



February 20, 2023

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 request in support of the CRMC Assent application for the proposed Matunuck Beach Condos affordable housing project referenced above.

REQUEST FOR VARIANCE TO CRMC SECTION 1.1.7

Applicants request a variance to perform limited earth work within the 225' construction setback to the coastal feature including installation of drainage features including forebay and water quality basin. No structures are proposed within the setback.

Applicants submit that their request should be granted as compliance with Section 1.1.7 is met as

- (1) The proposed alterations conform with the applicable goals and policies of the CRMP as the alterations are designed with Best Management Practices (BMP) and obviate the necessity for infiltration of storm water in close proximity to the coastal feature setback;
- (2) The proposal will not result in significant adverse environmental impacts or use conflicts as demonstrated by the drainage study and calculations provided;
- (3) Due to conditions at the site maintaining the 225' construction setback cannot be met as the site is peculiarly configured (long narrow lot) with typography requiring location of the features within the 225' setback;
- (4) The modification requested is the minimum to the standards necessary to allow a reasonable use of the site as without the granting of the variance applicants would be compelled to infiltrate stormwater at the site;
- (5) The applicants have made no prior use of the site or made any previous improvements; the site being vacant demonstrates that the requested variance is not due to any prior acts of the applicants; and
- (6) Due to conditions of the site the standards cause the applicant an undue hardship. Without granting of the variance redesign of the site may not provide the most favorable drainage design



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in compliance with BMP. Applicants do not propose the construction of any dwelling structures or onsite waste water treatment systems within the 225' construction set back.

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.

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