



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

(401) 783-3370
 Fax (401) 783-2069

APPLICATION FOR STATE ASSENT

To perform work regulated by the provisions of Chapter 279 of the Public Laws of 1971 Amended.

Project Location <u>0 MATUNUCK BEACH ROAD, SOUTH KINGSTOWN</u> <small>No. Street City/Town</small>	File No. (CRMC USE ONLY) 2021-110-002
Owner's Name <u>MATUNUCK BEACH ROAD PARTNERS, LLC</u>	Plat: 92-2 Lot(s): 56 - Utility Pole #NECO #61
Mailing Address <u>PO BOX 385, WAKEFIELD, RI 02880</u> <small>Address City/Town, State Zip Code</small>	Owner's Contact: Number: 401-419-2330 Email Address: stephen.dsmn@gmail.com
Contractor RI Reg. # <u>8741</u> Address <u>PO BOX 385, WAKEFIELD, RI 02889</u>	Email address: <small>douglaspropertiesri@gmail.com</small> Tel. No. 8741 401.419.6993
Designer <u>DIPRETE ENGINEERING</u> Address <u>2 STAFFORD COURT, CRANSTON, RI 02920</u>	Tel. No. 401.943.1000
Name of Waterway _____	Estimated Project Cost (EPC): 5900.00 Application Fee: _____
<p>Provide Below a Description of Work As Proposed (required). Create a Land Development Project (subdivision review) containing a total of 6 duplex style buildings with 6 OWTS (approvals attached), water line extension, underground electric and cable service and associated landscaping. All construction activities to be outside of the 225' set back to wetland/coastal feature.</p>	

Have you or any previous owner filed an application for and/or received an assent for any activity on this property?
 (If so please provide the file and/or assent numbers): Yes, Preliminary Determination D 2019-03-087

Is this site within a designated historic district? YES NO

Is this application being submitted in response to a coastal violation? YES NO

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

Name/ mailing addresses of adjacent property owners whose property adjoins the project site. Accurate mailing addresses will insure proper notification. _____ Applicant must initial to certify accuracy of adjacent property owners and accuracy of mailing addresses
 See attached list of abutters.

FILE COPY

STORMTOOLS (<http://www.beachsamp.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 evidence of their signature that they have reviewed the Rhode Island Coastal Resources Management Program, and have, where possible, adhered to the policies and standards of the program. Where variances or special exceptions are requested by the applicant, the applicant will be prepared to meet and present testimony on the criteria and burdens of proof for each of these relief provisions. The applicant also acknowledges by evidence of their signature that to the best of their knowledge the information contained in the application is true and valid. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then the permit granted under this application may be found to be null and void. Applicant requires that as a condition to the granting of this assent, members of the CRMC or its staff shall have access to the applicant's property to make on-site inspections to insure compliance with the assent. This application is made under oath and subject to the penalties of perjury.

Stephen Desimone
 Owner Name (PRINT)

Owner's Signature (SIGN)

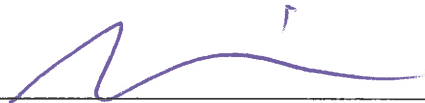
RECEIVED
OCT 28 2021
 COASTAL RESOURCES
 MANAGEMENT COUNCIL

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.



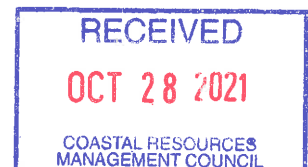
Owner Signature

10/5/21

Date

Stephen DeSimone PO Box 385 Wakefield, RI 02880

Print Name and Mailing Address





DiPrete Engineering

October 27, 2021

Application Coordinator
Coastal Resources Management Council
Oliver Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879

**RE: Matunuck Beach Condos
Assent Application
REF CRMC File Number: D2019-03-087
Matunuck Beach Road
AP 92-2 Lot 56
South Kingstown, RI**

Dear CRMC Officials:

On behalf of the applicant, DiPrete Engineering respectfully submits the following summary in support of the CRMC Assent application for the proposed Matunuck Beach Condos affordable housing project referenced above.

SUMMARY OF COMPLIANCE WITH RED BOOK

SECTION 1.3.1 (A)

The Applicant proposes a Land Development Project consisting of the installation of a new private roadway (Piping Plover Drive) with associated utilities (municipal water, electric, phone and cable), drainage and six (6) separate RI DEM approved On Site Waste Water Systems utilizing nitrogen reducing technologies; all to support 6 duplex style buildings containing twelve (12) two (2) bedroom units. The Project has received a letter from the Rhode Island Housing and Finance Corporation stating that the Project is eligible for a comprehensive permit pursuant to RIGL Section 45-53 (see attached letter). The Project will create three (3) affordable dwelling units which shall be price restricted and sold to persons qualifying under RIHMFC's guidelines. The need for the construction of new affordable housing, as evidenced by both the letter of eligibility and the Master Plan Approval (copy attached) from the Town of South Kingstown assures COMPLIANCE WITH SECTION 1.3.1(A)1(a).

All applicable local zoning ordinances, building codes, flood hazard standards, safety codes, fire codes and environmental requirements will be met. The Project has been granted Master Plan Approval for a "Comprehensive Permit". Such permit guarantees compliance with all local ordinances, etc. The



Applicant can not continue the local approval process without first obtaining an Assent from CRMC. The design of the Project is such that no buildings are proposed within the 100-year flood plain, no construction activities are proposed within the 225-foot CRMC construction setback and there are no freshwater wetlands that are disturbed on site. This demonstrates COMPLIANCE WITH SECTION 1.3.1(A)1(b).

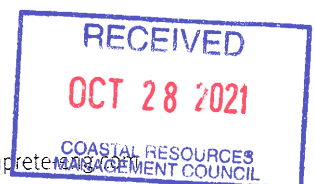
It is not anticipated that any coastal waters will be affected. There is a salt/brackish marsh on the property delineated by CRMC confirmed flags A-1 to A-5. The marsh edge forms the coastal feature as it is contiguous to and directly connected to Potters Pond, the nearest coastal water. No construction activities are proposed within the construction setback. The stormwater management plan design as detailed by the project storm water management report, the soil erosion control plan and the stormwater management system maintenance plan, are all prepared in accord Best Management Practices (BMPs) and meeting the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM). COMPLIANCE WITH SECTION 1.3.1(A)(c)(d) is thereby assured.

The Property is classified as developed beyond carrying capacity. The Applicant proposes placement of a conservation easement across the entire area of the salt/brackish marsh which occupies the eastern portion of the Property. The easement together with recognition of the Property's CRMC classification demonstrates that there will not be, as result of the project, significant impacts on the abundance and diversity of plant and animal life. This ensures COMPLIANCE WITH SECTION 1.3.1(A)1(e).

The property is not located close to any public access points, to any tidal waters or to the waters of Potters Pond. The project, therefore, will not interfere with any public access and will not result in significant impacts to water circulation, flushing, turbidity or sedimentation. As such COMPLIANCE WITH SECTION 1.3.1(A)1(f)(g)(h)(j) is assured.

The Rhode Island Historical Preservation and Heritage Commission has issued its letter, a copy of which is part of this application, evidencing COMPLIANCE WITH SECTION 1.3.1(A)1(i).

Finally, the project will not be visible from the waters of Potters Pond and directly abuts a densely populated mobile home park to the south and densely populated single family home residential neighborhood, photographs of which are a part of this application. There is no likelihood of adverse scenic impacts ensuring COMPLIANCE WITH SECTION 1.3.1(A)(k).



Page 3 of 3
Matunuck Beach Condos
RI CRMC Assent Application
October 27, 2021

The application and supporting documents are respectfully submitted for RI CRMC review.

Please contact our office should additional information be needed.

Sincerely,
DiPrete Engineering Associates, Inc.



Christopher Duhamel, PE, PLS
Principal
cduhamel@diprete-eng.com



RICRMC COASTAL HAZARD APPLICATION WORKSHEET

APPLICANT NAME: Matunuck Beach Road Partners, LLC

PROJECT SITE ADDRESS: Mauntuck Beach Road South Kingstown RI (AP 92-2 Lot 56)

STEP 1. PROJECT DESIGN LIFE

- A. For properties in a FEMA-designated **A**, or **X** Zone, provide the first floor elevation (FFE) of the proposed structure referenced to NAVD88, OR For properties in a FEMA-designated **V** or **Coastal A** Zone, please provide the elevation of the lowest horizontal structural member (LHSM) referenced to NAVD88. FFE 17.0 ft
OR
LHSM elevation ft
- B. How long do you want your project to last? Identify the expected design life for the project (CRMC recommends a **minimum of 30 years**) Design Life: 30 yrs
- C. Add the number of years you identified in 1B to the current year. Design Life Year: 2051

D. CHECK beneath the sea level rise (SLR) projection that matches or comes closest to project design life year.

Year	2030	2040	2050	2060	2070	2080	2090	2100
SLR	1.47	2.13	3.05	4.00	5.15	6.49	7.94	9.41
	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Sea Level Rise (SLR) Projections (Feb. 2017). NOAA High Curve, 83% Confidence Interval. Newport, RI Tide Gauge. All values are expressed in feet relative to NAVD88. <http://www.corpsclimate.us/ccaces/curves.cfm>

NOTE: The STORMTOOLS sea level rise scenarios depict how high the water will be above the average height of the daily high tide over the 19-year period between 1983 and 2001. There have been between 4 and 5 inches of sea level rise in Rhode Island since then. The higher modeled water level accounts for the uncertainties in ice sheet and ocean dynamics.

STEP 2. SITE ASSESSMENT

- A. Open RICRMC Coastal Hazard Mapping Tool. Following the tutorial along the left side of the screen, enter the project site address and turn on the sea level layer closest to the number you circled in 1D.
- B. **ENTER** the STORMTOOLS SLR map layer closest to the SLR value you checked in Step 1D above. If the value falls between the available STORMTOOLS SLR map layers, round to the closest of these sea level rise (SLR) numbers: 1ft, 2ft, 3ft, 5ft, 7ft, 10ft, or 12ft 3 ft
- C. Does the STORMTOOLS SLR map layer you circled above expose your project site to future tidal inundation? **CHECK YES or NO** YES
 NO
- D. List any **roads or access routes** that are potentially inundated from SLR. To do this, ZOOM OUT from your project location, change BASEMAP on the viewer to "street view" – see Step 2A.

N/A

****Please be advised that CRMC staff may also review the implications of sea level rise in combination with nuisance storm flooding and discuss these potential project concerns with the applicant. Nuisance flooding impacts may be viewed in STORMTOOLS here.**

STEP 3. STORMTOOLS DESIGN ELEVATION (SDE)

- A. Select your SLR Scenario using the tabs along the top of the online map (*NOTE: RECOMMENDED scenario is 100-year storm plus 3-feet of sea level rise*). Follow the tutorial included along the left panels of the viewer to enter the address of your project site. Select the tab across the top that corresponds to the sea level rise projection you identified in STEP 1. Enter your address on the map, and then click on the project site to identify **STORMTOOLS Design Elevation (SDE)** from the pop-up box. **Enter the SDE value:**

20.8 ft



RICRMCCOASTAL HAZARD APPLICATION WORKSHEET

STEP 4. SHORELINE CHANGE

A. Using the CRMC Shoreline Change maps, indicate the transect number closest to your site, and erosion rate listed for that transect. **NOTE: Transects are not available for every site. If this is the case, please enter N/A.**

Transect Number: N/A
Erosion Rate: 0.3 ft/year

B. CHECK below the Projected Erosion Rate that corresponds to the design life you identified above.

Year	2050	2060	2070	2080	2090	2100
Projected Future Erosion Multiplier	1.34	1.45	1.57	1.70	1.84	2.00
	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Projected Shoreline Change Rate multipliers. (Oakley et al., 2016)

C. COMPLETE EROSION SETBACK CALCULATION:

Historic shoreline change rate, STEP 4A	Design Life, STEP 1B	Projected Future Erosion Multiplier, STEP 4B	Erosion Setback (ft) 4A x 1B x 4B
0.3	X 30	X 1.34	= 12.06

NOTE: Setbacks are required per the CRMC Red Book, Section 1.1.9. A minimum setback of 50-feet is required, but a greater setback may be necessary and/or desirable based on this analysis.

STEP 5. CERI & OTHER SITE CONSIDERATIONS

A. If you live in a community where a Coastal Environmental Risk Index (CERI) has been completed (Barrington, Bristol, Charlestown, Narragansett, South Kingstown, Warren, Warwick, Westerly), CHECK the level of projected damage to your location, as indicated on the map that corresponds to the design life identified in STEP 1.

CERI Level: Moderate High Severe Extreme Inundated by 2100 Not applicable

B. Consider and discuss with your design consultant other forces or factors that might impact the development, such as coastal habitats, shoreline features, public access, wastewater, storm water, depth to water table/groundwater dynamics, saltwater intrusion, or other issues not listed above. In addition, pressure from rising sea levels will result in rising subsurface groundwater levels ultimately effecting wells and septic systems.

STEP 6. LARGE PROJECTS

This step is for Large Projects and Subdivisions only, six (6) or more units, as defined by the CRMC Red Book Section 1.1.6.I(1)(f). This step may be skipped for other projects.

A. Use the Sea Level Affecting Marshes Model (SLAMM) Maps to assess potential impacts to large projects and subdivisions from salt marsh migration resulting from projected sea level rise. CRMC SLAMM maps can be accessed [here](#). The CRMC recommends using the 5-foot SLR projection within SLAMM to assess future potential project impacts on migrating marshes. Does the SLAMM map that corresponds to the design life you identified in STEP 1 expose your project site to future salt marsh migration? CHECK YES or NO

YES NO

STEP 7: DESIGN EVALUATION

A. Using Chapter 7 of the RI Shoreline Change SAMP as a guide, investigate mitigation options for the exposure identified above and include that in the final application.

This fully completed Coastal Hazard Application Guidance worksheet must accompany the application. If you are a design or engineering professional, please print and sign here that you have discussed the findings of this worksheet with the Owner

DESIGN/ENGINEER SIGNATURE: Christopher DeSantis

DATE: 10-27-2021

OWNER'S SIGNATURE: Matthew Beach Road Partners LLC

DATE: 10/27/21



TYPE OF APPLICATION (CHECK ALL THAT APPLY)

- NEW BUILDING CONSTRUCTION
- ALTERATION
- REPAIR
- TRANSFER

- A/E TECHNOLOGY TYPE Apr-20 w/ GST
- VARIANCE
- REDESIGN
- JOINT OWTS / WETLANDS PD

I, Jakob Lew Shank (print), the undersigned licensed O.W.T.S. designer, certify that I prepared this application and accompanying forms, submittals, plans and sketches in accordance with the RULES of the RIDEM pertaining to OWTS and that all the information provided on this application and accompanying forms, submittals, plans and sketches is true and accurate.

Designer's Signature [Signature] License # 13362

Designer's Email jkewitshank@diplexy.com Phone # 401-943-1000

Business/Company Name Diplex Engineering

I certify that a) I am the owner of the property indicated under the site information on this application, b) I will hire a licensed OWTS installer to install the system proposed herein, c) the system will be installed in strict accordance with this application, d) I will hire and retain the licensed OWTS designer of record to witness and inspect the installation of the system, e) I assume all responsibility for the truth and accuracy of this application and all liability and record to witness and inspect the installation of the system on this site and agree to hold the RIDEM harmless from any and all claims relating whatsoever to the system. In the case of a transfer application, I acknowledge that the permit application and plans previously approved and accompanying this application are the operative documents subject to certification.

Owner's Phone Number _____

Owner's Email _____

Owner(s) Signature [Signature]

PERMIT APPROVAL SECTION: DO NOT WRITE BELOW THIS LINE

Based upon the representations of the owner and the owner's agents, including the representations of the owner's OWTS designer, and the truth and accuracy of all information submitted, this application for an OWTS is hereby approved. The RIDEM assumes no responsibility or liability for the future safe operation or maintenance of the aforesaid system, of the fitness or suitability of this system to this site, nor does it assume any responsibility for the accuracy and truth of the owner's, or the owner's agent's representations. This approval is subject to future suspension or revocation in the event that subsequent examination reveals any data indicated on any application, form, submittal, plan or sketch to be incorrect, or not in compliance with the RULES or any conditions at the site are such that the approved design is not in accordance with the RULES, or in the event that the system discharges inadequately treated wastewater to waters of the State or fails to operate satisfactorily in any other manner.

IMPORTANT: Additional terms of approval as circled.

- A. Bottom of leaching area excavation must be inspected by the RIDEM prior to placement of any gravel or stone.
- B. System installation must be inspected by RIDEM prior to covering any component of the system with backfill.
- C. Applicant shall comply with all requirements, conditions and stipulations of any applicable approved plan.
- D. Joint Permit Designer of record must contact RIDEM prior to start of any site construction.
- E. A/E Technical Certification of record must be filed in land evidence records prior to conformance.
- F. Proposed construction falls within "Coastal Zone". Contact Rhode Island Coastal Resources Management Council for proper erosion and sedimentation controls must be installed prior to start of construction.
- G. Transfer: See original permit for all applicable conditions.

NO COMMUNICATIONS REQUIRED
COASTAL ZONE APPROVAL REQUIRED
 Signature: [Signature]
 Date of Approval: 7/21/21
 Date of Issue: 9/21/21

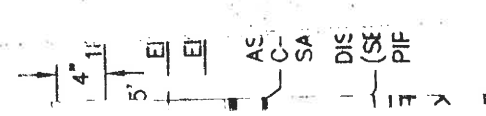
SITE INFORMATION
Madruick Beach Road South Kingstown POLE # _____
 NO. STREET CITY/TOWN
 PLAT NUMBER 92-2 LOT NUMBER 56 SUBDIVISION LOT NUMBER 798
 LOT SIZE 4.767 SF/ACRES
 SUBDIVISION NAME Madruick Beach Condos
 SUBDIVISION SITE SUITABILITY CERTIFICATION # N/A

OWNER INFORMATION
Bronco 730 Eileen de Douglas Entourage LTD
 LAST NAME FIRST NAME M.I.
P.O. Box 315 Wakefield 02880
 NO. STREET CITY/TOWN ZIP CODE

RIDEM APPLICATION HISTORY
 PREVIOUS SITE TESTING YES NO APPLICATION # 2032-1432
 DEPTH TO APPROVED WATER TABLE 8' HOW DETERMINED SEV
 TEST HOLE # 21-6 DATE EXCAVATED 2/22/21 WETLANDS within 200' OF OWTS YES NO
 WETLAND DETERMINATION YES NO RIDEM FILE # _____ DATE _____
 LARGE SYSTEM YES NO CGI FILE # IF APPLICABLE _____

DESIGN INFORMATION
 BUILDING USE: Residential Commercial Environmental Management
 Other _____
 WATER SUPPLY: public water public well private well
 # OF DESIGN UNITS 4 Pedestal (BR)
 UNIT DESIGN FLOW 115 gallons per BR (unit) TOTAL DAILY FLOW 460 gallons
 TANK SIZE 7,000 gallons DESIGN LOADING RATE 2.1 Office of Water Resources
 MINIMUM REQUIRED LEACHFIELD AREA 720 square feet
 LEACHFIELD TYPE Gravel Sand Treatment System (GST 6218)
 TOTAL AREA OF LEACHFIELD PROVIDED 248.0 square feet

RECEIVED
 OCT 28 2021
 COASTAL RESOURCES
 MANAGEMENT COUNCIL



OWNER _____
 4" SI HOLES
 DR GR / LY W
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 MUST
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 BASE



ONSITE WASTEWATER TREATMENT SYSTEM CONSTRUCTION PERMIT

www.dem.ri.gov/septic



APPLICATION No. 2132-0911 DATE RECEIVED 6/15/21 AMOUNT RECEIVED \$ 300⁰⁰ CHECK # 1032 NOTE OST

FOR RIDEM USE ONLY

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

- NEW BUILDING CONSTRUCTION
- ALTERATION
- REPAIR
- TRANSFER

- A/E TECHNOLOGY TYPE Ax-20
w/ GST
- VARIANCE
- REDESIGN
- JOINT OWTS / WETLANDS PD

CERTIFICATION

I, Jakob Cruckshank (print), the undersigned licensed OWTS designer, certify that I prepared this application and accompanying forms, submittals, plans and sketches in accordance with the RULES of the RIDEM pertaining to OWTS and that all the information provided on this application and accompanying forms, submittals, plans and sketches is true and accurate.

Designer's Signature [Signature] License # 1332

Designer's Email jcruckshank@dipec.com Phone # 401 943-1000

Business/Company Name Dipec Engineering

I certify that a) I am the owner of the property indicated under the site information on this application, b) I will hire a licensed OWTS installer to install the system proposed herein, c) the system will be installed in strict accordance with this application, d) I will hire and retain the licensed OWTS designer of record to witness and inspect the installation of the system, e) I assume all responsibility for the truth and accuracy of this application and all liability and responsibility for any improper installations of the system on this site and agree to hold the RIDEM harmless from any and all claims relating whatsoever to the system. In the case of a transfer application, I acknowledge that the permit application and plans previously approved and accompanying this application are the operative documents subject to certification.

Owner's Phone Number _____

Owner's Email _____

Owner(s) Signature [Signature]

SITE INFORMATION

Mahrick Beach Road South Kingstown
NO. STREET CITY/TOWN POLE #
PLAT NUMBER 92-2 LOT NUMBER 56 SUBDIVISION LOT NUMBER 9810
LOT SIZE 4,767 SF/ACRES
SUBDIVISION NAME Mahrick Beach Cordos
SUBDIVISION SITE SUITABILITY CERTIFICATION # N/A

OWNER INFORMATION

Bianco 990 Eiken c/o Douglas Enterprises LTD
LAST NAME FIRST NAME M.I.
P.O Box 385 Wakefield 02880
NO. STREET CITY/TOWN ZIP CODE

RIDEM APPLICATION HISTORY

PREVIOUS SITE TESTING YES NO APPLICATION # 7032-1432
DEPTH TO APPROVED WATER TABLE 8' HOW DETERMINED SEV
TEST HOLE # 21-4 DATE EXCAVATED 2/12/21 WETLANDS within 200' OF OWTS YES NO
WETLAND DETERMINATION YES NO RIDEM FILE # _____ DATE 1/1
LARGE SYSTEM YES NO OCI FILE # IF APPLICABLE _____

DESIGN INFORMATION

BUILDING USE: Residential Commercial Other _____
WATER SUPPLY: public water public well private well
OF DESIGN UNITS 4 Bedroom (BR)
UNIT DESIGN FLOW 115 gallons per BR (unit) TOTAL DAILY FLOW _____ gallons
TANK SIZE 2,000 gallons DESIGN LOADING RATE 2.1 gpd/sf
MINIMUM REQUIRED LEACHFIELD AREA 270 square feet
LEACHFIELD TYPE Gravel Sand Trench and System (GST 6718)
TOTAL AREA OF LEACHFIELD PROVIDED 245 square feet

PERMIT APPROVAL SECTION: DO NOT WRITE BELOW THIS LINE

Based upon the representations of the owner and the owner's agents, including the representations of the owner's OWTS designer, and the truth and accuracy of all information submitted, this application for an OWTS is hereby approved. The RIDEM assumes no responsibility or liability for the future safe operation or maintenance of the aforesaid system, of the fitness or suitability of this system to this site, nor does it assume any responsibility for the accuracy and truth of the owner's, or the owner's agent's representations. This approval is subject to future suspension or revocation in the event that subsequent examination reveals any data indicated on any application form, submittal plan or sketch to be incorrect, or not in compliance with the RULES or any conditions at the site are such that the approved design is not in accordance with the RULES, or in the event that the system discharges inadequately treated wastewater to waters of the State or fails to operate satisfactorily in any other manner.

IMPORTANT: Additional terms of approval as circled.

- A. Bottom of trench site excavation must be inspected by the RIDEM prior to placement of any gravel or stone.
- B. System installation must be inspected by RIDEM prior to covering any component of the system with backfill.
- C. Applicant shall comply with all requirements, conditions and stipulations of this permit as approved on _____.
- D. Permit Holder/Designer of record must contact RIDEM prior to start of any site construction.
- E. A/E technology, additional installation, operation forms _____ and _____ (see A/E Technology Certification).
- F. _____ of the terms and conditions of this permit shall be read and understood by the permit holder prior to commencement.
- G. Proposed construction shall be within _____ Zone, _____ at _____.
- H. Proper erosion and sedimentation controls must be installed prior to start of construction.
- I. Transfer: See original permit for all applicable conditions.

Signature of RIDEM Official [Signature]
Signature of Permit Holder [Signature]
Signature of Environmental Manager [Signature]

Approval [Signature] Expiration [Signature]

OWNER

OCT 28 2021

Matunuck Beach Condominium CRMC Jurisdiction

1 message

Chris Duhamel <cduhamel@diprete-eng.com>

3 August 2021 at 14:04

To: "Doug Desimone (douglaspropertiesri@gmail.com)" <douglaspropertiesri@gmail.com>

Doug,

CRMC Jurisdiction clarified.

Chris

Chris Duhamel, PE, PLS

Principal

Please feel free to contact me on my cell anytime at 401-640-0513

Thank you!

DiPrete Engineering | BOSTON PROVIDENCE NEWPORT

T 401-943-1000 | C 401-640-0513 | Two Stafford Court Cranston, RI 02920

diprete-eng.com | Facebook | Twitter | Linked In | City/Town | Vcard

From: Personeus, Neal (DEM) <neal.personeus@dem.ri.gov>

Sent: Tuesday, July 27, 2021 1:02 PM

To: Chris Duhamel <cduhamel@diprete-eng.com>

Cc: rlucia <rlucia@crmc.ri.gov>; tsilvia@crmc.ri.gov

Subject: Re: [EXTERNAL] : Matunuck Beach Condominium

[EXTERNAL MESSAGE] - Don't click links or open attachments unless you are certain of the source.

Hi Chris,

CRMC review staff are aware that the RIPDES and UIC reviews will be part of the CRMC Assent review and any potential subsequent permit, as per the Rules. I have already communicated with CRMC staff on this project. Please note that should the project scope be changed such that the project doesn't require an Assent from CRMC, then you will need to return to RIDEM for both the RIPDES and UIC, provided they are both still triggered after any design changes.



Please let me know if you still have questions or require additional information.

Thanks,

Neal

From: Chris Duhamel <cduhamel@diprete-eng.com>
Sent: Tuesday, July 27, 2021 12:16 PM
To: Personeus, Neal (DEM) <neal.personeus@dem.ri.gov>
Cc: Jakob Cruikshank <jcruikshank@diprete-eng.com>; Doug Desimone.(douglaspropertiesri@gmail.com) <douglaspropertiesri@gmail.com>
Subject: [EXTERNAL] : Matunuck Beach Condominium

Dear Neal,

Kristen Thompson has called and informed us that the attached application for RIDEM review of the UIC Program and RIPDES NOI are not applicable for the subject site.

CRML

Would you be able to respond with an return email that I could submit to the RI CRMC for the Assent application?

I have copied the owner Doug Desimone on this request as well.

Thank you for your assistance.

Sincerely

Chris

Chris Duhamel, PE, PLS

Principal

Please feel free to contact me on my cell anytime at 401-640-0513

Thank you!

DiPrete Engineering | BOSTON PROVIDENCE NEWPORT [DIPRETE-ENG.COM]

T 401-943-1000 | C 401-640-0513 | Two Stafford Court Cranston, RI 02920

diprete-eng.com [diprete-eng.com] | Facebook [facebook.com] | Twitter [twitter.com] | Linked In [linkedin.com]
| City/Town [diprete-eng.com] | Vcard [diprete-eng.com]





STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
HISTORICAL PRESERVATION & HERITAGE COMMISSION
Old State House • 150 Benefit Street • Providence, R.I. 02903-1209
TEL (401) 222-2678 FAX (401) 222-2968
TTY / Relay 711 Website www.preservation.ri.gov

Jennifer R. Cervenka, Chair
Coastal Resources Management Council
Stedman Government Center, 4808 Tower Hill Road
Wakefield, RI 02879

CRMC File Number: 2019-03-087

Applicant: E. Blawie
Town: South Kingstown
Response Date: 4/15/19

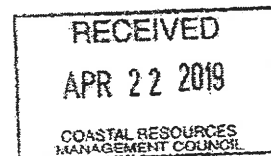
Dear Ms. Cervenka,

The Rhode Island Historical Preservation & Heritage Commission 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 Plan. If you have any questions, please contact Jeff Emidy, Project Review Coordinator, or Charlotte Taylor, Senior Archaeologist, at this office.

Very truly yours,

J. Paul Loether
Executive Director, RIHPHC
State Historic Preservation Officer





UNION FIRE DISTRICT OF SOUTH KINGSTOWN
131 ASA POND ROAD
SOUTH KINGSTOWN, RI 02879



TEL (401) 789-8354

FAX (401) 789-8750

August 30, 2021

Mr. James Rabbitt, Planning Director
Town of South Kingstown
180 High Street
Wakefield, RI 02879

Re: Matunuck Beach Conominiums Subdivision

Dear Mr. Rabbitt;

The Union Fire District's Fire Marshal's Office has no objections to the planned subdivision Matunuck Beach Conominiums. Fire Code compliance for the buildings will be reviewed at the time of plans submittal at the office of the Building Official.

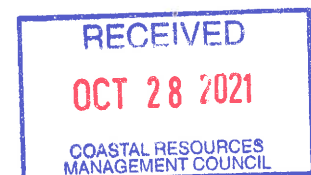
If you need anything further, please don't hesitate to contact us.

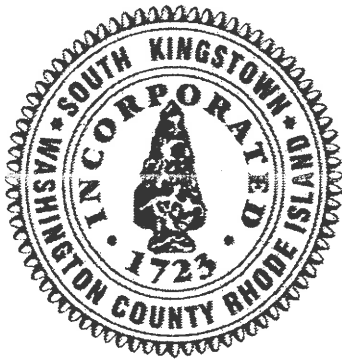
Regards,

A handwritten signature in black ink that reads "Chris Hiener".

Chris Hiener, Fire Marshal
Union Fire District
131 Asa Pond Rd
Wakefield, RI 02879
Phone (401)789-8354
Cell (401)255-5921
Fax (401)789-8750
chiener@unionfiredistrict.com
www.unionfiredistrict.com

"Safety Always"





Town of South Kingstown, Rhode Island

PLANNING DEPARTMENT
180 High Street
Wakefield, RI 02879
Tel (401) 789-9331 x1244
Fax (401) 789-9792

RECORDED 03/26/2021 11:29:43 AM
B/P:1784/Pas 355 - 359 (5 pas)
INST# 13575
TOWN OF SOUTH KINGSTOWN, RI

March 24, 2021

Very Good Building and Development, LLC
c/o Stephen R. DeSimone
P.O. Box 402
Narragansett, RI 02882

RE: Matunuck Beach Road Condominiums
Major Land Development Project – Comprehensive Permit
Conceptual Master Plan Approval
Matunuck Beach Road
South Kingstown Tax Assessor's Plat 92-2, Lot 56

Dear Mr. DeSimone:

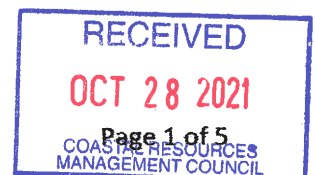
At the meeting of the South Kingstown Planning Board held on March 11, 2021 the Board voted as follows:

Motion: "The South Kingstown Planning Board hereby grants Conceptual Master Plan approval to the Matunuck Beach Road Condominium Project, a proposed twelve (12) unit residential condominium complex, submitted as a Comprehensive Permit, to contain six (6) duplex structures for a total of twelve (12) with three (3) units being deed-restricted low and moderate-income housing units, located on Matunuck Beach Road, Steve DeSimone, applicant, Eileen R. Biancuzzo, owner. This approval is based upon plan set entitled: "*Master Plan Submission, Matunuck Beach Road Condominiums, Matunuck Beach Road, South Kingstown, Rhode Island, Assessor's Plat 92-2 Lot 56, prepared by DiPrete Engineering (DP), Two Stafford Court, Cranston, RI 02920.*"

<u>Sheet</u>	<u>Prepared By</u>	<u>Date</u>	<u>Revision Date</u>
1 of 6	DP	March 27, 2020	February 8, 2021
2 of 6	DP	March 27, 2020	February 8, 2021
1 of 1	DP	October 23, 2019	
5 of 6	DP	March 27, 2020	February 8, 2021
6 of 6	DP	March 27, 2020	February 8, 2021

Findings of Fact

- A. The applicant qualifies as an eligible entity and the project is an eligible project pursuant to R.I.G.L. § 45-53-4, as a for-profit developer dedicating at least 25% of the units to be developed as low and moderate income housing units;
- B. The proposed development is consistent with local needs as identified in the local comprehensive community plan, and will address the need for affordable housing development within the community;
- C. The three (3) low and moderate - income (LMI) housing units are: integrated throughout the development, compatible in scale and architectural style to the market rate units within the project and with all required Conditions of Approval, and will be built and occupied prior to, or simultaneous with, the construction and occupancy of market rate units;

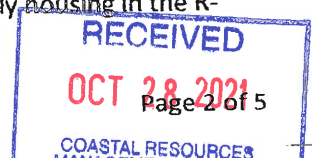


B/P: 1784/356 INST# 13575

- D. The proposed land development project is in compliance with the standards and provisions of the South Kingstown Zoning Ordinance and Subdivision and Land Development Regulations, and/or where expressly varied or waived the local concerns that have been affected by the relief granted do not outweigh the state and local need for low and moderate income housing;
- E. Based on the baseline technical analysis conducted at this Conceptual Master Plan stage of review, it appears there will be no significant negative environmental impacts from the proposed development as shown on the plans;
- F. Based on the baseline technical analysis conducted at this Conceptual Master Plan stage of review, it appears there will be no significant negative impacts on the health and safety of current or future residents of the community, or in areas including but not limited to safe circulation or pedestrian and vehicular traffic, provision of emergency services, sewerage disposal, availability of potable water, adequate surface water run-off, and the preservation of natural, historical or cultural features that contribute to the attractiveness of the community;
- G. The property has adequate and permanent physical access to a public street, namely Matunuck Beach Road, assuming that the information associated with the application and representation made by their traffic consultant that they have proper sightline and stopping distances is actually contained within their property lines and/or that the land area necessary to accommodate the stated sightlines and safe stopping distances are controlled by the applicant ; and
- H. The development project, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
- I. The “Findings of Fact” above are based on the general assumption/conclusion that the development plan will be revised by the applicant at the future Preliminary Plan stage to incorporate the conditions of the approval listed as part of this motion.

Findings of Fact, Requested Relief

- J. The proposed development will be in compliance with the standards and provisions of the South Kingstown Zoning Ordinance and Subdivision and Land Development Regulations and/or where expressly varied or waived local concerns that have been affected by the relief granted do not outweigh the state and local need for LMI housing. In view of the state and local need for LMI housing the following waivers, variances and exceptions are hereby granted:
 - i. **Zoning Ordinance - Section 301 – Schedule of Use Regulations Table, Use Code 12.1 – Multi-Household Land Development Project.** A Multi-Household Land Development Project is not an allowed use within the R20 Zoning District. In addition, it should be noted that a single multi-family (3 or more units) structure is also not allowed within the R20 District.
 - ii. **Zoning Ordinance - Section 401 – Schedule of Dimensional Regulations, Density.** The Yield Plan shows the maximum yield of the subject parcel under conventional zoning requirements is six (6) units; the applicant is proposing twelve (12) units.
 - iii. **Subdivision & Land Development Regulations - Article IV, Section H(9), Multi Household Dwellings, Supplementary Standards.** Distances between structures is required to be 50’; the applicant is proposing a separation of 25’.
- K. Because multi-family housing is not allowed in the R-20 district, there are no specific setbacks associated with this proposed use. However, yard setbacks for single-family housing in the R-20 District are as follows:



Front	35 ft.
Corner	25 ft.
Side	15 ft.
Rear	35 ft.

- L. No other relief is granted and all local ordinances and regulations not specifically mentioned herein shall be enforced in their entirety. Any subsequent revision to the plans that require additional or more expansive relief must be approved by the Planning Board in accordance with state law and Section 509 of the South Kingstown Zoning Ordinance as amended.

Conditions of Approval

The Planning Board finds that the conditions imposed in the section are necessary in order to properly address local concerns as previously stated herein. The Board finds that such conditions will not render it impossible to proceed with the proposed project without financial loss, within any limitations that may be set by a subsidizing agency of the government. To the extent that such conditions may render the project infeasible, the Board finds that the local concerns in imposing the same outweigh the potential benefits of the affordable units that have been proposed and that said conditions are 'consistent with local needs' as follows:

- a. Said conditions are not designed or intended to exclude LMI residents from the community or to discourage or frustrate the likelihood of success of the project as further described below and thus are reasonable in view of the state need for LMI housing; and
 - b. Similar conditions are applied on a case-by-case basis and as equally as possible to both subsidized and unsubsidized housing as further described below.
1. Approval is limited to a maximum of twelve (12) total units, which could be reduced if the applicant fails to satisfy said conditions, and provided that the applicant:
- a. Modifies the site plan in a manner that allows the Town's fire-fighting apparatus to turn around within the site, as evidenced by the approval of the Chief of the Union Fire District.
 - b. Modifies the site plan to accommodate trash removal vehicles and clearly depicts where trash receptacles will be located on the property and how they will be properly screened from view by abutting properties.
 - c. Modifies the grading for proposed parking spaces so that the cross slopes do not exceed three (3) percent.
 - d. Submits a proposed site design with storm water calculations that clearly indicates that pre-and post-development drainage patterns remain the same or are reduced as it relates to peak flow and volume for up to a 100 year storm/rainfall event, except that storm water may be discharged to the east in a manner that adheres to Rhode Island Coastal Resource Management Council (CRMC) and/or RIDEM stormwater management requirements and is confirmed by the Town Engineer. Drainage patterns/sub-region(s) may not be diverted to another region within the site.
 - e. The applicant shall supply a mounding analysis as part of the storm water management plan to be submitted at the Preliminary Plans stage.
 - f. Modifies the proposed drainage infrastructure in a manner that utilizes a combination of infiltration under portions of the proposed common driveway and/or storm water tree pits/tree wells and/or hardened structures (i.e. Storm Tech Chamber Systems - ASTM standards) and designed to meet all the AASHTO requirements for live load and earth load design.
 - g. Designs all storm water systems in a manner to minimize mosquito breeding.



B/P: 1724/357 INST# 13575

B/P: 1784/358 INST# 13575

- h. Modifies the proposed building footprints to reduce the overall width of the residential structures to allow increased setbacks between buildings and to accommodate the placement of structure/enclosures for storage and/or refuse containers. By reducing the width of the building footprints the applicant may move the proposed buildings no more than 4' to the north (reducing the proposed distance between the front of the buildings and the road from 18' to 14').
 - i. The applicant shall submit:
 - Architectural renderings of the proposed duplex units that are generally consistent with Exhibit A and incorporate design features such as porches, columns and beams, trim and embellishments, varied wall and roof planes, eaves and rakes, and appropriately scaled repetitive elements (i.e., dormers) in order to break up the scale of the individual buildings and massing of the six buildings;
 - Floor plans for the duplex units. The LMI Housing Units shall be within 5% of the total square footage of the proposed market rate units;
 - Elevations showing building height are limited to two and ½ stories with pitched roof(s) - minimum roof pitch 6/12 – primary roof.
 - All architectural submissions shall be subject to professional peer review as it relates to the above items. The applicant shall be responsible for up to \$10,000 in peer review costs associated with this condition.
 - j. Modifies the proposed parking layout/site plan to clearly articulate that the proposed additional guest parking (western portion of site) will utilize pervious pavements (i.e. Grass Pave 2 – Invisible Structures) and be limited to 18 spaces.
 - k. Modifies the most northwesterly proposed 90 degree impervious parking spaces by eliminating four (4) spaces south of Lot 60/AP 92-2 and the 4 spaces south of Lot 61/AP 92-2 and creating four (4) parking spaces positioned between the eliminated spaces. The modification to this parking area will allow the applicant to construct up to a total of 36 spaces on impervious surfaces and eighteen (18) spaces on pervious spaces. This area shall be landscaped in a manner to visually screen parked cars from the two abutting northerly properties.
 - l. The applicant shall modify the design of the site to incorporate features (i.e., fencing/grading/landscaping) that discourage cut-through pedestrian movements from Holden Road through the site. A plan depicting all fence types including materials and style shall be submitted by the applicant at the Preliminary Plan Phase. The final type (material and style) and location of all fences (solid types, maximum 6 ft. high) verses non-solid types - (e.g., split rail) shall be approved by the Board. All fencing shall be designed to not impede surface water drainage patterns. The plans shall provide a detail/cut sheet for proposed fencing types.
 - m. With the preliminary plan application, submit a concise development phasing/sequencing plan, to include but not limited to: road construction, storm drainage installation, utility installation, erosion and sediment control, unit development, etc.
 - n. Additional items TBD.
2. Approval is based upon the provision of 25% subsidized housing units available for LMI residents. The LMI dwelling units will be sold to a person or family with an income at or below 100% of the Area Median Income and be deed restricted for a period of not less than thirty (30) years.
 3. Proposed LMI Housing units shall be integrated throughout the development, shall be compatible in scale and architectural style to the market rate units within the project, and



B/P: 1784/359 INST# 13575

- they shall be built and offered for occupancy simultaneously with the construction and occupancy of the market rate units.
4. As part of the Preliminary Plan submittal, the applicant shall indicate which specific units will contain the LMI Housing units and shall propose the schedule by which the LMI Housing units will be constructed. Said schedule shall not exceed the construction of three (3) market-rate units for every one (1) LMI Housing unit.
 5. The proposed residential units shall limited to 2 bedrooms. The applicant shall add this provision as a deed restriction and in the Home Owners Association (HOA) documents.
 - a. The building square footage and associated building footprints shall be limited to the square footage approved during the permitting process. Consequently future additions to the approved units shall be prohibited.
 6. The applicant shall be subject to a peer review of their proposed storm-water management plan/storm-water design as it relates to the management of storm-water on site including evaluating impacts to abutting properties both upstream and downstream to the project. The applicant shall be responsible for up to \$10,000 in peer review costs associated with this condition and shall submit the required fee associated with Article XI, Section 4 (Project Review Fees) of the Subdivision and Land Development Regulations with the submission of the Preliminary Plan application.

Said motion, made by Ms. Rubinoff and duly seconded by Mr. Murphy, passed by unanimous poll vote, 7-0 (S. Axelrod; P. DiStefano; S. DiMasi; P. Jordan; M. Mack; J. Murphy; P. Rubinoff).

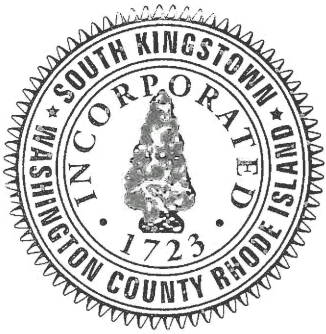
This decision may be appealed in accordance with RIGL § 45-53-4 and 45-53-5 of the Low and Moderate Income Housing Act.

Respectfully,



F. Steven DiMasi, Chair
Planning Board





Town of South Kingstown, Rhode Island

DEPARTMENT OF ASSESSMENT

180 High Street
Wakefield, RI 02879
Tel. 401-789-9331 Ext. 1220

October 4, 2021

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 **Matunuck Beach Road Partners LLC** as of **September 23, 2021**. This property is located at **Matunuck Beach Road** and listed on my records as Map **92-2 Lot 56**.

The Tax Assessor's Office cannot verify residency.

Sincerely,

Jean-Paul Bouchard

Jean-Paul Bouchard
Town Assessor



PETRARCA, MARK S ETUX
PRISCILLA A
106 PROSPECT RD
WAKEFIELD, RI 02879

93-1 - 16

CHAUCER, LEILA P
5 NORWOOD AVENUE
MILFORD, CT 06460

93-1-15

POTTS STEPHANIE PA INC
6 FAIRWAY DR
HOPE VALLEY, RI 02832
92-2-52

92-2 57 7 HOLDEN ROAD
HANLEY-MULHOLLAND
BARBARA A
7 HOLDEN ROAD
WAKEFIELD, RI 02879

92-2 58 13 HOLDEN ROAD
ZELINSKY, PAUL R &
CATHERINE H
35 WOODSTOCK DR
MANCHESTER, CT 06042

92-2 62 33 HOLDEN ROAD
DIANA'S TRUST
19 BELLA VISTA CIRCLE
GLOCESTER, RI 02814

92-2 63 55 HOLDEN ROAD
SOMERS, JOHN S & JEAN
55 HOLDEN ROAD
WAKEFIELD, RI 02879

92-2 64 73 HOLDEN ROAD
KOCH-MULVEY, ERIKA &
JANSSEN, HEIDI R & KELLEHER,
ANDREA
893 DANIELSON PIKE
NORTH SCITUATE, RI 02857

92-2 66 87 HOLDEN ROAD
CWALINA RI REALTY TRUST
83 NORTH ST
NORTH READING, MA 01864

92-2 69 101 HOLDEN ROAD
ROSS CAROL F REVOC
TRUST
101 HOLDEN ROAD
WAKEFIELD, RI 02879

92-2 72 116 HOLDEN ROAD
KIMBERLY A
187 MARION AVE
PLANTSVILLE, CT 06479

92-2 60 21 HOLDEN ROAD
HAZARD DONALD & LINDA
216 WOPOWOG RD
EAST HAMPTON, CT 06424

92-2 61 27 HOLDEN ROAD
GUERTIN FAMILY IRREVOC
LIVING TRUST
1201 SE PALM BEACH RD
PORT ST LUCIE, FL 34952

92-2 68 93 HOLDEN ROAD
MORRISSETTE, MAURICE A
&
JEANNINE A TRUSTEES
93 HOLDEN RD
WAKEFIELD, RI 02879

92-2-70- KUIPER, ODIN K
KUIPER, CARRIE J
33 FARMCLIFF DR
GLASTONBURY, CT 06033

The Carpenters Beach Trust
854 Matunuck Beach Road
Wakefield, RI 02879
92-2-55

POTTS STEPHANIE PA INC
6 FAIRWAY DR
HOPE VALLEY, RI 02832
93-1/ 1



Subject parcel

RECEIVED
OCT 28 2021
COASTAL RESOURCE
MANAGEMENT COUNCIL



Abating properties
Hadden Rd.

RECEIVED
OCT 28 2021
COASTAL RESOURCES
MANAGEMENT COUNCIL



Abutting Campground

RECEIVED
OCT 28 2021
COASTAL RESOURCES
MANAGEMENT COUNCIL



TYPE OF APPLICATION (CHECK ALL THAT APPLY)

NEW BUILDING CONSTRUCTION
 ALTERATION
 REPAIR
 TRANSFER

A/E TECHNOLOGY TYPE Ax-20 w/ GST
 VARIANCE
 REDESIGN
 JOINT OWTS / WETLANDS PD

SITE INFORMATION

Matineck Beach Road South Kingstown
 NO. STREET CITY/TOWN POLE #

PLAT NUMBER 92-2 LOT NUMBER 56 SUBDIVISION LOT NUMBER 364

LOT SIZE 4.767 SFI/ACRES

SUBDIVISION NAME Matineck Beach Cordos

SUBDIVISION SITE SUITABILITY CERTIFICATION # N/A

OWNER INFORMATION

Bianco Eileen de Douglas Enterprises LTD
 LAST NAME FIRST NAME M.I.

PO Box 385 Wakefield 02880
 NO. STREET CITY/TOWN ZIP CODE

RIDEM APPLICATION HISTORY

PREVIOUS SITE TESTING YES NO APPLICATION # 2032-1432

DEPTH TO APPROVED WATER TABLE 8' HOW DETERMINED SEV

TEST HOLE # 21-10 DATE EXCAVATED 7/22/21 WETLANDS within 200' OF OWTS YES NO

WETLAND DETERMINATION YES NO RIDEM FILE # _____ DATE 1/1

LARGE SYSTEM YES NO OCI FILE # IF APPLICABLE _____

DESIGN INFORMATION

BUILDING USE: Residential Commercial Other _____

WATER SUPPLY: public water public well private well

OF DESIGN UNITS 4 Bedrooms (BR) Office of Water Resources

UNIT DESIGN FLOW 115 gallons per BR (unit) TOTAL DAILY FLOW 420

TANK SIZE 7,000 gallons DESIGN LOADING RATE 2.1 gpd/sf

MINIMUM REQUIRED LEACHFIELD AREA 270 square feet

LEACHFIELD TYPE Gravel Sand Treatment System (GST 6118)

TOTAL AREA OF LEACHFIELD PROVIDED 248 square feet

DESIGNER INFORMATION

Jakob Crankshank (print), the undersigned licensed OWTS designer, certify that I prepared this application and accompanying forms, submittals, plans and sketches in accordance with the RULES of the RIDEM pertaining to OWTS and that all the information provided on this application and accompanying forms, submittals, plans and sketches is true and accurate.

Designer's Signature [Signature] License # 13362

Designer's Email jcrankshank@edpeli.com Phone # 401-943-1000

Business/Company Name D.P.R. Engineering

I certify that a) I am the owner of the property indicated under the site information on this application, b) I will hire a licensed OWTS installer to install the system proposed herein, c) the system will be installed in strict accordance with this application, d) I will hire and retain the licensed OWTS designer of record to witness and inspect the installation of the system, e) I assume all responsibility for the truth and accuracy of this application and all liability and responsibility for any improper installations of the system on this site and agree to hold the RIDEM harmless from any and all claims relating whatsoever to the system. In the case of a transfer application, I acknowledge that the permit application and plans previously approved and accompanying this application are the operative documents subject to certification.

Owner's Phone Number _____

Owner's Email _____

Owner(s) Signature [Signature]

PERMIT APPROVAL SECTION: DO NOT WRITE BELOW THIS LINE

Based upon the representations of the owner and the representations of the owner's OWTS designer, and the truth and accuracy of all information submitted, this application for an OWTS is hereby approved. The RIDEM assumes no responsibility or liability for the future safe operation or maintenance of the proposed system, of the fitness or suitability of this system to this site, nor does it assume any responsibility for the accuracy or truth of the owner's, or the owner's agent's, representations. This approval is subject to future suspension or revocation in the event that subsequent examination reveals any data indicated on any application, form, submittal, plan or sketch to be incorrect, or not in compliance with the RULES or any conditions at the site are such that the approved design is not in accordance with the RULES, or in the event that the system discharges inadequately treated wastewater to waters of the State or fails to operate satisfactorily in any other manner.

IMPORTANT: Additional terms of approval as circled.

Bottom of leaching area excavation must be inspected by the RIDEM prior to placement of any gravel or stone.

System installation must be inspected by RIDEM and a zoning approval component of the system with backfill.

Applicant shall comply with all requirements, conditions and stipulations of this approval.

Joint Permit: Designer of record must contact RIDEM prior to start of any site construction.

A/E Technology: additional installation preparation requirements may apply (see A/E Technology Certification).

Copy of this form and Owner's Management Contract must be filed in the applicant's records prior to commences.

Proposed construction falls within Coastal Zone, Coastal Buffer and Coastal Access Management Council.

Inspection and administration controls must be installed and maintained as required.

Refer to original permit for all applicable conditions.

Signature of RIDEM Official: [Signature] Date of Approval: 7/21/21 Date of Expiration: 7/21/22

No full permit required
No foundation drains
Owner approval required

OCT 28 2021
 COASTAL RESOURCES MANAGEMENT COUNCIL

OWNER

ON-SITE WASTEWATER TREATMENT SYSTEM CONSTRUCTION PERMIT

www.de.gov/septic

FOR RIDEM USE ONLY

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

CERTIFICATION

- NEW BUILDING CONSTRUCTION
- ALTERATION
- REPAIR
- TRANSFER
- A/E TECHNOLOGY TYPE Ax-20
- VARIANCE w/ GST
- REDESIGN
- JOINT OWTS / WETLANDS PD

I, Jacob Cwikshank (print), the undersigned licensed OWTS designer, certify that I prepared this application and accompanying forms, submittals, plans and sketches in accordance with the RULES of RIDEM pertaining to OWTS and that all the information provided on this application and accompanying forms, submittals, plans and sketches is true and accurate.

SITE INFORMATION
 Madruvek Beach Road South Kingsbr
 NO. STREET CITY/TOWN POLE #
 PLAT NUMBER 92-2 LOT NUMBER 56 SUBDIVISION LOT NUMBER 11 & 12
 LOT SIZE 4.767 SFI/ACRES
 SUBDIVISION NAME Madruvek Beach Condos
 SUBDIVISION SITE SUITABILITY CERTIFICATION # MA

Designer's Signature [Signature] License # 130
 Designer's Email jcwikshank@depuk-ny.com Phone # 401-943-1000

Business/Company Name O.P.R. Engineering
 I certify that a) I am the owner of the property indicated under the information on this application, b) I will hire a licensed OWTS installer to install the system proposed herein, c) the system will be installed in strict accordance with this application, d) I will hire and retain the licensed OWTS designer of record to witness and inspect the installation of the system, e) I assume all responsibility for the truth and accuracy of this application and all liability and responsibility for any improper installations of the system on this site and agree to hold the RIDEM harmless from any and all claims relating whatsoever to the system. In the case of a transfer application, I acknowledge that the permit application and plans previously approved and accompanying this application are the operative documents subject to certification.

OWNER INFORMATION
 Biancazo Eileen do Douglas Fernandes LTD
 LAST NAME FIRST NAME M.I.
 P.O. Box 385 Wakefield 02880
 NO. STREET CITY/TOWN ZIP CODE

Owner's Phone Number _____
 Owner's Email _____
 Owner(s) Signature [Signature]

RIDEM APPLICATION HISTORY

PREVIOUS SITE TESTING YES NO APPLICATION # 2032-1432
 DEPTH TO APPROVED WATER TABLE 8' HOW DETERMINED SEV
 TEST HOLE # 202 DATE EXCAVATED 2/22/21 WETLANDS within 200' OF OWTS YES NO
 WETLAND DETERMINATION YES NO RIDEM FILE # _____ DATE 1/1
 LARGE SYSTEM YES NO OCI FILE # IF APPLICABLE Environmental Management

PERMIT APPROVAL SECTION: DO NOT WRITE BELOW THIS LINE

Based upon the representations of the owner and the owner's agents, including the representations of the owner's OWTS designer, and the truth and accuracy of all information submitted, this application for an OWTS is hereby approved. The RIDEM assumes no responsibility or liability for the future safe operation or maintenance of the proposed system, of the fitness or suitability of the system to the site, nor does it assume any responsibility for the accuracy or truth of the owner's or the owner's agent's representations. This approval is subject to future suspension or revocation in the event that subsequent examination reveals any data indicated on any application, form, submittal, plan or sketch to be incorrect or not in compliance with the RULES or any conditions of the site and such that the approved design is not in accordance with the RULES, or in the event that the system does not adequately treat wastewater to waters of the State or fails to operate satisfactorily in any other manner.

IMPORTANT: Additional terms of approval as circled

- Bottom of leaching area excavation must be inspected by the RIDEM prior to placement of any gravel or stone.
- System installation must be inspected by RIDEM prior to covering any component of the system with backfill.
- Applicant shall comply with all requirements, conditions and stipulations of this permit approved on 06/10/21.
- Joint Permit Designer of record must contact RIDEM prior to start of any site construction.
- A/E Technology and/or installation operation or maintenance requirements may apply (see A/E Technology Certification).
- Copy of this form and Operation/Maintenance contract must be filed in and in compliance with the permit conditions.
- Proposed construction shall comply with Coastal Zone Management Act (16 CFR 301.60-69.6) and the Coastal Zone Management Council.
- Permit application and permit conditions must be inspected prior to start of construction.
- Transfer of original permit for all applicable conditions.

DESIGN INFORMATION
 BUILDING USE: Residential Commercial JUN 15 2021
 Other _____
 WATER SUPPLY: public water public well private well
 # OF DESIGN UNITS 4 Bedrooms (68) Office of Water Resources
 UNIT DESIGN FLOW 115 gallons per 24 (unit) TOTAL DAILY FLOW 460 gallons
 TANK SIZE 2,000 gallons DESIGN LOADING RATE 2.1 gpd/sf
 MINIMUM REQUIRED LEACHFIELD AREA 220 square feet
 LEACHFIELD TYPE Ground Jol Treatment System (GST 6218)
 TOTAL AREA OF LEACHFIELD PROVIDED 248 square feet

Signature of RIDEM Official [Signature] Date of Approval 9/10/21 Date of Expiration 7/10/26

OCT 28 2021

COASTAL RESOURCES MANAGEMENT COUNCIL

OWNER

MA MIT SF

ONSITE WASTEWATER TREATMENT SYSTEM CONSTRUCTION PERMIT

www.n.i.gov/septic

FOR RIDER USE ONLY

APPLICATION No. 9130-089 DATE RECEIVED 6/15/21 AMOUNT RECEIVED \$ 300 CHECK # 1035 NOTE 03A

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

CERTIFICATION

- NEW BUILDING CONSTRUCTION
- ALTERATION
- REPAIR
- TRANSFER

- A/E TECHNOLOGY TYPE Ax-20
w/ GST
- VARIANCE
- REDESIGN
- JOINT OWTS / WETLANDS PD

I, Jacob Crankshank (print), the undersigned licensed OWTS designer, certify that I prepared this application and accompanying forms, submittals, plans and sketches in accordance with the RULES of the RIDEM pertaining to OWTS and that all the information provided on this application and accompanying forms, submittals, plans and sketches is true and accurate.

Designer's Signature [Signature] License # 13362

Designer's Email crankshank@diptek-eng.com Phone # 401-943-1000

Business/Company Name DiPtek Engineering

I certify that a) I am the owner of the property indicated under the site information on this application, b) I will hire a licensed OWTS installer to install the system proposed herein, c) the system will be installed in strict accordance with this application, d) I will hire and retain the licensed OWTS designer of record to witness and inspect the installation of the system, e) I assume all responsibility for the truth and accuracy of this application and all liability and responsibility for any improper installations of the system on this site and agree to hold the RIDEM harmless from any and all claims relating whatsoever to the system. In the case of a transfer application, I acknowledge that the permit application and plans previously approved and accompanying this application are the operative documents subject to certification.

Owner's Phone Number _____

Owner's Email _____

Owner(s) Signature Eileen Bunnings

SITE INFORMATION

NO. STREET Madruick Beach Road CITY/TOWN South Kingstown POLE # _____
 PLAT NUMBER 92-2 LOT NUMBER 56 SUBDIVISION LOT NUMBER 566
 LOT SIZE 4.767 SFI/ACRES _____
 SUBDIVISION NAME Madruick Beach Cordos
 SUBDIVISION SITE SUITABILITY CERTIFICATION # N/A

OWNER INFORMATION

LAST NAME Bunnings FIRST NAME Eileen M.I. do
 NO. STREET P.O. Box 385 CITY/TOWN Wakefield ZIP CODE 02880

RIDEM APPLICATION HISTORY

PREVIOUS SITE TESTING YES NO APPLICATION # 2022-1432
 DEPTH TO APPROVED WATER TABLE 8' HOW DETERMINED SFV
 TEST HOLE # 21-7 DATE EXCAVATED 2/21/21 WETLANDS within 200' OF OWTS YES NO
 WETLAND DETERMINATION YES NO RIDEM FILE # _____ DATE _____
 LARGE SYSTEM YES NO OCI FILE # IF APPLICABLE _____

DESIGN INFORMATION

BUILDING USE: Residential Commercial Other _____
 WATER SUPPLY: public water public well private well
 # OF DESIGN UNITS 4 Bedroom (B2)
 UNIT DESIGN FLOW 115 gallons per B₂ (unit) TOTAL DAILY FLOW 460 gallons
 TANK SIZE 2,000 gallons DESIGN LOADING RATE 2.1 gpd/sf
 MINIMUM REQUIRED LEACHFIELD AREA 210 square feet
 LEACHFIELD TYPE Gravel Sand Treatment System (GST 6218)
 TOTAL AREA OF LEACHFIELD PROVIDED 248 square feet

PERMIT APPROVAL SECTION: DO NOT WRITE BELOW THIS LINE

Based upon the representations of the owner and the owner's agents, including the representations of the owner's OWTS designer, and the truth and accuracy of all information submitted, this application for an OWTS is hereby approved. The RIDEM assumes no responsibility or liability for the future safe operation or maintenance of the aforesaid system, of the fitness or suitability of the system to this site, nor does it assume any responsibility for the accuracy and truth of the owner's, or the owner's agent's representations. This approval is subject to future suspension or revocation in the event that subsequent examination reveals any data indicated on any application, form, submittal, plan or sketch to be incorrect, or not in compliance with the RULES or any conditions of the site are such that the approved design is not in accordance with the RULES, or in the event that the system discharges inadequately treated wastewater to waters of the State or fails to operate satisfactorily in any other manner.

IMPORTANT: Additional terms of approval as circled.

- 1. Bottom of leaching area excavation must be inspected by the RIDEM prior to placement of any gravel or stone.
- 2. System installation must be inspected by RIDEM prior to covering any component of the system with backfill.
- 3. All pertinent shall comply with all requirements, conditions and applicable ordinances of the town of South Kingstown.
- 4. Joint Permit Designer of record must contact RIDEM prior to start of any site construction.
- 5. A/E Technology additional installation, operation or maintenance requirements must be met (see A/E Technology Certification).
- 6. Copy of this form and Operation/Maintenance contract must be filed in land evidence records prior to commencement of proposed construction falls within "Coastal Zone". Contact Rhode Island Coastal Resources Management Council.
- 7. Proper erosion and sedimentation controls must be installed prior to start of construction.
- 8. Transfer: See original permit for all applicable conditions.

40 gpd per meter
No plantation drains
CRP (biomaterial) required

Signature of RIDEM Official [Signature] Date of Approval 7/21/21 Date of Expiration 7/21/26

OWNER

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 OCT 28 2021
 COASTAL RESOURCES
 MANAGEMENT COUNCIL



RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ON-SITE WASTEWATER TREATMENT SYSTEM CONSTRUCTION PERMIT

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FOR RIDEM USE ONLY

APPLICATION NO. 133 DATE RECEIVED 10/12/21 AMOUNT RECEIVED \$ 300⁰⁰ CHECK # 1030 NOTE 03A

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

- | | |
|---|---|
| <input checked="" type="checkbox"/> NEW BUILDING CONSTRUCTION | <input checked="" type="checkbox"/> A/E TECHNOLOGY TYPE <u>Ax20</u> |
| <input type="checkbox"/> ALTERATION | <input type="checkbox"/> VARIANCE <u>w/ GST</u> |
| <input type="checkbox"/> REPAIR | <input type="checkbox"/> REDESIGN |
| <input type="checkbox"/> TRANSFER | <input type="checkbox"/> JOINT OWTS / WETLANDS PD |

CERTIFICATION

I, Jakub Crikchank (print), the undersigned licensed OWTS designer, certify that I prepared this application and accompanying forms, submittals, plans and sketches in accordance with the RULES of the RIDEM pertaining to OWTS and that all the information provided on this application and accompanying forms, submittals, plans and sketches is true and accurate.

Designer's Signature [Signature] License # 13362

Designer's Email jcrukshank@diptech-ny.com Phone # 401-943-1000

Business/Company Name O. Park Engineering

I certify that a) I am the owner of the property indicated under the site information on this application, b) I will hire a licensed OWTS installer to install the system proposed herein, c) the system will be installed in strict accordance with this application, d) I will hire and retain the licensed OWTS designer of record to witness and inspect the installation of the system, e) I assume all responsibility for the truth and accuracy of this application and all liability and responsibility for any improper installations of the system on this site and agree to hold the RIDEM harmless from any and all claims relating whatsoever to the system. In the case of a transfer application, I acknowledge that the permit application and plans previously approved and accompanying this application are the operative documents subject to certification.

Owner's Phone Number _____

Owner's Email _____

Owner(s) Signature Eileen Bionco

SITE INFORMATION

NO. STREET Matunuck Beach Road CITY/TOWN South Kingstown POLE # _____
 PLAT NUMBER 92-2 LOT NUMBER 56 SUBDIVISION LOT NUMBER (Unit 182)
 LOT SIZE 4.77 SF/ACRES
 SUBDIVISION NAME Matunuck Beach Condos
 SUBDIVISION SITE SUITABILITY CERTIFICATION # N/A

OWNER INFORMATION

LAST NAME Bionco FIRST NAME Eileen M.I. c/o Douglas Futapovic LTD
 NO. STREET P.O. Box 385 CITY/TOWN Wakefield ZIP CODE 02820

RIDEM APPLICATION HISTORY

PREVIOUS SITE TESTING YES NO APPLICATION # 2032-1432
 DEPTH TO APPROVED WATER TABLE 8.0' HOW DETERMINED SEV
 TEST HOLE # 2-12 DATE EXCAVATED 2/22/21 WETLANDS within 200' OF OWTS YES NO
 WETLAND DETERMINATION YES NO RIDEM FILE # _____ DATE _____
 LARGE SYSTEM YES NO OCI FILE # IF APPLICABLE _____

DESIGN INFORMATION

BUILDING USE: Residential Commercial Environmental Management
 Other _____
 WATER SUPPLY: public water public well private well
 # OF DESIGN UNITS 4 Bedroom (BR)
 UNIT DESIGN FLOW 115 gallons per 92 (unit) TOTAL DAILY FLOW _____ gallons
 TANK SIZE 7,000 gallons DESIGN LOADING RATE 2 gpd/sf
 MINIMUM REQUIRED LEACHFIELD AREA 220 square feet
 LEACHFIELD TYPE Gravel Sand Treatment (GST 6/16)
 TOTAL AREA OF LEACHFIELD PROVIDED 748.6 square feet

PERMIT APPROVAL SECTION: DO NOT WRITE BELOW THIS LINE

Based upon the representations of the owner and the owner's agents, including the representations of the owner's OWTS designer, and the truth and accuracy of all information submitted, this application for an OWTS is hereby approved. The RIDEM assumes no responsibility or liability for the future safe operation or maintenance of the aforesaid system, of the fitness or suitability of this system to this site, nor does it assume any responsibility for the accuracy and truth of the owner's, or the owner's agent's representations. This approval is subject to future suspension or revocation in the event that subsequent examination reveals any data indicated on any application, form, submittal, plan or sketch to be incorrect, or not in compliance with the RULES or any conditions at the site are such that the approved design is not in accordance with the RULES, or in the event that the system discharges inadequately treated wastewater to waters of the State or fails to operate satisfactorily in any other manner.

IMPORTANT: Additional terms of approval as circled.

- Bottom of leaching area excavation must be inspected by the RIDEM prior to placement of any gravel or stone.
- System installation must be inspected by RIDEM prior to covering any component of the system with backfill.
- Approved shall comply with requirements, conditions and stipulations of variance(s) approved on _____.
- Joint Permit: Designer of record must contact RIDEM prior to start of any site construction.
- Any installation, operation or maintenance requirements may apply (see A/E Technology Certification).
- Copy of this form and Operation/Maintenance contract must be filed in land evidence records prior to conformance.
- Projects within "Coastal Zone": Contact Rhode Island Coastal Resources Management Council.
- Prevent erosion and sedimentation controls must be installed prior to start of construction.
- Transfer: See original permit for all applicable conditions.

10' foundation drains
 10' fill perimeter
 CRMC approval required

Signature of RIDEM Official: [Signature] Date of Approval: 7/21/21 Date of Expiration: 7/21/26

OFFICE OF WATER RESOURCES
RECEIVED
SEP 28 2021
 COASTAL RESOURCES MANAGEMENT COUNCIL