

RECEIVED 1/14/2021

Attn: Town of South Kingstown
Zoning Board of Review

Subj: Requested Dimensional Variance for a 3-Story Addition and a 10'x10' attached deck.

OPPOSED I am opposed to any additional construction on this wetlands and floodplain parcel.

ATTACHED Please find my additional comments to be placed in the ZBR packets.

Very truly yours,

Bert Hess, Abutter
59 Rosebriar Ave.
Wakefield, RI 02879
Email <greenhillbert@gmail.com>

59 Rosebriar Ave
Wakefield, RI 02879

January 14, 2021

Town of South Kingstown
Zoning Board of Review
180 High Street
Wakefield, RI 02879

Subj: Requested Dimensional Variance for a 3-story Addition and Deck located at 69 Rosebriar Ave, Assessor's Map 96-1 Lot 43.

Dear Chairman,

I am responding to oppose the construction of a garage, 3-story Addition and rear deck extension.

I reside at 59 Rosebriar Avenue Plat 96-1 Lot 45. As a property owner of Raw Land Plat 90-4/220 and a wetlands pond Plat 96-2/77, within 75 feet of the proposed structure, I am opposed to the granting of any variance for any properties located in the wetlands and the flood zone.

My Comments Include:

- * A request for a continuation due to the challenges caused by the Coronavirus and Zoom.
- * Deleting the proposed 10' x 10' deck, expending the existing deck, built the previous owner, in the flood zone, and without CRMC consent.
- * The plans do not indicate that the proposed addition is on top of the existing septic leaching field.
- * Provide the location of the new OWTS and show the location of the of the abutters' leeching fields. * Provide the location of the proposed driveway, parking area, and walkway.
- * The buildable footprint available may have to be reduced due to the existing concrete retaining walls and the location for the OWTS.
- * Provide a copy of the CRMC wetlands deed restriction of 30ft from the rear property line.
- * The existing 5ft high above ground concrete retaining wall (NW side) has been leaning for some time. Provide assurance that this wall will remain upright.

Very truly yours,

Bert Hess

RECEIVED 1/15/2021

From: Bert Hess <greenhillbert@gmail.com>

Sent: Friday, January 15, 2021 9:14 AM

To: Jessica Spence <jspence@southkingstownri.com>

Subject: [EXTERNAL] Petition of Peter & Christine Naktanis, 69 Rosebriar ave, assessor's Map 96-1, Lot 43

Attn: Town of South Kingstown
Zoning Board of Review

Subj: This Application does not meet the required filing instructions.

5. Site Plan has been submitted without the following:

- * Proposed driveway and walkways.
- * Existing and proposed septic systems.
- * Existing and proposed buffering.
- * Location of wetlands and site conditions.

Please consider to postpone this hearing until a complete application is received.

Very truly yours,

Bert Hess, Abutter

59 Rosebriar Ave.

Wakefield, RI 02879

Email <greenhillbert@gmail.com>