



DiPrete Engineering

January 12, 2026

Mr. James Rabbitt
South Kingstown Planning Department
180 High Street
Wakefield, RI 02879

RE: 571 Main Street
South Kingstown, RI
Project #: 0677-006

Dear Mr. Rabbitt:

On behalf of the applicant, Roland Fiore, we have prepared this fiscal impact letter to provide additional information for the Technical Review Committee (TRC) for the Master Plan submission attached for the project stated above. The applicant is proposing a residential development on AP 56-3 Lot 137 located in South Kingstown, RI. The parcel of land has frontage on Main Street, Belmont Street and Perry Avenue and has a total area of 7.68 Acres and is zoned RM. The site is located north of Main Street, west of Belmont Street, south of Perry Avenue, and east of Willard Avenue. The site abuts residential properties zoned R-10, R-20 and R-40 and commercial properties zoned CD. The proposed development includes twenty-nine (29) residential condominium units.

An amended Master Plan submission was made in June 2024, that included changes to the number of units proposed and impervious areas from the June 2014 Master Plan submission. Since that submission and prior to this resubmission the on-site wetlands were flagged by a biologist and the plans were submitted to RIDEM for a Wetland Edge Verification in March 2025. The approval of the edge verification was issued in August 2025 and used to prepare this revised submission. The Master Plan submission was revised to include the flagged wetlands on site, reduced the number of units from 32 to 28, and relocated the proposed road entrance along Perry Avenue to the east of the wetland.

The site has a total of twenty-nine (29) residential condominium units and the proposed roadway is classified as a Local Private roadway as defined in the Town of South Kingstown Subdivision regulations. A Local Private roadway is a privately owned and maintained street whose primary function is to provide access to abutting residential properties. The proposed roadway will have a twenty (20) foot wide roadway width.

The site will be serviced by public water and public sewer. Veolia Water Rhode Island services this area and we will need to coordinate with Veolia as the project moves forward. Public Sewer is located within Belmont Street and the development will need to tie in and extend a new sewer main from Belmont Street into the site. All utility work within the Town right-of-way will require a Town Utility Permit prior

to any work being completed. An engineering study addressing the criteria set forth in Section 19-115 Connection Policy 1.b.2 will be prepared prior to the Preliminary Submission to the Town.

Storm water runoff will be controlled on site through the use of low impact development site planning and design strategies. Best management practices to control storm water runoff may include but are not limited to pervious pavement, bio-retention areas, a detention basin and/or an underground storm water infiltration system. The goal of the storm water design will be to infiltrate the maximum amount of storm water on site to show no net increase in storm water runoff from the pre development to post development conditions. In addition to this an emergency outlet will be designed that will be directed into the existing drainage network in Main Street which will only be necessary for storm events larger than a 100-yr storm. Preliminary Soil Evaluations will have to be completed to better determine if soils on site are suitable for infiltration. The storm water system will be designed to meet the Town of South Kingstown Subdivision and Land Development Regulations and the December 2010 RIDEM Storm Water Design and Installations Standards Manual. The project will be reviewed by RIDEM and a RIDEM RIPDES permit will be required.

According to Housing Works RI (housingworksri.org) there are 32,005 people and 11,363 family households in South Kingstown with an average family size of 2.82 persons per household. It is anticipated that the average household size of the proposed development will be similar to that of the Town. This calculates to a population for this development of 82 persons ($2.82 \times 29 = 81.78$).

According to the RI Department of Education (www.infoworks.ride.uri.edu) there were 2,253 children that attended the South Kingstown School District schools during the 2024-2025 school years. This equated to an average of 0.20 students per household. It is anticipated that the development will have a similar school-age population as other households in the South Kingstown School District. This calculates to a school-age population for the development of 6 school age children ($0.20 \times 29 = 5.8$).

If you have any further questions on this matter or require additional copies of any material submitted please feel free to contact me at your earliest convenience.

Sincerely,
DiPrete Engineering Associates, Inc.



Molly Titus, PE
Senior Project Manager

Enclosure:
Master Plan Submission Set – 24x36 (5 copies)
Master Plan Checklist (5 copies)
Veolia Water Letter