YES  NO

Name: N/A

Name of Primary Contact (if landscape architect is an organization): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT** This entity should be copied on all project correspondence  YES  NO

Name: N/A

Name of Primary Contact (if architect is an organization): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**OTHER** This entity should be copied on all project correspondence  YES  NO

Name: N/A

Role on Project: \_\_\_\_\_

Name of Primary Contact (if entity is an organization): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**OWNER AUTHORIZATION FORM**

Submittal Date: 1/29/2020

Owner Authorization Forms for each owner of the property being considered for subdivision/development is to be submitted with each stage of review. If no changes to the ownership have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

I, Joseph T. Murphy hereby certify that I am an/the owner of property designated as Plat 39-2, Lot 9, as shown on the Town of South Kingstown Tax Assessor Maps. I further certify that I am the owner of the development rights for this property.

I hereby authorize and am in agreement with the application, signed by Joseph T. Murphy (applicant), for subdivision or development for the subject property. Said application is to be submitted to the Planning Department of the Town of South Kingstown for review and decision by the Planning Board.

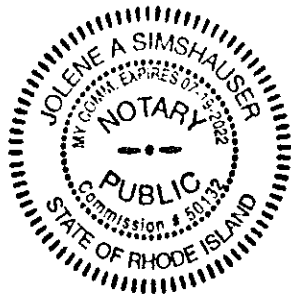
WITNESS its name this 29<sup>th</sup> day of JANUARY 2020

BY: Joseph T. Murphy Signature of Owner

STATE OF RHODE ISLAND

County of Washington

In Narragansett on the 29<sup>th</sup> day of JAN 2020, before me personally appeared Joseph T. Murphy (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed, to be his/her free act and deed, as individual (individual, corporation, trustee, partnership, non-profit, etc.).



Jolene A. Simshauser  
Notary Public

My Commission Expires: 7/19/22