

Easterbrooks & Associates, LLC

2497 Boston Neck Road
Saunderstown, Rhode Island 02874
Tel. 401-667-7770 Email: ASonderPLS@aol.com

June 2, 2021

F. Steven DiMasi – Chair
Town of South Kingstown Planning Board
180 High Street
Wakefield, Rhode Island 02879

Re: **Waiver Request for “Owl Acre”** a Major Subdivision – Pre-Application
1243 Saugatucket Road a/k/a/ Assessor’s Plat 40-2 / Lot 19.

Dear Planning Board Chair & Members,

On behalf of the owner & applicant, Charles Bowse, I have prepared this letter to request a waiver from the Dimensional Regulations required for Zone R-30. A request to reduce the required frontage of 125 ft. for both lots:

Proposes Lot “A” would request frontage to be allowed at 110.6’ & Proposed Lot “B” at 25.0’.

Allowing this request would negate the requirement of developing an approximately 300’LF roadway to access a single residential Lot “B” & allow both Lots “A” & “B” more flexibility with the Proposed Dwelling locations & substantially reduce the impact to this wooded lot.

This Proposed (2) Lot Subdivision with Flexible Design Residential Project (FDRP) implemented, would remove the requirement for a Private “Road” being developed and a Private Access Easement would be created for utilities and a Common Driveway. There would be 2nd access to Saugatucket Road for Lot “A”. There would only be one curb cut from Saugatucket Road and if able, the common driveway would access or utilize the already existing “Barway” / opening in the Stonewall to service Proposed Lots “A” & “B”.

WE would hope the Board would see the benefits of this Proposal and approve the Waiver as requested. If the Board has any concerns or questions, please contact, we would be happy to accommodate any requests.

Respectfully,

Amy N. Sonder

Amy N. Sonder,
Land Surveyor/Designer
Easterbrooks & Associates LLC