TOWN OF SOUTH KINGSTOWN
ZONING BOARD OF REVIEW APPLICATION
[Dimensional Modification]

1. APPLICANT INFORMATION:
   Applicant Name: William R. Landry
   Name of Primary Contact if Organization: N/A
   Applicant Address: 19 Lees Farm Commons Drive, No. Providence, RI 02904
   Applicant Phone: (401) 323-8901
   Applicant Email: wrl@blissheavlaw.com

2. OWNER INFORMATION:
   Owner Name: Salt Pond Estates, Inc.
   Owner Phone: (617) 549-1549
   Owner Address: 133 Old Tower Hill Rd., Suite 1, Wakefield, RI 02879

3. PROJECT INFORMATION:
   Physical Address: *Spartina Cove Way* Assessor's Plan: 65-3
   (No # assigned) Assessor's Lot: 50* Zoning District: R-80
   Required Zoning Setbacks: Front Yard 40', Rear Yard 40', Side Yard Right 20', Side Yard Left 20', Corner Side Yard 30'

4. APPLICATION FOR:
   Special Use Permit Dimensional Variance Use Variance Dimensional Modification by Zoning Officer

5. LOT SPECIFICATIONS:
   Lot Frontage: 159.20 ft. Lot Depth: 355.82 ft. Lot Area: 60,340.57 sq. ft.

6. USE OF PREMISES:
   Present Use: vacant # of families: 0
   Proposed Use: SF Dwelling (3 BR) # of families: 1

7. EXISTING STRUCTURES:
   Number of Existing Buildings or Structures Present: 0
   Size of Existing Structures: 0 sf; 0 sf; 0 sf; 0 sf; 0 sf; 0 sf
   Distance from Property Lines of Existing Structures: N/A

   Structure 1 Structure 2 Structure 3 Structure 4
   Front Yard: ______ ft; ______ ft; ______ ft; ______ ft;
   Rear Yard: ______ ft; ______ ft; ______ ft; ______ ft;
   Side Yard Right: ______ ft; ______ ft; ______ ft; ______ ft;
   Side Yard Left: ______ ft; ______ ft; ______ ft; ______ ft;
   Corner Side Yard: ______ ft; ______ ft; ______ ft; ______ ft;

8. WATER AND SOLID WASTE
   Water: Town Water
   Well: X (proposed)
   Other:
   Waste: Town Sewer
   Septic: X (Community OUTS)
   Other:
   a/x/a Subdivision Lot #9

* a/x/a Subdivision Lot #9

RECEIVED MAR 23 2021
By

Received

9. SIZE OF PROPOSED BUILDINGS/ADDITONS:

Total Square Feet: 2800 sq.ft.  
Vacated: 70 sq.ft.  
Length: 85 ft.  

Height Above Grade: 25 ft.  
Number of Stories: 1 1/2

10. IF DIMENSIONAL RELIEF IS SOUGHT INDICATE THE DISTANCE REQUESTED:

Front Yard: 30' vs. 40'  
Rear:  
Side Yard Right:  
Side Yard Left:  
Corner Side Yard:  
Height:  

11. PROVISIONS OF THE ZONING ORDINANCE FROM WHICH RELIEF IS SOUGHT:

Section and Use (if known): Sec. 401 Schedule of Dimensional Regulations

12. DESCRIBE THE EXTENT OF PROPOSED ALTERATIONS, STATE REASONS WHY YOU ARE REQUESTING RELIEF:

See Narrative attached hereto

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**ZONING BOARD OF REVIEW RULES OF PROCEDURE ITEM 8:** "Reports from expert witnesses should be submitted with the application or ten (10) days prior to the hearing to give the Zoning Board sufficient review time. If a report is submitted at the time of the hearing, the Chairman may rule on whether the Zoning Board will continue to another meeting to give the Zoning Board time to review the reports."

Preparation of this Application and all necessary documentation is the sole responsibility of the Applicant. Town Staff's help in preparation of any facet of this application, includingAttorney's list is for assistance only. The staff cannot give the applicant advice on the merits of the application nor can they render legal opinions.

The undersigned declares that the information given herein is a true statement to the best of his/her knowledge and belief.

Applicant Signature(s):  

Applicant(s) Printed Name: William R. Landry, Martha J. Landry  
Date: March 22, 2021

Attorney / Other (if applicable)  

Date:

Received By:  
Payment Amount:  
Check #:  
Legal Notice Mailed:  
Cert. Receipts Received:  

Office Use Only
South Kingstown Zoning Board of Review Application, Filing Instructions & Checklist

1. **Original** completed, and signed application (plus 9 copies).
   submitted: x

2. **Original** completed, signed and notarized Owner / Authorized Agent Authorization Form (plus 9 copies).
   submitted: x

3. Payment in full (cash or check only).
   submitted: x
   - Residential $175.00 / Commercial $250.00 / Multi-family $300.00 / 1st unit plus $10.00 / add. Units

4. 200 ft. Radius Map & Abutters List with Plat & Lot, street address, owner's name(s) & owner's mailing address (1 copy)
   submitted: x
   - Obtained from South Kingstown's GIS & verified with the Tax Assessor for current ownership.
     **GIS Link** http://gis.southkingstownri.com/webgis/
     Prior to legal mailing, abutter's mailing address must be verified in the Tax Assessor's Office and Current Ownership must be verified with the Town Clerk's Office Land Evidence

5. Site Plan to scale (10 copies, no larger than 11x17).
   submitted: x
   - Showing name, address of property owner
   - Date, North arrow, scale, lot dimensions & area
   - Road(s) indicated and/or landmarks
   - Existing and proposed structures & the distance from lot lines
   - Existing and proposed parking area, driveways & walkways
   - Existing and proposed wells & septic systems
   - Existing and proposed landscaping, as it relates to the request (i.e., buffering)
   - Location of wetlands, coastal features, site conditions such as cemeteries or stone walls

6. Floor Plans & Elevations with dimensions of proposed structure to scale (10 copies, no larger than 11x17).
   submitted: Building to be placed within footprint on attached Site Plan and otherwise uniform to all other dimensional requirements

7. Any other material that may be relevant to the proposed application (10 copies, no larger than 11x17).
   submitted: See attached Narrative; DEM Assent; and RIDEM OWTS Approval.
   Additional Information that may be required:
   - Recorded Development Plan Review Decision or advisory opinion from any Municipal Board if applicable.
     The applicant shall first obtain this approval or the application will not be complete and cannot be processed. (10 copies)
   - Soil Erosion Plan & Storm Water Plan with calculations in conformity with standards of USDA Soil Conservation Service & RI Erosion and Sediment Handbook (10 copies)
   - Traffic Study addressing the potential impacts of proposed activity/use(s) (10 copies)
   - Septic Systems needing to be located closer to a wetland under Sect. 504.1 will require an approved septic system plan from the OWTS Section of RI DEM and a recommendation from the South Kingstown Conservation Commission (10 copies)

The applicant or their representative must appear at the hearing to present the application before the Board. If the applicant is not present at the hearing a notarized designation of authority from the applicant must be provided.

Preparation of this Application and all necessary documentation is the sole responsibility of the Applicant.
Town Staffs help in the preparation of any facet of this application, including abutters list is for assistance only.
The staff cannot give you advice on the merits of the application nor can they render legal opinions.
NARRATIVE IN SUPPORT OF REQUEST FOR MODIFICATION
Spartina Cove
A.P. 63-3, Lot 69
(a/k/a Subdivision Lot #9)

- We respectfully request a 10' front setback modification (from the required 40' in this cluster subdivision to 30'). As set forth more fully below, the house will still be 49' from the street.

- At approximately 1.4 acres (60,340 s.f.), Lot 9 is one of the largest lots in the development and contains no coastal or freshwater wetlands. Nearly two thirds of the parcel lay within the 200' wide Coastal Resources Management Council ("CRMC") buffer area and must remain in its natural condition, a feature we deem attractive. However, the geometry of the Lot is such that the buffer area transects it diagonally, resulting in a limited pie-shaped area in its northwest corner for the positioning of a home, as shown on the Plan submitted herewith. The available width for a home condenses dramatically as one moves from the frontage of the Lot to its rear. This condition is further exacerbated by the required CRMC construction setback from the buffer area, an issue discussed more fully below.

This presents a challenge: Wedging within the 40' front setback a retirement home with a first floor master bedroom, the two car garage required by the Association's Restrictive and Protective Covenants; and a gross living area close to what is typical at Spartina Cove and required by the Homeowner Covenants (i.e., 2800 S.F. GLA). The Lot lends itself more to an awkward long, narrow, and high building, all out of keeping with the Spartina Cove neighborhood.

- The dilemma would be abated substantially by shifting the house placement just 10' closer to the front of the Lot than the 40' front setback would normally require, as set forth on the Plan attached to this Narrative at Tab 1.

- The 10' modification will be imperceptible. The house will still be set back 30' from the front lot line, and 49' from the paved roadway, Spartina Cove Way.

- The area across Spartina Cove Way from Lot 9, a heavily forested wetland on Lot 12, will not be occupied by a house. The house to be constructed on that Lot will be roughly 300' to the northeast. Similarly, the designated home location for Lot 8 (to the east) is closer to the former model home on Lot 7, and hundreds of feet away. And the new house under construction on Lot 10 to the west is on the other side of the greenway entrance, set back to the southwest and well behind any house that could be placed on Lot 9.

- The moderately expanded first floor living area this 10' dimensional modification would permit will not result in an oversized home in relation to the neighborhood. It will be 3 bedrooms (master on first, 2 on second); and 1 ½ story. The first-floor gross living area will be amongst the lowest at Spartina Cove at 1,724 s.f., whereas the average home (of the 15 existing and under construction) is 2,120 s.f. GLA. Its total lot coverage would be only 5.1%, whereas the average at Spartina Cove is 8.1%. It will be the least densely built lot at Spartina except for
Lot 10 under construction next door, a beautiful but substantially larger 5 bedroom home, but one having the largest land area in the development at 2.27 acres. Our two-car garage will be 528 s.f., second smallest at Spartina Cove, where the average is 590 s.f.

- We have worked with the Spartina Cove Homeowners Association in earnest to determine our future neighbors' sensibilities with respect to this requested modification. As reflected in the documents attached to this Narrative at Tab 2, we conferred directly with the Association's President, Vice President and Treasurer and provided them the proposed Plan for their consideration, and for forwarding to all of the owners of properties at Spartina Cove, which they did. (The owners comprise the membership of the Association and own the road, greenway, and open space adjacent to Lot 9.) As reflected in the attachments to this Narrative, on March 1, 2021 Association President Fred Colonies advised us as follows:

"I'm pleased to inform you that the Board of Directors of the Spartina Cove Homeowners Association (SCHA) and Association members unanimously support your request for a 10 foot modification to position your home on Lot #9."

- The subject parcel and few other vacant parcels at Spartina Cove continue to be owned by Salt Pond Estates, Inc., the original developer, whose principal continues to be Mark Golberg. Mr. Golberg, who has been heavily involved in creating and preserving the conservation design and open common space that has become Spartina Cove's hallmark, similarly reviewed our proposed Plan and modification and per the attached at Tab 2 responded as follows:

"I have reviewed your proposed adjustments to the Lot 9 set-backs and fully agree with your assessment that they are minor and would be imperceptible. The changes still respect the neighborhood, the pond and its associated ecology."

- There is no Onsite Water Treatment System leach field ("OWTS") on Lot 9. Lot #9 is one of three Lots at Spartina Cove (along with Lots #11 and 12) that are still designed with a precast septic tank on site, and an already approved and installed leach field (off site; near Lot #5) accessed by a low pressure sewer main. The Rhode Island Department of Environmental Management (RIDEM) OWTS approval for Lot #9 (#0332-2326) is attached to this Narrative at Tab 3. The system provides for de-nitrification pre-treatment.

- The CRMC Aeasent for Lot #9 CRMC File No. 2018-03-019) is attached at Tab 4. It has recently been extended. It provides (General Stipulation D on page 3) that the coastal buffer zone shall be 200', as shown on the attached Plan. It also provides (General Stipulation E on page 3; Earthwork Stipulation D on page 4; and Supplemental Biologist/Engineering, General Stipulation (9 T.S.): "This assent requires a setback (Ref CRMC Section 1.1.9) shall be 200' as shown on the approved plan and per prior CRMC Assent #1997-12-021". However, that Assent was based on the 1997 conceptual house plan (with a bituminous driveway closest to the coastal feature), and it required (in Building Stipulation C) that any future work within 225' of the coastal feature or plan modification shall require prior CRMC approval. The proposed modified plan provides for a consistent 215' CRMC construction setback but will still require a CRMC Assent modification, which must occur after local zoning approval. The
proposed Plan observes the CRMC buffer area and all proposed disturbance is well within the
designated CRMC Limits of Disturbance.

* * *

• For all the above reasons we respectfully submit that the proposed minor modification
meets the four criteria set forth in Section 905 for a modification:

(1) The unusual geometry created by the environmental setbacks of this particular lot,
and the understated proposed scale of the proposed development in relation to the character of
the surrounding neighborhood are such as to render the proposal "reasonably necessary for the
full enjoyment of the permitted use";

(2) As confirmed by the neighborhood homeowners, "if the modification is granted,
neighboring property will neither be substantially injured nor its appropriate use substantially
impaired";

(3) The modification requested is in harmony with the purposes and intent of the
comprehensive plan and [the] zoning ordinance. The Subject Lot is designated for low density
residential use and sized well within the parameters for that zoning; and the Spartina Cove
Cluster Subdivision was approved under the Town of South Kingstown Zoning Ordinance,
which carries a presumption of consistency with the Comprehensive Plan; and

(4) “The modification requested does not require a variance of a flood hazard
requirement.”
OWNER/AUTHORIZED AGENT AUTHORIZATION FORM

Submitted Date: 3/23/21

The Owner/Authorized Agent Authorization Form must be completed in full and returned to the Office of the Building and Zoning Official for the Town of South Kingstown along with the Zoning Board of Review Application. Failure to submit this form will delay your application being processed.

President of Salt Pond Estates, Inc. is Mark Golberg, Salt Pond Estates, Inc. is hereby certify that I am the owner/authorized agent of the property designated as Plat 63-3 Lot 69 as shown on the Town of South Kingstown Tax Assessor Maps. I further certify that I am the owner/authorized agent of the development rights for this property.

I hereby authorize and am in agreement with the application signed by William H. Jaffrey and Martha J. Lande (applicant), for the requested relief or use of the subject property. Said application is to be submitted to the Office of the Building and Zoning Official of the Town of South Kingstown for review and decision by the Zoning Board of Review.

Witness its name this 23 day of March, 2021.

[Signature]

STATE OF MASSACHUSETTS

County of Middlesex

In Cambridge MA on the 23rd day of March, 2021, before me personally appeared Mark Golberg (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 President of Salt Pond Estates, Inc.

[Signature]

Notary Public: YALCIN OZARAYDIN

Notary Public: YALCIN OZARAYDIN

My Commission Expires: 10/24/2025

3/23/2021
<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Description</th>
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<tbody>
<tr>
<td>63-3-69</td>
<td>(Subject Lot) Salt Pond Estate, Inc</td>
<td>31 Bates St, Cambridge, MA 02140</td>
</tr>
<tr>
<td>63-3:67</td>
<td></td>
<td>Melissa Lauren Soyka 221 Spartina Cove Way</td>
</tr>
<tr>
<td>63-3:71</td>
<td>Salt Pond Estates, Inc.</td>
<td>31 Bates St, Cambridge, MA 02140</td>
</tr>
<tr>
<td>63-3:68</td>
<td>James Petrella, Jr., &amp; Vanessa Kenny</td>
<td>PO Box 321, Peace Dale, RI 02883</td>
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<tr>
<td>63-4:30</td>
<td>South Kingstown Land Trust</td>
<td>227 Robinson St, Wakefield, RI 02879</td>
</tr>
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<td>63-3:69</td>
<td>Salt Pond Estates, Inc.</td>
<td>31 Bates St, Cambridge, MA 02140</td>
</tr>
<tr>
<td>63-3:70</td>
<td>Michael &amp; Jessica Dembro</td>
<td>PO Box 1537, Charlestown, RI 02813</td>
</tr>
<tr>
<td>OS LOT</td>
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<td>63-4:39</td>
<td>Salt Pond Estates, Inc.</td>
<td>31 Bates St, Cambridge, MA 02140</td>
</tr>
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<td>63-4:38</td>
<td>Mark Male &amp; Melissa Darigan</td>
<td>23 Spartina Cove Way, Wakefield, RI 02879</td>
</tr>
<tr>
<td>63-4:37</td>
<td>Ronald &amp; Carolyn Delfino Revocable Trust</td>
<td>37 Spartina Cove Way, Wakefield, RI 02879</td>
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Thomas Pica & Genovese Irene  
55 Spartina Cove Way  
Wakefield, RI 02879

Thomas & Maria Breen  
75 Spartina Cove Way  
Wakefield, RI 02879

William & Amy Gruber  
93 Spartina Cove Way  
Wakefield, RI 02879

Mary Gormley & John Dietz  
66 Merrimelting Rd  
Conway, NH 03860

Thomas Yates Esley Trust Agreement  
139 Spartina Cove Way  
Wakefield, RI 02879

James & Susan Ferry  
155 Spartina Cove Way  
Wakefield, RI 02879

South Kingstown Land Trust  
227 Robinson St.  
Wakefield, RI 02879

Salt Pond Estates, Inc.  
31 Bates St.  
Cambridge, MA 02140

Robert Bowie  
62 Spartina Cove Way  
Wakefield, RI 02879

Alfred Colonies & Patricia Colonies Family Trust  
82 Spartina Cove Way  
Wakefield, RI 02879

Anthony & Jennie Silbert  
100 Spartina Cove Way  
Wakefield, RI 02879
63-3:65  Salt Pond Estates, Inc.
31 Bates St
Cambridge, MA 02140

63-3:66  Norman & Judith Lederman
239 Spartina Cove Way
Wakefield, RI 02879

63-3:72  Neil & Judy Richardson
5 Shadow Farm Way
Wakefield, RI 02879
I'm pleased to inform you that the Board of Directors of the Spartina Cove Homeowners Association (SCHA) and association members unanimously support your request for a 10 foot modification to position your home on lot # 9.

We look forward to welcoming you both to our community and wish you well in the construction of your new home.

Fred Colonies
President (SCHA)
401-474-0629
Fcolonies@ccrl.edu
From: MARK GOLBERG <mgolberg31@gmail.com> on behalf of MARK GOLBERG
Sent: Wednesday, February 17, 2021 8:08 PM
To: William Landry
Subject: Re: Draft Letter to Spartina HOA et al_.pdf

Dear Bill,

I have reviewed your proposed adjustments to the Lot 9 set backs and fully agree with your assessment that they are minor and would be imperceptible. The changes still respect the neighborhood, the pond and its associated ecology, and your abutters.

I fully support your proposal.

Sincerely,

Mark Golberg

Salt Pond Estates, Inc
Owner Lot 12 and others

> On Feb 17, 2021, at 6:05 PM, William Landry <wrl@blishcavlaw.com> wrote:
> 
> <Draft Letter to Spartina HOA et al_.pdf>
RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
ONSITE WASTEWATER TREATMENT SYSTEM CONSTRUCTION PERMIT
FOR RIDE TM USE ONLY

APPLICATION No. 0322-2310
DATE RECEIVED 12/4/00 AMOUNT RECEIVED $600
CHECK # 1081
NOTE # 016

CERTIFICATION

Christopher A. DeMalliel
Signature
DESIGN ENGINEERING

Date of Approval 12/18
Date of Operation 12/28

PERMIT APPROVAL SECTION: DO NOT WRITE BELOW THIS LINE

Owner/Operator

RISER APPLICATION HISTORY

PREVIOUS SITE TESTING YES NO APPLICATION # 0322-2316
DEPTH TO APPROVED WASTE WATER TABLE YES NO

DESIGN INFORMATION

BUILDING USE Residential Commercial

WATER SUPPLY Public water Public well Private well

# OF DESIGN UNITS 160
UNIT DESIGN FLOW 40 gallons per day (gpd) TOTAL DAILY FLOW 325 gallons
TANK SIZE 150 gallons DESIGN LOADING RATE 0.30
MINIMUM REQUIRED LEACHFIELD AREA 326.4 square feet LEACHFIELD TYPE Doulble Valve High Capacity Substrate Chambers TOTAL AREA OF LEACHFIELD PROVIDED 651 square feet

"Copy of Permit and Operation/ Maintenance contract must be filed in evidence and evidence records maintained."

Note to applicant: Promised construction falls within "Coastal Zone." Consult ORMC, Olive Stoddard, Coastal Resources Management Council, Office of Coastal Resources, 150 Water Street, Rhode Island (401) 222-4599 before undertaking any construction.

IMPORTANT: Additional terms of approval as circled.

\[\text{Redactions and alterations have been made to the document.}\]

**Site Information**

- **SPARTINA CREEK WETLANDS**
  - POLE # 52-3
  - LOT NUMBER 69
  - SUBDIVISION LOT NUMBER 9
  - LOT SIZE 50 x 100 SQUARE FEET
  - SUBDIVISION SITE SUITABILITY CERTIFICATION 52-157

**Owner Information**

- **SALT POND STATES INC.**
  - C/O: Mr. Mark Colberg
  - 31 Bates St., Cambridge, MA 02140
  - NO. STREET CITY/TOWN ZIP CODE

**Previous Site Testing**

- YES NO
  - APPLICATION # 0322-2316

**Depth to Approved Waste Water Table**

- YES NO

**Design Information**

- BUILDING USE: Residential
- WATER SUPPLY: Public water
- # OF DESIGN UNITS: 160
- UNIT DESIGN FLOW: 40 gallons per day (gpd)
- TOTAL DAILY FLOW: 325 gallons
- TANK SIZE: 150 gallons
- DESIGN LOADING RATE: 0.30
- MINIMUM REQUIRED LEACHFIELD AREA: 326.4 square feet
- LEACHFIELD TYPE: Double Valve High Capacity Substrate Chambers
- TOTAL AREA OF LEACHFIELD PROVIDED: 651 square feet

**Certification**

- CHRISTOPHER A. DEVALIEL
- Signature

**Riser Application History**

- YES NO
  - APPLICATION # 0322-2316

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- CHRISTOPHER A. DEVALIEL
- Signature

**Riser Application History**

- YES NO
  - APPLICATION # 0322-2316

**Depth to Approved Waste Water Table**

- YES NO
Specially Engineered System, AdvanTex AX-20 Treatment System

Spartina Cove Way
A.P. 63-3 Lot 69 - Subdivision Lot 9
South Kingstown, Rhode Island

November 2017

Prepared for:
Mark Golberg
35 Raymond Street
Cambridge, Massachusetts 02140

Prepared by:
DiPrete Engineering Associates, Inc.
Two Stafford Court
Cranston, RI 02920
<table>
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<td>1.0 System Design</td>
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<td>2.0 System Specifications</td>
<td>4</td>
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<tr>
<td>3.0 AdvanTex-AX-20 Design</td>
<td>4</td>
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<tr>
<td>4.0 Pump Calculations</td>
<td>5</td>
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<tr>
<td>5.0 Appendix</td>
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1.0 System Design

The system design is based on a proposed residential dwelling located on A.P. 63-3 Lot 69 on Spartina Cove Way in South Kingstown, RI. The proposed dwelling will have a private well and will tie into a community septic system. This modernized design system will provide a greater level of treatment and benefit the environment where the home is located. A 50% reduction in field size is utilized with the use of an Advantex AX-20 treatment system.

The system design is based on a total of 3 bedrooms: 3 bedrooms @ 115 gal/bedroom = 345 gal/day.
2.0 **System Specifications**

The septic tank is sized to accommodate the total daily flow in accordance with RIDEM regulations. The daily flow is projected at 345 gallons per day. To accommodate this, a 1500-gallon two-compartment tank will be used according to the "Advantex Design Criteria".

The effluent from the Advantex-AX-20 Effluent Filter is gravity discharged to a Re-circulating Splitter Valve. The flow is divided between the septic tank mixing zone and the final discharge of the field.

3.0 **Advantex-AX 20 Design**

The Advantex-AX 20 is utilized for a three-bedroom dwelling providing a modernized treatment and reduced total suspended sediment loading to the downstream components.

**Advantex Re-circulating Timer Settings:**

<table>
<thead>
<tr>
<th>Setting</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Re-circulation Ratio</td>
<td>5 x 345 GPD</td>
</tr>
<tr>
<td>Pump Run Time</td>
<td>1725 gal/15 gpm</td>
</tr>
<tr>
<td>Timer “On”</td>
<td>115 min. / 96 cycles</td>
</tr>
<tr>
<td>Timer “Off”</td>
<td>15 min. – 1.20 min.</td>
</tr>
<tr>
<td>Override Timer “On”</td>
<td>Same as Timer “On”</td>
</tr>
<tr>
<td>Override Timer “Off”</td>
<td>13.80 min. / 2</td>
</tr>
</tbody>
</table>

= 1725 gallons

= 115 minutes

= 1.20 minutes

= 13.80 minutes

= 1.20 minutes

= 6.9 minutes
4.0  **Pump Calculations**

The pump basin serves to pump treated effluent to the leachfield. The selection of pumps to pressurize effluent from the pump tank to the leachfield is based on the flow rate and the total dynamic head for the pump conditions. Plotting the flow rate and TDH on the pump system curve yields an OSI Pump Model PPEF100, 1 HP, operating at 31.9 GPM with 61.4 Feet of TDH.

(see attached operating curve sheet)

**Pump Settings**

Total Daily Flow = 345 Gallons/Day

Minimum Dose = 0.5" x 228 ft² = 9.5 ft³ or 71.1 Gallons

Number of doses per day = 345 gallons / 71 gallons / dose = 4.86 or 5 doses per day

Actual Gallons / Dose = 345 gallons / 5 doses = 69 Gallons/Dose

Pump Run Time = 69 Gallons/Dose / 31.9 Gallon/Minute = 2.16 Minutes/Dose

Pumping Frequency = 24 Hours/Day / 5 Doses/Day = 4.8 Hours/Doses

Pump Off Time = (4.8 Hours x 60 Minutes/Hour) - 2.16 Minutes = 285.84 Minutes Off

Total Daily Run Time = 2.16 Minutes/Dose x 5 Doses/Day = 10.8 Minutes

Total Daily Off Time = 1,440 Minutes/Day - 10.8 Minutes = 1,429.20 Minutes
OSI Effluent Pump in 24" Diameter Pump Basin:
Basin volume per foot = 36.7 gal/lin. ft
Dosing volume = 69.0 gal/dose
Distance between pump on and pump off
69.0 gal/dose / 36.7 gal/lin.ft = 1.88 ft => Use 2 ft
Pump Selection for a Non-Pressurized System - Single Family Residence Project
0373-012 Spaadia /1.09

Parameters
- Capacity/Flow Rate: 150 gpm
- Transport Height: 50 ft
- Transport Pipe Size: 200
- Design Head: 150 in
- Diameter/Asphalt: None
- NPSH Required: 59.6 ft
- Design Flow Rate: 10.0 gpm
- Pump Impeller
- Flow/Fluid Losses: 0 ft

Calculations
- Transport Height: 44 ft

Frictional Head Losses
- Loss of Head/Weight: 31 ft
- Loss of Head/Height: 46.6 ft
- Loss of Head/Volume: 50 ft
- Loss of Head/Rate: 50 ft

Pipe Volume
- Volume/Weight: 155.6 gpm

Minimum Pump Requirements
- Design Flow Rate: 310 gpm
- Sump/Head Height: 564 ft

Pump Data
- Pump
- 2001/150 gpm
- 2001/150 gpm
- 2001/150 gpm
- 2001/150 gpm

Legend
- System Curve
- Pump Curve
- Pump/Customer
- Operating Point
- Deep Point
Appendix A: Design Component Details
VeriComm® Monitoring System

Applications
Donacons web-based VeriComm® Monitoring System (www.vericomm.com), together with Donacons VCOM (webcast-enabled) control panels, gives wastewater treatment system operators and maintenance organizations the ability to remotely monitor, maintain, manage, and control each individual treatment.

To Specify...
To specify the VeriComm Monitoring System for your installation, require the following:

Security Features
- Site data stored in a robust Microsoft SQL Server database
- Password-protected site with multiple levels of security
- Operator access restricted to specific systems/sites
- Automatic logoff after two minutes of user inactivity

Alarm Management
- Ability to simultaneously receive multiple incoming alarms from multiple sites, 24/7, utilizing a toll free number
- Ability to disable a panel from calling the system
- Ability to review alarm logs remotely
- Ability to simultaneously manage multiple incoming alarms from multiple sites, 24/7, with the help of the following:
  - Automatic notification of fault condition via
    - e-mail
    - SMS (short message service - text capable)
  - A pre-established alarm protocol, including designated recipients and frequency of notifications
  - An online list of all active alarms and alerts, by site address and unique identification number

Extensive online diagnostic data for each alarm and alert, including a description of the fault condition, recommended actions, and the ability to e-mail operators, stop e-mailed alarm notifications, and clear alarms (Call Analysis pages; see example on back)
- Fields for online input and review of alarm response documentation for every individual site
- Date and time-stamping for alarms and alarm notes

Site Management
- Ability to simultaneously manage multiple systems comprised of an unlimited number of sites, with the help of the following:
  - Editable online information about every site, including location, contacts, kind of system, panel type, call-in schedule, alarm protocol, alarm history, and access to all monthly call history (Site Notes page)
  - Fields for online input and review of pertinent site information (Site Notes page)
  - An online, tabular display of all the operating data (hundreds of separate "points") reported during alarm/exit conditions or routine, monthly updates, as well as the ability to alter certain system settings (Donacons Point Data page)
  - Editable summary lists of all systems, sites, operators, and alarm contacts (System Management, Sites, Operators, and Alarm Contacts pages)
  - Standard and custom reports
  - Ability to set site default (time settings, etc.)

Additional Features
- Automatic site upgrades
- Quick Start Guide and comprehensive User Manual
- Subscriber setup and support

Continued on back
Advantex® - AX20 Filter

Applications
Greenspan's Advantex® Treatment System® is an innovative technology for onsite treatment of residential wastewater. The heart of the System is the Advantex® Filter; a sturdy, water-tight fiberglass basin filled with an engineered textile material. This lightweight, highly absorbent textile material treats a tremendous amount of wastewater in a small space. The Advantex® Treatment System is ideal for:
- Small sites
- System upgrades and repairs
- New construction
- Poor soils
- Nutrient reduction
- Price-sensitive markets
- Pretreatment

For details, see "Advantex® Design Criteria," NDA-AX-2.

Features/Specifications
To specify this product, require the following:
- Wastewater treatment to better than secondary treatment standards
- Consistent treatment, even during peak flows
- Timer operation for flow monitoring, flow modulation, and surge control
- Fixed fill textile media (polyester plastic), operated in an unsaturated condition
- Consistent media quality
- Low maintenance beyond annual servicing
- Low energy consumption (under $1.05-4.88/month power cost at national average electric rate of 0.10-0.15/kWh)
- Complete pre-manufactured package, ready-to-install
- Watertight construction, corrosion-proof materials, tamper-proof lid bolts
- Anti-flotation flanges
- Quiet operation

Standard Models
AX20, AX28N
(AX20 units carrying the NSF logomark are labeled AX20N, per NSF protocol)

Physical Specifications

<table>
<thead>
<tr>
<th>Approximate Dimensions**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Filter Basin Length (in.)</td>
</tr>
<tr>
<td>Width (in.)</td>
</tr>
<tr>
<td>Height (in.)</td>
</tr>
<tr>
<td>Area (Burrnold 1o. )</td>
</tr>
<tr>
<td>Filter Dry Weight (lbs)</td>
</tr>
</tbody>
</table>

** See Advantex® Treatment System Design for exact dimension
VeriComm® AXB Control Panels

Applications
VeriComm® AXB1 and AXB2 remote telemetry control panels are used with two pump operations — recirculation and discharge (on-demand or timed) — for Adenix® Treatment Systems. Interfaced controls prevent the recirculation pumps from running if there is a high level alarm on the discharge side. Coupled with the VeriComm Web-based Monitoring System, these affordable control panels give waste/water treatment operators and maintenance organizations the ability to monitor and control each individual system operation remotely, with real-time efficiency, while remaining husband to the home office. VeriComm AXB panels allow remote operators to change system parameters, including timer settings, from the Web interface.

To Specify...
To specify the panel for your installation, require the following:

Basic Control Logic: Three Operating Modes
- A "Start-up Mode" for the initial 13 days, during which the system monitors trends and data to establish operating standards for future reference.
- A "Normal Mode" that manages day-to-day functions.
- A "Test Mode" that suspends data collection and alarm reporting during installation and service.

Data Collection and Utilization
- Data logs of system conditions and events, such as pump run times, pump cycles, and alarm conditions.

Troubleshooting and Diagnostic Logic
- Troubleshooting capabilities that can report suspected failed components, which will trigger Alarms.

Advanced Control Logic
- Advanced control logic that activates during test malfunctions to diagnose the situation and keep the system operating normally until servicing.

Communication and Alarm Management
- Remote telemetry capabilities coupled with a Web-based monitoring application (free VeriComm Monitoring System, ATD-WEB-VC104-1) for communication and alarm management. Updating of pump values (including timer settings) and receipt of queued changes during each communication session with host. Communication sessions that occur monthly, at a minimum, and more frequently during alarm conditions.
- Multiple methods of communication, as follows:
  - Call-in to VeriComm® Remote
  - Automatic notification to host of "Alarms," which signal fault conditions that need to be addressed immediately (e.g., pump failure).
  - Automatic notifications to host of "Alerts," which signal near critical fault conditions and which trigger the panel's troubleshooting logic and alarm operating mode (e.g., long pump run).
  - Automatic notifications to host of "Updates," which include alarm updates or all-clear notifications following Alison/Alarms, as well as manually scheduled monthly panel reports.
  - Manual, directed communication from panel to host to affect an update of pump values and receipt of queued changes.

Real-Time Direct Connection to Panel
- Manual, direct connection to the panel via RS-232 serial port, to allow the local operator real-time access to detailed logbook data and the ability to change pump values from a laptop.
- Manual, directed communication by local operator/homeworker at the site to initiate an auto-answer mode, allowing a remote operator real-time access to detailed logbook data and the ability to change pump values.

During real-time, manual connections, software with open architecture (and password security is used, no proprietary software is required). V100 protocol allows access and control from any computer network (Mac or PC) with a simple communication program (e.g., Windows® HyperTerminal); multilevel password protection in panel ensures that only qualified personnel can access the panel's data.

Additional Features
- Status light indicators on the board, including:
  - Flashing green LED for normal operation
  - Yellow LEDs for status of digital inputs
  - Red LEDs for status of digital outputs and meter activity
- UL-approved and FSC-approved
For more information, try our online data at www.vericomm.net (no password required).
How to Take Care of Your Wastewater System
How to Take Care of Your Wastewater System

Congratulations!
Your home includes reliable, carefully engineered equipment manufactured by Onyx Systems, Inc. — for economical and effective treatment of household wastewater.

When properly designed and installed, onsite wastewater treatment does an excellent job of decomposing household waste and recycling precious water resources. Our systems use little energy and frequently outperform municipal sewage treatment plants. The treated effluent is often streamhealed to a wetland, where it undergoes final polishing and filtration to ensure clear water discharge. Trust no disparaging of our research, design, and service — which is no extra the care with conscientiousness.

As with any engineered system, such as your car or your heat pump, your onsite wastewater system will work better and last longer if it is regularly maintained by a qualified service provider. Your service provider should be present during installation, as he or she is familiar with your system, especially those service lines, controls, and connections that get tested.

And your service provider should have a copy of this manual. It's available on our Dowman's Library at www.onyxwater.com or call 800-518-2842 and we'll send you another.

Your system will also work better and last longer if you know what can go into it — and what can not. Little effort is required. Just read and practice the "what and do or don't" that follows. Every member of your household should be familiar with these. And if you have guests who want to "help out in the kitchen," be sure to tell them, too. With this proactive maintenance, along with periodic inspections, your onsite wastewater system should function for decades. And you'll save water and energy, too!

Thanks a place on the back of this homeowner's manual to record "Import Date Record!" If these have not been filled in for you, please record these now, before you file or store this manual. And give a copy of these facts to your service provider, especially if your service provider changes. You'll be glad you did.
There are a number of do's and don'ts that will help ensure a long life and minimal maintenance for your system. As a general rule, nothing should be disposed into your wastewater system that hasn't first been ingested, other than toilet tissue, mild detergents, and wash water. Here are some additional guidelines:

**Don't** flush diapers and changing soiled clothes into your wastewater treatment system. (Please refer to the "Substitute for House of Hamelton Plant," at the back panel.) Specifically, do not flush:

- Paint or varnish
- Excessive amounts of food or oil
- Water softener backwash
- Reusable or basic products
- Household cleansers, especially those containing detergent
- Chlorine bleach, chlorite, and per or any products
- Paint, varnish, industrial chemicals, or solvents

**Don't** use any special additions that are intended to enhance the performance of your tank or system. Additives can cause major damage to other parts in the collection system. This electrical malfunction is fast gone in your system. Garbage from the sewer is sent to the wastewater system.

**Don't** use any product that can cause flammable substances that cause malfunction problems. The electrical malfunction may become a major problem. Dry ice is one of the best cleaning products that can cause malfunction problems.

**Don't** use your trash can to dispose of substances that cause malfunction problems. This can cause major problems. Dry ice is one of the best cleaning products that can cause malfunction problems.

**Don't** leave dirt or food in your wastewater treatment system by leaving the food in your washing machine. Leave this before every load. Install a supplemental filter that is not used in your washing machine or used in your dryer. This can cause malfunction problems. The water is normally taken in at a slow rate. Use a combination of all the above products that are used. Let it go and a big difference in the frequency and amount of dumping out your primary wastewater system.

**Don't** use any toxic substances to protect water from being chlorinated. A working fluid can easily become your wastewater. By the time the fluid is out of a household, the fluid is already in your sewer system. Instead, properly treat or heat your facility and plumbing.
**Important Notice**

**Don't** enter your tank. Entering an underground tank will halt the necessary activated carbon treatment and procedures can result in death, disease, and explosion or drowning. Do not open any from tank openings if lids are off or lid bolts are removed.

**Don't** dump RV waste into your wastewater system. It will increase the frequency of required septic tank pumping. When dumped directly into the pumping vessel, RV waste can be toxic to equipment, causing serious contamination and equipment damage. Some waste may contain chemicals that are toxic and may affect the biological digester containing with the tank.

**Don't** pour water into your wastewater system. If you are in the water, provide a safe, and not be blocked or damaged. Do not access the tank openings, unclog the tank. If you no longer have access to the water, you may need to call a professional to repair it. If you see any meters provided, please report it. Call Osage at 601-339-5145.

**Don't** dig without knowing the location of your wastewater system. As much as possible, plan landscaping and permanent outdoor structures before installation. Be cautious around them, such as in the brush and prairie, and avoid holes or wells in your system.

**Don't** use your tank or any buried components to your system, unless it is approved by a certified individual. If the system is in use or if it contains water, put up a应江 of 100 feet.

**Don't** use any “toilet” system design in a safe place for locations.

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**Don't** use any “toilet” system design in a safe place for locations.
**Distributor or Installer:**

Please fill out the following important information before giving out this Homeowner's Manual:

<table>
<thead>
<tr>
<th>Address/Owner Name</th>
<th>Address/Owner Address</th>
<th>Address/Owner Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address/Installer Name</th>
<th>Address/Installer Address</th>
<th>Address/Installer Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Delivery Info (Install Only)</th>
<th>Site Location</th>
<th>Site Location Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Regulatory Agency</th>
<th>Regulatory Information</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Oklahoma Department of Environmental Quality**

Oklahoma Department of Environmental Quality

800-342-9606

www.okdeq.gov

www.dot.state.ok.us

**Arkansas Department of Environmental Quality**

Arkansas Department of Environmental Quality

800-372-9330

www.adeq.state.ar.us

**Louisiana Department of Environmental Quality**

Louisiana Department of Environmental Quality

800-634-4288

www.deq.la.gov

**Mississippi Department of Environmental Quality**

Mississippi Department of Environmental Quality

800-226-5710

www.deq.state.ms.us

**Tennessee Department of Environment and Conservation**

Tennessee Department of Environment and Conservation

800-342-9606

www.tn.gov/deecon

**Texas Commission on Environmental Quality**

Texas Commission on Environmental Quality

800-252-5800

www.tceq.state.tx.us

**West Virginia Department of Environmental Protection**

West Virginia Department of Environmental Protection

800-352-9966

www.dep.wv.gov
March 4, 2008

Mrs. Linda Washington  
Rhode Island Department of Environmental Management  
Office of Water Resources – OWTS Program  
235 Promenade Street  
Providence, RI 02908

Re: Designer's License # D-3040 (Timothy Behan)

Dear Mrs. Washington:

I am in receipt of your memo dated February 21, 2008 which requested further information regarding COC’s #0332-2322, #0332-2323, #0332-2324, #0332-1955 and offer the following response:

All four of these COC’s are situated in a subdivision entitled “Spartina Cove” located off Route 1 in South Kingstown, RI. Each proposed house has a septic tank and Advantex unit which pumps to a community leachfield area. The community leachfield area was constructed in May/June 2004. The individual house lots still have not been developed; therefore, the COC’s cannot be issued. The COC’s will be submitted to RIDEM upon completion of the individual house lots.

Should you have any questions, please call.

Very truly yours,

Timothy J. Behan, PE  
Principal

TJB/EIEM (tsb-cem.doc)
**APPLICATION NUMBER:** 0332-2308  
**STREET:** Sparta Cove Road  
**CITY/TOWN:** South Kingstown  
**INSPECTOR:** Dunham  
**INSPECTION DATE:** 05/14/2004  
**POLE NO.:** 63-366  
**INSPECTION TIME:** 2/3  
**ISDS INSTALLER:** Sherman-Cuyler L0788  
**DESIGNER:** D3049  
**PHONE NO.:** 401-739-9204  
**INSPECTION NUMBER:** 1  
**TYPE OF INSPECTION:** Sub lot 9  
**SELECTED COMMENTS:**

- Need to talk with LIPA about the electrical issues.
- Need to inspect for D3382-1955.

**RESULTS OF INSPECTION/ACTION REQUIRED:**

<table>
<thead>
<tr>
<th>Permits - Pre-Designer Licensing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bottom Bed Off-Construct system and call for cover inspection.</td>
</tr>
<tr>
<td>Cover system.</td>
</tr>
<tr>
<td>(COC) Installer submit Certificate of Construction.</td>
</tr>
<tr>
<td>(RFAD) STOP CONSTRUCTION. Contact Designer.</td>
</tr>
<tr>
<td><strong>DO NOT CONTINUE</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(SDS) Designer Supervision and Statement required.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PERMIT - DESIGNER LICENSING:</strong></td>
</tr>
<tr>
<td>Bottom Inspected - Proceed After Designer acceptance.</td>
</tr>
<tr>
<td>Cover Inspected - Proceed After Designer acceptance.</td>
</tr>
<tr>
<td>(COC) Designer submit Certificate of Construction.</td>
</tr>
<tr>
<td>(RFAD) STOP CONSTRUCTION. Contact ISDS office.</td>
</tr>
<tr>
<td><strong>DO NOT CONTINUE</strong></td>
</tr>
</tbody>
</table>

**ADDITIONAL REQUIREMENTS:**

- [X] RIFA Address item(s) listed and call for re-inspection.
- Correct items listed.
- (ABB) Designer must submit As-Built plans.
- (PPRD) Redesign required. Submit new application.
- **SOIL EVALUATION - Concise.**
- **SOIL EVALUATION - Concise.**
- **SOIL EVALUATION - Inconclusive.**
- ALTERATION test hole - Verified.
- ALTERATION test hole - Unacceptable.
- LIDDES/FILL Testing Completed.
- (Fac) A $20 fee is levied before re-inspection. Submit copy of this inspection form with the check.
- (C&M) O&M Agreement and Permit must be recorded in Land Evidence Records.
State of Rhode Island and Providence Plantations
Coastal Resources Management Council
Oliver H. Steedman Government Center
4808 Tower Hill Road, Suite 116
Wakefield, RI 02879-1900

Witness: South Kingstown Town Clerk

RESIDENTIAL ASSENT

CRMC File No.: 2018-03-019
CRMC Assent No.: A2018-03-019

WHEREAS, Salt Pond Estate, Inc.
35 Raymond Street
Cambridge, MA 02140

has applied to the Coastal Resources Management Council for assent to: construct & maintain a three (3) bedroom residential dwelling, OWTS, private well and stormwater BMPs and to establish a buffer zone per prior Subdivision Lot 9 requirements and hereby represents that they are the owner(s) of the riparian rights attached to the property involved and submitted plans of the work to be done.

Now, said Council, having fully considered said application in accordance with all the regulations as set forth in the Administrative Procedures Act does hereby authorize said applicant, subject to the provisions of Title 46, Chapter 23 of the General Laws of Rhode Island, 1956, as amended, and all laws which are or may be in force applicable thereto: construct & maintain a three (3) bedroom residential dwelling, OWTS, private well and stormwater BMPs and to establish a buffer zone per prior Subdivision Lot 9 requirements; located at plot 03-3, lots 69; Spartina Cove, South Kingstown, RI; in accordance with said plans submitted to this Council and approved by this Council. All work being permitted must be completed on or before May 10, 2021 after which date this assent is null and void, unless written application requesting an extension is received by CRMC sixty (60) days prior to expiration date.

Applicant agrees that as a condition to the granting of this assent, members of the Coastal Resources Management Council or its staff shall have access to applicant's property to make on-site inspections to insure compliance with the assent.

Licensee shall be fully and completely liable to State, and shall waive any claims against State for contribution or otherwise, and shall indemnify, defend, and save harmless State and its agencies, employees, officers, directors, and agents with respect to anyone and all liability, damages (including damages to land, aquatic life, and other natural resources), expenses, causes of action, suits, claims, costs (including testing, auditing, surveying, and investigating costs), fees (including attorneys' fees and costs), penalties (civil and criminal), and response, cleanup, or remediation costs assessed against or imposed upon Licensee, State, or the Property, as a result of Licensee's control of the Property, or Licensee's use, disposal, transportation, generation and/or sale of Hazardous Substances or that of Licensee's employees, agents, assigns, sublicensees, contractors, subcontractors, permittees, or invitees.

Nothing in this assent shall be construed to impair the legal rights of this granting authority or of any person. By this assent the granting authority by no manner, shape, or form assumes any liability or responsibility implied, or in fact, for the stability or permanence of said project; nor by this assent is there any liability implied or in fact assumed or imposed on the granting authority. Further, the granting authority by its representatives or duly authorized agents shall have the right to inspect said project at all times including, but not limited to, the construction, completion, and all times thereafter.

RECEIVED

MAY 21, 2018

COASTAL RESOURCES
MANAGEMENT COUNCIL
This Assent is granted with the specific proviso that the construction authorized therein will be maintained in good condition by the owner thereof, his heirs, successors, or assigns.

Permits issued by the CRMC are issued for a finite period of time, confer no property rights, and are valid only with the conditions and stipulations under which they are granted. Permits imply no guarantee of renewal, and may be subject to denial, revocation, or modification.

If this matter appeared before the full Council, a copy of the legal decision from this proceeding may be acquired by contacting the CRMC office in writing.

A copy of this Assent shall be kept on site during construction.

Application for future alteration of the shoreline or other construction or alteration within the CRMC jurisdiction shall be submitted to the CRMC for review prior to commencing such activity.

All applicable policies, prohibitions, and standards of the RICRMP shall be upheld.

All local, state or federal ordinances and regulations must be complied with.

Please be advised that as a further conditions of this Assent, it is hereby stipulated that you and/or your agents shall comply at all times with Federal and State Water Quality Standards and other State standards and regulations regarding water quality, and shall exercise such supervision over and control of these facilities to prevent the dumping or discarding or refuse, sanitary wastes and other pollutants in the tidal waters, either from vessels docked at said facilities or from land adjacent thereto.

No work that involves alteration to wetlands or waters of the United States shall be done under this Assent until the required Federal Permit has been obtained.

Non-compliance with this assent shall result in legal action and/or revocation of this permit.

CAUTION:

The limits of authorized work shall be only for that which was approved by the CRMC. Any activities or alterations in which deviate from this assent or what was detailed on the CRMC approved plans will require a separate application and review. Additionally, if the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then this permit may be found to be null and void. Plans for any future alteration of the shoreline or construction or alteration within the 200' zone of CRMC jurisdiction or in coastal waters must be submitted for review to the CRMC prior to commencing such activity.

Permits, licenses or easements issued by the Council are valid only with the conditions and stipulation under which they are granted and imply no guarantee of renewal. The initial application or an application for renewal may be subject to denial or modification. If an application is granted, said permit, license and easement may be subject to revocation and/or modification for failure to comply with the conditions and stipulations under which the same was issued or for other good cause.
ATTENTION: ALL STRUCTURES AND FILLED AREAS IN THE TIDAL, COASTAL, OR NAVIGABLE WATERS OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS ARE SUBJECT TO:

1. The Superior Property Rights of the State of Rhode Island and Providence Plantations in the Submerged and Submersible Lands of the Coastal, Tidal, and Navigable Waters;
2. The Superior Navigation Servitude of the United States;
3. The Police Powers of the State of Rhode Island and the United States to regulate Structures in the Tidal, Coastal, or Navigable Waters.

THE SUBMERGED AND SUBMERSIBLE LANDS OF THE TIDAL, COASTAL, AND NAVIGABLE WATERS OF THE STATE ARE OWNED BY THE STATE AND HELD IN TRUST FOR THE PUBLIC. CONVEYANCE OF THESE LANDS IS ILLEGAL; TITLES PURPORTING TO TRANSFER SUCH LANDS ARE VOID. ASSENTS THAT INVOLVE THE FILLING OR USE OF THE STATES SUBMERGED LANDS ARE GRANTED WITH THE PROviso THAT IT IS SUBJECT TO THE IMPOSITION OF A USAGE FEE TO BE ESTABLISHED BY THE COASTAL RESOURCES MANAGEMENT COUNCIL.

SPECIFIC STIPULATIONS OF APPROVAL

General Stipulations

A. The applicant shall record this assent in its entirety in the land evidence records of the Town of South Kingstown within thirty (30) days of the date of assent issuance. Certification by the Town Clerk's office that this stipulation has been complied with shall be furnished to Coastal Resources Management Council by the applicant within fifteen (15) days thereafter. Failure to comply with provision will render this assent null and void.

B. For the purpose of this permit, the coastal feature shall be the coastal wetland and coastal bluff; and the inland edge of the coastal feature shall be the inland edge of wetland/top of bluff, as applicable.

C. The approved site plan shall be those entitled “SOIL EROSION CONTROL PLAN, SPARTINA COVE-LOT 9, SOUTH KINGSTOWN...” dated October 2, 2017 by Jason P. Clough, RPE. Except as stipulated or modified herein, all details and specifications thereon shall be strictly adhered to. Any and all changes require written approval from this office.

D. The coastal buffer zone (Ref. CRMC Section 1.1.9) shall be 200' as shown on the approved plan and per prior CRMC Assent #1997-12-021.

E. This assent requires a setback (Ref. CRMC Section 1.1.7) of 210' feet in width as measured landward from the inland edge of the coastal feature.

F. As of the date of assent issuance, all vegetation in the coastal buffer zone is to remain in a permanently undisturbed condition.

G. No alterations (vegetative or otherwise) or activities are allowed on the the waterway adjacent to the site.
H. All driveway and parking areas runoff shall discharge to the stormwater BMP shown on the approved plan.

I. All roof drainage shall be discharged into the drywell shown on the approved plans.

J. All runoff of surface water into the stipulated buffer zone shall be maintained as sheet flow. No concentrated sources of runoff flow (such as pipes or swales) shall be directed into the buffer zone.

**Earthwork Stipulations**

A. Prior to the initiation of site alterations or construction including the mobilization of construction vehicles, equipment or machinery, the Limit of Disturbance (LOD) shall be adequately delineated on site (by survey methods where appropriate). No equipment access, equipment or material storage or other activities including construction vehicle parking shall occur beyond the Limit of Disturbance, even on a temporary basis.

B. Prior to the initiation of site alterations or construction including the mobilization of construction equipment and machinery, all required buffer zones shall be identified with permanent buffer zone markers (see additional details specified herein).

C. Prior to conducting earthwork and other land disturbing activities, the erosion, runoff and sediment control measures shown on the approved plan and/or those measures specified in the Rhode Island Soil Erosion and Sediment Control Handbook (as amended) shall be installed. These measures must be maintained until the site is stabilized through the establishment of vegetative cover and/or construction of the approved facilities (buildings, roadways, parking areas, etc.) has stabilized soils sufficiently to prevent erosion and sedimentation.

D. There shall be no activities (construction, stockpiling vehicle or equipment access, etc.) beyond the approved Limit of Disturbance (LOD), or within 210’ feet of the coastal feature, within required buffer zones, on coastal features, in freshwater wetlands or in tidal waters, ponds, streams, rivers and other natural resource areas.

E. All excess excavated materials (soils, rock, gravel, etc.), excess construction materials, demolition debris, temporary erosion, runoff and sediment control measures, etc., shall be removed from the site for appropriate re-use and/or proper disposal at a suitable upland location or landfill. All toxic materials and waste shall be properly transported and disposed of in accordance applicable state and federal regulations.

F. All excavated material shall be cast on the upslope side of the excavation to minimize sedimentation. No excavated material shall be stockpiled beyond the Limit of Disturbance (LOD) or in unauthorized locations.

G. All areas of disturbed soils which are impacted by construction, site work and related activities shall be temporarily stabilized throughout the site construction period. Soil stabilization may be achieved through appropriate temporary measures as described by the Rhode Island Soil Erosion and Sediment Control Handbook (as amended).
Sediment Control Handbook (as amended). Where the season is not conducive to the establishment of vegetative cover, other temporary measures shall be employed including the application of mulch and/or use of fiber rolls (erosion control blankets, etc.). Temporary erosion, runoff and sediment controls shall be employed and maintained until temporary or permanent vegetative cover can be achieved and/or site improvements such as approved buildings, roadways and parking areas are constructed resulting in a lack of exposed soil.

H. There shall be no discharge or disposal of toxic waste, hazardous materials, oil, grease and other lubricants, excess fertilizer, pesticides or other chemicals or controlled materials either on site or in any area which may enter a wetland, watercourse or groundwater. All spills of such materials shall be reported to the RI Department of Environmental Management for appropriate remediation. All used lubricants, excess chemicals, fertilizers, pesticides, etc., shall be removed from the site for transport, handling and disposal in accordance with all applicable state and federal regulations.

I. Upon the successful stabilization of exposed soils, all temporary (interim) erosion, runoff and sediment control measures shall be removed from the site for re-use and/or for disposal at a suitable, legal upland location or landfill. All temporary sediment basins, sediment traps and channels, etc., shall be removed and/or restored in accordance with the approved site plans.

Sewage Disposal Stipulations

A. The approved OWTS plan shall be the plan having DEM/OWTS approval number 0332-2326 dated January 8, 2018. Except/unless as stipulated herein, all details and specifications thereon shall be strictly adhered to.

B. The total number of bedrooms allowed in the dwelling shall not exceed three (3). Any future increase in the total number of bedrooms or the total square footage of the structure shall require CRMC approval and may require DEM/OWTS approval. Prerequisite DEM/OWTS review is required prior to application to CRMC.

C. Suitable access to the septic tank or cesspool shall be maintained for maintenance purposes.

D. The septic system shall be maintained in strict accordance with all pertinent RIDEM/OWTS requirements and manufacturer’s guidelines.

Building Stipulations

A. All pertinent requirements of the RI State Building Code as administered by the local building official shall be strictly adhered to.

B. As per Salt Pond Special Area Management Plan, Section 320.2D 2a, the burial of domestic fuel storage tanks is prohibited.

C. Any future work located within 225’ of the coastal feature shall require prior CRMC approval.
Buffer Zone Stipulations

A. The previously required CRMC coastal buffer zone markers have been located on-site and shall be maintained in perpetuity. The intent of these markers is to provide permanent reference points on-site which are clear to present and future property owners. Acceptable permanent-type markers include 4" x 4" pressure treated timber posts, galvanized fence posts with cap or granite or concrete bounds. A permanent-type fence at least 24" tall may be substituted for markers where desired. As required by this CRMC Assent, no alterations of the buffer zone are allowed including grading, mowing, pruning, thinning, mulching, landscaping or any other activity not specifically approved by the stipulations of this assent or the approved plans.

Stormwater Stipulations

A. Vegetation in dry swales shall be mowed as required to maintain minimum grass heights in 4-6 inch range.

B. Every five years, the channel bottom of dry swales should be scraped to remove sediment and to restore original cross section and infiltration rate, and should be seeded to restore ground cover, where necessary.

C. Infiltration practices shall be inspected annually and repaired if necessary to ensure proper drainage.

D. Accumulated sedimen and debris shall be removed from the surface of the infiltration practice annually.

In Witness Whereof, said Coastal Resources Management Council has hereunto set their hands and seal this 16th day of May in the year two-thousand-and-eighteen.

[Signature]
Jeff Tobin Wilke, Deputy Director
Coastal Resources Management Council

[RECEIVED]
MAY 21 2018
COASTAL RESOURCES MANAGEMENT COUNCIL
CRMC File Number: 2018-03-019

COMBINATION RECOMMENDATION/STIPULATIONS FORM
FOR CRMC BIOLOGIST'S & ENGINEER'S REPORTS

Owner/Applicant's Name: Salt Pond Estate, Inc.
Address: 35 Raymond Street
Cambridge, MA 02140

Also send to: N/A

Project:
To c/m a three-bedroom residential dwelling, OWTS, private well and stormwater BMPs and to establish a buffer zone per prior Subdivision Lot 9 requirements.

Location: Plat(s): 63-3; Lot(s): 69
Spartina Cove, South Kingstown

ACOE PGP CATEGORY □1 □2 ☑Not applicable

Staff review of the current proposal indicates that the following recommendations and/or stipulations are required to mitigate concerns in regard to the RICRMP. Provided that these stipulations are adhered to, there is no staff objection to this proposal.

See attached stipulation sheets. All initialed by either biologist or engineer apply.

Biologist’s Signature: T. Silvia. Date: 5/9/18 Initials: TAS

Engineer's Signature: Date: Initialed: 
### General Stipulations (1.1s to 1.19s)

1.1s The applicant shall record this assent in its entirety in the land evidence records of the City/Town of South Kingstown within thirty (30) days of the date of assent issuance. Certification by the Town Clerk's office that this stipulation has been complied with shall be furnished to Coastal Resources Management Council by the applicant within fifteen (15) days thereafter. Failure to comply with provision will render this assent null and void.

2.1s For the purpose of this permit, the coastal feature shall be the coastal wetland and coastal bluff; and the inland edge of the coastal feature shall be the inland edge of wetland/top of bluff as applicable.

3.1s The approved site plan shall be those entitled "Soil Erosion Control Plan, Spartina Cove Lot 9, South Kingstown..." dated 10-02-2017 by Jason P. Clough, RPE. Except as stipulated or modified herein, all details and specifications thereon shall be strictly adhered to. Any and all changes require written approval from this office.

7.1s The coastal buffer zone (Ref. CRMP Section 1.1.9) shall be 200' as shown on the approved plan and per prior CRMP Assent #1997-12-021.

9.1s This assent requires a setback (Ref. CRMP Section 1.1.7) of 210' feet in width as measured landward from the inland edge of the coastal feature.

11.1s As of the date of assent issuance, all vegetation in the coastal buffer zone is to remain in a permanently undisturbed condition.

16.1s No alterations (vegetative or otherwise) or activities are allowed on the coastal feature(s) or in the waterway adjacent to the site.

17.1s All driveway and parking areas runoff shall discharge to the stormwater BMP shown on the approved plan.

18.1s All roof drainage shall be discharged into the drywell shown on the approved plans.

19.1s All runoff of surface water into the stipulated buffer zone shall be maintained as sheet flow. No concentrated sources of runoff flow (such as pipes or swales) shall be directed into the buffer zone.

### Earthwork Stipulations (1.10 to 1.19s)

2.1s Prior to the initiation of site alterations or construction including the mobilization of construction vehicles, equipment or machinery, the Limit of Disturbance (LoD) shall be adequately delineated on site (by survey methods where appropriate). No equipment access, equipment or material storage or other activities including construction vehicle parking shall occur beyond the Limit of Disturbance, even on a temporary basis.

3.1s Prior to the initiation of site alterations or construction including the mobilization of construction equipment and machinery, all required buffer zones shall be identified with permanent buffer zone markers (see additional details specified herein).
Prior to conducting earthwork and other land disturbing activities, the erosion, runoff and sediment control measures shown on the approved plan and/or those measures specified in the Rhode Island Soil Erosion and Sediment Control Handbook (as amended) shall be installed. These measures must be maintained until the site is stabilized through the establishment of vegetative cover and/or construction of the approved facilities (buildings, roadways, parking areas, etc.) has stabilized soils sufficiently to prevent erosion and sedimentation.

There shall be no activities (construction, stockpiling vehicle or equipment access, etc.) beyond the approved Limit of Disturbance (LOD), or within 210 feet of the coastal feature, within required buffer zones, on coastal features, in freshwater wetlands or in tidal waters, ponds, streams, rivers and other natural resource areas.

All excess excavated materials (soils, rock, gravel, etc.), excess construction materials, demolition debris, temporary erosion, runoff and sediment control measures, etc., shall be removed from the site for appropriate re-use and/or proper disposal at a suitable upland location or landfill. All toxic materials and waste shall be properly transported and disposed of in accordance applicable state and federal regulations.

All excavated material shall be cast on the upslope side of the excavation to minimize sedimentation. No excavated material shall be stockpiled beyond the Limit of Disturbance (LOD) or in unauthorized locations.

All areas of disturbed soils which are impacted by construction, site work and related activities shall be temporarily stabilized throughout the site construction period. Soil stabilization may be achieved through appropriate temporary measures as described by the Rhode Island Soil Erosion and Sediment Control Handbook (as amended). Where the season is not conducive to the establishment of vegetative cover, other temporary measures shall be employed including the application of mulch and/or use of fiber rolls (erosion control blankets, etc.). Temporary erosion, runoff and sediment controls shall be employed and maintained until temporary or permanent vegetative cover can be achieved and/or site improvements such as approved buildings, roadways and parking areas are constructed resulting in a lack of exposed soil.

There shall be no discharge or disposal of toxic waste, hazardous materials, oil, grease and other lubricants, excess fertilizer, pesticides or other chemicals or controlled materials either on site or in any area which may enter a wetland, watercourse or groundwater. All spills of such materials shall be reported to the RI Department of Environmental Management for appropriate remediation. All used lubricants, excess chemicals, fertilizers, pesticides, etc., shall be removed from the site for transport, handling and disposal in accordance with all applicable state and federal regulations.

Upon the successful stabilization of exposed soils, all temporary (interim) erosion, runoff and sediment control measures shall be removed from the site for re-use and/or for disposal at a suitable, legal upland location or landfill. All temporary sediment basins,
sediment traps and channels, etc., shall be removed and/or restored in accordance with the approved site plans.

Sewage Disposal Stipulations (T10 and s1, s2, s3, s4, ...)

2.1s The approved OWTs plan shall be that plan having DEM/OWTS approval number 0322-2326 dated 10/6/16. Except/unless as stipulated herein, all details and specifications thereon shall be strictly adhered to.

4.1s The total number of bedrooms allowed in the dwelling shall not exceed three (3). Any future increase in the total number of bedrooms or the total square footage of the structure shall require CRMC approval and may require DEM/OWTS approval. Preconstruction DEM/OWTS review is required prior to application to CRMC.

8.1s Suitable access to the septic tank or cesspool shall be maintained for maintenance purposes.

18.1s The septic system shall be maintained in strict accordance with all pertinent RIDEM/OWTS requirements and manufacturer’s guidelines.

Building Stipulations (T10 and b1, b2, b3, b4, ...)

2.1s All pertinent requirements of the RI State Building Code as administered by the local building official shall be strictly adhered to.

7.1s As per Salt Pond Special Area Management Plan, Section 320.2D 2a, the burial of domestic fuel storage tanks is prohibited.

8.1s Any future work located within 25' of the coastal feature shall require prior CRMC approval.

Buffer Zone Stipulations (T10 and bx1, bx2, bx3, bx4, ...)

1.1s The previously required CRMC coastal buffer zone markers have been located on-site and shall be maintained in perpetuity. The intent of these markers is to provide permanent reference points on-site which are clear to present and future property owners. Acceptable permanent-type markers include 4" x 4" pressure treated timber posts, galvanized fence posts with cap or granite or concrete bounds. A permanent-type fence at least 24" tall may be substituted for markers where desired. As required by this CRMC Assent, no alterations of the buffer zone are allowed including grading, mowing, pruning, thinning, mulching, landscaping or any other activity not specifically approved by the stipulations of this assent or the approved plans.

Stormwater Stipulations for Individual Single Family Residential Lot

3.1s Vegetated swales shall be inspected annually and should be inspected after large storm events.

4.1s Eroded side slopes and channel bottoms shall be stabilized as necessary.

5.1s If the surface of the dry swale becomes slogged to the point that standing water is observed on the surface 48 hours after precipitation events, the bottom shall be roto-
<table>
<thead>
<tr>
<th>No.</th>
<th>Detailed Description</th>
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<tr>
<td>6.t.s</td>
<td>Vegetation in dry swales shall be mowed as required to maintain minimum grass heights in 4-6 inch range.</td>
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<tr>
<td>7.t.s</td>
<td>Every five years, the channel bottom of dry swales should be scraped to remove sediment and to restore original cross section and infiltration rate, and should be seeded to restore ground cover, where necessary.</td>
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<td>14.t.s</td>
<td>Infiltration practices shall be inspected annually and repaired if necessary to ensure proper drainage.</td>
</tr>
<tr>
<td>15.t.s</td>
<td>Accumulated sediment and debris shall be removed from the surface of the infiltration practice annually.</td>
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</tbody>
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STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
COASTAL RESOURCES MANAGEMENT COUNCIL

BIOLOGIST SIGN-OFF

TO:        Grover J. Fugate                 PAGE: 1/1
DEPT:      Executive Director, CRMC        DATE: 9 May 2018
FROM:      T. Silvia                      DEPT: CRMC PERMITTING SECTION
SUBJECT:   Category A Application
CRMC File Number: 2018-03-019 Name: Salt Pond Estate, Inc.
Location: Spartina Cove, South Kingstown AP: 63-3 Lot(s): 69
Water Type/Name: Type I Conservation Areas, Point Judith Pond (Billington Cove)
Coastal Feature: Coastal bluff, coastal wetland
Project Description: Dwelling, OWTS

COMMENTS:

1) Former Assent #1997-12-21 was issued to Spartina Cove for several residential dwellings, some to be serviced by community septic. A 200' buffer zone was required for the parcel as well as offsets to isolated freshwater wetlands (size-dependent).

2) The Assent expired before all the lots were developed. March 23, 2017 CRMC issued a letter to the developer relative to undeveloped lots 1, 5, 7, 9-13 and 22. It was determined that lots 1, 5 and 22 required no additional CRMC permitting (no features/wetlands nearby) other than recording of the original subdivision assent on the newly created lots.

3) Lots 7, 12 and 13 require CRMC FWWVC review/approval and S. Foosey is the contact staff for those projects.

4) Lots 9-11 require CRMC RICRMP permits and this application is one of those three. Staff contacted the engineer requesting large-scale plans and clarification of existing buffer zone markers. Revised plans were received on 5/3/18 and the owner confirmed that the markers were re-painted, which staff confirmed 5/8/18.

5) There are no staff objections to the issuance of an administrative assent for this project, which will now also incorporate a denitrification OWTS and stormwater management, an improvement over the original Assent requirements.

Signed

Staff Biologist
Jennifer R. Cervenka, Chair
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road
Wakefield, Rhode Island 02879

CRMC File Number: 2018-03-019
Applicant: M. Gallops
Town: South Kingstown
Response Date: 3/13/18

Dear Ms. Cervenka:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the above referenced project. It is our conclusion that this project will have no effect on any significant cultural resources (those listed on or eligible for listing on the National Register of Historic Places).

These comments are provided in accordance with Section 220 of the Coastal Resources Management Council. If you have any questions, please contact Glenn Modica, Project Review Coordinator, or Charlotte Taylor, archaeologist, at this office.

Very truly yours,

Jeffrey Emidy
Acting Executive Director, RIHPHC
CRMC Application Review Sheet

File Number: 2018-03-019
Owner Name: Salt Pond Estate, Inc.
Site Address: Spartina Cove, South Kingstown
Plat: 63-3; Lot: 69 (OLD LOT 9, SL 16)

Administrative Review

Reviewer: WJM
Completed on: 3/17/18
☐ Application Complete
☐ Application Deficient
☐ FONSI
☐ Enforcement compliance
☐ EXTENSION (Enforcement review)

Missing
Application
Fee
ISDS
Proof of Ownership
Building Permit
Site Plans

Notes

Team Review for Acceptance

Application Deficient
☐ Deficiency Letter Required
☐ Notified Via Phone Call – waiting for:

Y/ Application
Accepted
Date: 3/17/18

Assigned To:

Engineer
Biologist
Geologist
Aqua
Dredge
Other

Date Completed

Denial
Recommendation
Management
Sign-off

Category:
Project Type: 01
Water Type: D
Water Area: PGP-Bellington Cove
PGP Category: 1 2 IP
☐ Public Access 355
☐ Public Access Easement

Short Project Description:
Need SWR markers prior submission.
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
Coastal Resources Management Council
Oliver H. Stedman Governmental Center
4800 Tower Hill Road, Suite 3
Wakefield, RI 02879-1900

APPLICATION FOR STATE ASSENT
To perform work regulated by the provisions of Chapter 279 of the Public Laws of 1971. Amended.

File No. (CRMCE): 2012-03-02

Project Location: LOT 9, SPARTINA CREEK.WAR BAY, RI

Owner's Name: MARK GOLBERG | SALT POND
Number: 03 Lot(s): 69
Mailing Address: 35 ZAHND ORT, CAMBRIDGE, MA

Contractor RI Lic. #: Address: DIRECT ENGINEERING

Designated LOT 9
Designer Address: DIRECT ENGINEERING

Waterway: Tel. #: 772-0640.0578

Description of work proposed (a brief description of all elements of work MUST be included here, additional sheets may be attached):

- **Updated ISDS & Soi: Roadway plan**
- **Proposed plan for the design of a single-family dwelling**

Have you or any previous owner filed an application for and/or received an assent for any activity on this property?

- Yes, 1999-12-29

Is this site within a designated historic district?

- Yes

Is this application being submitted in response to a coastal violation?

- Yes

If YES, you must indicate NOV or C&D Number:

Name and Address of adjacent property owners whose property adjoins the project site. (Accurate addresses will assure proper notification. Improper addresses result in an increase in review time.)

- MARK GOLBERG | SALT POND, 35 ZAHND ORT, CAMBRIDGE, MA
- PATRICK & V. KIMRY, 53 SWEENY RD, PEWaukee, WI 53072 LOT 12

STORMTOOLS (http://www.beachamp.org/resources/stormtools/) is a planning tool to help applicants evaluate the impacts of sea level rise and storm surge on their projects. The Council encourages applicants to use STORMTOOLS to help them understand the risk that may be present at their site and make appropriate adjustments to the project design.

NOTE: The applicant acknowledges by signature that they have reviewed the Rhode Island Coastal Resources Management Program and have, where applicable, obtained all necessary permits and information under these regulations. The applicant also acknowledges by signature that to the best of their knowledge the information contained in the application is true and valid. This information provided to the CRMCE for the review in licensing or that record shall not mean that the applicant's property is subject to all the provisions of this law. This application is subject to audit and review by the provisions of the act.

Signature of Owner: MARK GOLBERG

Owner's Signature: [Signature]

01-2017 - 4K

PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM
STATEMENT OF DISCLOSURE AND APPLICANT AGREEMENT AS TO FEES

The fees which must be submitted to the Coastal Resources Management Council are based upon representations made to the Coastal Resources Management Council by the applicant. If after submission of this fee the Coastal Resources Management Council determines that an error has been made either in the applicant's submission or in determining the fee to be paid, the applicant understands that additional fees may be assessed by the Coastal Resources Management Council. These fees must be paid prior to the issuance of any assent by the Coastal Resources Management Council.

The applicant understands the above conditions and agrees to comply with them.

Signature

Date

MARK GOLDBERG
Print Name and Mailing Address
35 RAYMOND STREET
CAMBRIDGE, MA 02140
February 12, 2018

To Whom It May Concern:

This letter will confirm ownership of real estate located in the Town of South Kingstown under the name(s) of Salt Pond Estates, Inc. as of January 30, 2018. This property is located at Spartina Cove Way and listed on my records as Map 63-3 Lot 69.

Sincerely,

Jean-Paul Bouchard
Jean-Paul Bouchard
Town Assessor

JPB/pan
TO: Coastal Resources Management Council  
4808 Tower Hill Road Suite 3  
Wakefield, RI 02879  
Phone: (401) 783-3370

FROM: Building Official

SUBJ: Application of Mark Goldberg Salt Pond Estates

Location: Lot 9 Sparkum Cove - Summit Estates

Address: Lot 9 Sparkum Cove, Plat No. 62-3, Lot No. 67

To Construct: Single Family Home (3 Bedroom)

I hereby certify that I have reviewed ___ foundation plan(s).
___ plan(s) for entire structure
___ site plans

Titled:

Date of Plan (last revision):

and find that the issuance of a local building permit is not required as in accordance with Section ___ of the Rhode Island State Building Code.

and find that the issuance of a local building permit is required. I hereby certify that this permit shall be issued once the applicant demonstrates that the proposed construction/activity fully conforms to the applicable requirements of the RISBC.

and find that a Septic System Suitability Determination (SSD) must be obtained from the RI Dept. of Environmental Management.

and find that a Septic System Suitability Determination (SSD) need not be obtained from the RI Dept. of Environmental Management.

and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final. The Zoning Board approval shall expire on 

Building Official's Signature  
Date

and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final.

Zoning Officer's Signature  
Date

rev. 5/1/2001
December 11, 2020

William R Landry
19 Leeds Farm Commons Dr
North Providence, RI 02904

RE: Freshwater Wetland Delineations
A.P. 63-3, Lot 69; Spartina Cove Way
South Kingstown, Rhode Island

Dear Mr. Landry:

Natural Resource Services, Inc. (NRS) has completed the freshwater wetland delineations within and immediately adjacent to the above referenced property. This field work was done in accordance with the delineation standards outlined in Appendix 2 of the Rules and Regulations Governing the Protection and Management of Freshwater Wetlands in the Vicinity of the Coast. These land use regulations are administered by the RI Coastal Resources Management Council (CRMC). In accordance with these rules, all delineations established by consultants shall not be considered accurate for state regulatory purposes until verified by the CRMC. This fieldwork was performed by me on November 11th, 2020.

As part of our work, a hand-held GPS unit was used to locate the established wetland flagging. While this location work should not be construed as a professional survey, the data obtained is valuable for preliminary planning purposes. An aerial photograph is attached to this letter. The GPS data has been added as an overlay on the photo to provide a visual representation of the established wetland delineation.

The town tax assessor’s database lists the property as a 1.39 acre parcel. The lot is within a residential subdivision known as Spartina Cove. The site is undeveloped. This specific parcel appears to have access to a community septic system but requires an individual well for potable water.

The subdivision received an assent from the CRMC in 1997 (CRMC Assent No. 1997-12-21). The CRMC issued a letter to the original developer on March 23, 2017 stating that proposed lot 9, the subject property, required a separate CRMC assent for any residential development. A copy of this CRMC correspondence is attached. Subsequent to this determination, an application for a single family dwelling was submitted to the CRMC and ultimately approved (CRMC Assent No. 2018-03-19).

The 2018 application to the CRMC utilized the wetland delineation from the original 1997 approval. The purpose of the NRS field work was to delineate the contiguous freshwater wetland for direct comparison to the old edge. NRS flags B1-B14 depict the landward limit of
the contiguous freshwater wetland. Based on my GPS location, the NRS delineation does mirror the original wetland edge from the subdivision’s CRMC approval. A copy of this report and the GPS data has been forwarded to DiPrete Engineering for their use.

Do not hesitate to contact me if you have any questions.

Very truly yours,

Scott P. Rabideau, PWS
Principal

Enclosures

Cc: Dennis DiPrete, PE
State of Rhode Island and Providence Plantations
Coastal Resources Management Council
Oliver H. Steedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879-1900

(401) 783-3370
Fax (401) 783-3767

23 March 2017

Mark Golberg
35 Raymond Street
Cambridge, MA 02147

RE: CRMC File No. 1997-12-021
Site Location: Pond Street/Old Post Road, South Kingstown
Former Plat(s): 63-4-69-2 Lot(s): 81

Dear Mr. Golberg:

As recently discussed with you in person and by telephone, although your Assent for this 23-lot (22 unit) subdivision has expired, there remain nine (9) lots still undeveloped at this time. The Lot numbers (per the approved plan) are 1, 5, 7, 9-13 and 22.

Based upon staff review of the approved plans, proposed Lots 1, 5 and 22 contain no coastal feature or freshwater wetland nor any buffer zone requirements. It is CRMC’s determination that these three (3) lots may be developed in the future without additional CRMC review, provided a copy of the original #1997-12-021 Assent and Open Space Agreement (attached) are recorded on each of these three (3) lots in the Land Evidence Records of the Town of South Kingstown. A copy of the recorded documents for each lot shall be submitted to the CRMC within thirty (30) days of the date of this letter.

Proposed Lots 7, 12 and 13 require CRMC Freshwater Wetlands in the Vicinity of the Coast (FWVWC) review and Assent prior to any new development on these three (3) lots. Please direct any questions regarding this process to Sean Feeley at 401-783-3370.

Proposed Lots 9, 10 and 11 require RICRMP review and Assent prior to any new development on these three (3) lots. Please direct any questions regarding this process to Tracy Silvia at 401-783-3370.

Additionally, please be advised that the permanent buffer zone markers required by Assent #1997-12-021 Stipulation "E" should be immediately installed on any lots which remain without them. Failure to ensure this may result in future CRMC Enforcement action.

Please also be aware that an updated building official signoff (which may include local zoning approval), updated RIDEM septic approval and stormwater treatment pursuant to RICRMP Section 300.6 will be required for each new residential development on Lots 7, 12, 13 and/or Lots 9, 10 and 11. Stormwater management is required for impervious driveways and roofed areas (including garages and porches).
Lastly, as the lots remain part of an approved subdivision layout, the future application fee for each of the six (6) remaining lots subject to CRMC regulatory review shall be one-half the standard fee for single family residential development.

Please feel free to contact the office with any additional concerns,

Sincerely,

[Signature]

Jeffrey M. Willis, Deputy Director
Coastal Resources Management Council

cc: T. Silvia, CRMC
    S. Feeley, CRMC
    L. Miguel, CRMC
Wetland Edge Delineation Data Form (WETLAND)

Applicant: [Name]
Project: Spartina Cove Way (A.P. 63-3, Lot 69)
City/Town: South Kingstown

Wetland No.
Flag No. Sequence: B1-B14
Date: 11/11/2020

Vegetation: List the three dominant species in each vegetative strata along with their NWI status:

**Tree**
1. Acer rubrum
   Indicator: FAC
   Status:
2. 
3. 

**Saplings/Shrubs**
1. Clethra alnfolia
   Indicator: FAC
   Status:
2. 
3. 

**Herbs**
1. Symlocarpus foetidus
   Indicator: OBL
   Status:
2. 
3. 

**Woody Vines**
1. Smilax rotundifolia
   Indicator: FAC
   Status:
2. 
3. 

List other vegetative species noted which may have affected determination of the wetland edge:

Soil: SCS Soil Survey Mapping Unit: SwA
On Hydric Soils List? (Y/N) Yes __________

Soil Profile (Note wetland flag no. nearest soil test pit): B2

<table>
<thead>
<tr>
<th>Horizon</th>
<th>Depth</th>
<th>Matrix Color</th>
<th>Motting Description</th>
<th>Depth to Saturation</th>
<th>Depth to Free Water</th>
</tr>
</thead>
<tbody>
<tr>
<td>C0</td>
<td>0-20&quot;</td>
<td>surface</td>
<td></td>
<td>10'</td>
<td></td>
</tr>
<tr>
<td>R (stony)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Other hydrological indicators (e.g. water marks, drainage patterns, root rhizospheres, etc.; see Appendix 4(A)(4) of the Rules):

Landscape position: toeslope/ depression
Altered/artytical situation? (describe)

Comments:

______________________________
______________________________
Wetland Edge Delineation Data Form (UPLAND)

Applicant: ________________________________  Wetland No. ________________________________


City/Town: South Kingstown  Date: 11/11/2020

Vegetation: List the three dominant species in each vegetative strata along with their
NWI status:

<table>
<thead>
<tr>
<th>Tree</th>
<th>Indicator</th>
<th>Status</th>
<th>Herbs</th>
<th>Indicator</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Quercus rubra</td>
<td>FACU</td>
<td></td>
<td>1.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Fagus grandifolia</td>
<td>FACU</td>
<td></td>
<td>2.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td></td>
<td>3.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Saplings/Shrubs:

| 1. Fagus grandifolia | FACU   | 1. Smilax rotundifolia | FAC |
| 2.                  |        | 2.                     |     |
| 3.                  |        | 3.                     |     |

List other vegetative species noted which may have affected determination of the wetland edge:

Soil: SCS Soil Survey Mapping Unit: Pg

On Hydric Soils List? (Y/N) No

Soil Profile (Note wetland flag no. nearest soil test pit): B2

<table>
<thead>
<tr>
<th>Horizon</th>
<th>Depth</th>
<th>Matrix Color</th>
<th>Motting Description</th>
<th>Depth to Saturation</th>
<th>Depth to Free Water</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ap</td>
<td>0-5&quot;</td>
<td>5 YR 2.5/2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bw</td>
<td>5-7&quot;</td>
<td>10YR 3/2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R (stony)</td>
<td>7&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Other indicators exhibiting an absence of wetland hydrology (e.g. absence of water marks, lack of redoximorphic features, lack of oxidized zones, etc.):

Landscape position: Backslope

Altered/atypical situation? (describe):

Comments:

___________________________