

PLANNING COMMISSION



TOWN OF CHARLESTOWN

4540 SO. COUNTY TRAIL
CHARLESTOWN,
RHODE ISLAND 02813

Tel (401) 364-1225

Fax (401) 364-1238

BK = 480 PG = 601
INST = 00002735

October 8, 2021

TOWN OF CHARLESTOWN, R.I.
AMY ROSE WEINREICH
TOWN CLERK
Oct 08, 2021 12:32:32P

Mr. Donald W. Jackson
4772 Old Post Road, LLC
PO Box 233
Charlestown, RI 02813

RE: Summer Winds Major Cluster Subdivision; Master Plan Approval
4772 Old Post Road, Plat 7 Lot 51

Dear Mr. Jackson:

At their special meeting of October 6, 2021, the Charlestown Planning Commission completed review of the master plan application for the proposed 36 lot major subdivision off Old Post Road also designed as a cluster subdivision. The Planning Commission voted 5 to 0 to approve the master plan submission for Summer Winds, prepared by Jackson Surveying, Inc. dated November 2020, revisions date of September 7, 2021, based on the findings of fact and conditions of approval, as listed below.

Findings

- A. The proposed subdivision is consistent with the Charlestown Comprehensive Plan which was in effect at the date the application was submitted and accepted as complete;
- B. The proposed subdivision, designed as a cluster, is consistent with the Charlestown Zoning Ordinance;
- C. There will be no significant negative environmental impacts from the proposed subdivision based on the plans and information submitted, and sworn to by the applicant, with all required conditions for approval, and assuming that all required permits from the appropriate state agencies will be obtained;
- D. The proposed subdivision will not result in the creation of individual lots with physical constraints to development such that building on such lots will be impossible or impractical;

- E. All proposed lots will have adequate and permanent physical access to a public street, to be accepted into the town road system by the Charlestown Town Council;
- F. The proposed subdivision will preserve the natural terrain and drainage flow patterns to the maximum extent practicable, and will utilize stormwater management techniques that mimic natural hydrology consistent with Section 11.8 of the Charlestown Subdivision and Land Development Regulations;
- G. No individual lot is located or designed in a manner that will result in flooding on that lot;
- H. The proposed subdivision has been designed with the most economical and efficient road, utilities and land usage, assuming that all required permits will be obtained from the appropriate state agencies;
- I. The special requirements of the Charlestown Zoning Ordinance and the Charlestown Subdivision Regulations, and any rules of the RI DEM and RI CRMC, and/or any other appropriate state or federal agencies have or will be met; and
- J. Based on the information submitted, adequate public services exist to serve the proposed subdivision.

Conditions of Approval

1. The dimensions of Plat 7 Lot 47, including final lot area and road frontage, shall be included on the preliminary and final plans for Summer Winds;
2. The emergency road access shown at the end of the cul-de-sac in the southern field shall be removed from the preliminary and final plans for Summer Winds;
3. There shall be an updated open space plan submitted at the preliminary plan phase that shows in shading, with total areas included, of all upland used in the calculation of the protected open space, for visualization and management plan purposes, and confirmation that the protected open space remains in compliance with the cluster ordinance;
4. The landscaping plans shall include a staggered row of large evergreen trees in the proposed fifty-foot buffer between the new development and the lots bordering on South Arnolda Road, and similar buffering with evergreen trees shall be provided to screen other residential lots adjacent to the subdivision, including Plat 7 Lots 49 and 50, and any other lot that is not fully screened by existing natural vegetation;
5. The existing screened corridor of vegetation along Old Post Road shall be maintained;
6. Remediation shall be done as needed on individual lots to meet required depths of top soil;
7. When determining the limit of disturbance (LOD) on each lot, the specifications of Section 11.9 C.6 of the Charlestown Subdivision Regulations shall be adhered to, so as to protect existing forested and shrub areas within lots;

8. The LOD on each lot shall be marked permanently in the field, the details of which are to be finalized at the preliminary plan phase, including the method to ensure that the land areas beyond the LODs are permanently protected;
9. All trails to be abandoned shall be so marked in the field;
10. The applicant shall install permanent monuments, as necessary, at lot corners and angle points of the subdivision boundary lines;
11. The applicant shall confer with the Charlestown Public Works Department regarding road width, with consideration given to reducing the width to 22 feet, and regarding placement and construction of the road drainage facilities; and
12. The distance between the edge of the new public roads that intersect with Old Post Road and the edge of any existing or any new driveways shall be at least 25 feet.

Further approval is conditioned upon the receipt of all necessary state permits, including those for access from Old Post Road (RI DOT physical alteration permit); on-site septic disposal (DEM OWTS approval), stormwater management (DEM RIPDES permit), and an Assent from the Coastal Resources Management Council (CRMC). If state permitting results in the loss of any lots, a revised yield plan and a revised master plan shall be submitted.

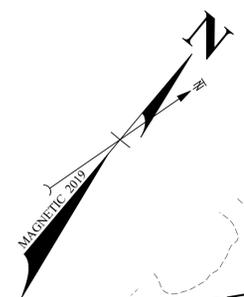
Please contact the Planning Department with any questions.

Sincerely,



Jane Weidman, AICP
Town Planner

cc Michael Kelly, Esq.
Planning Commission
David Petrarca, Jr., Esq.



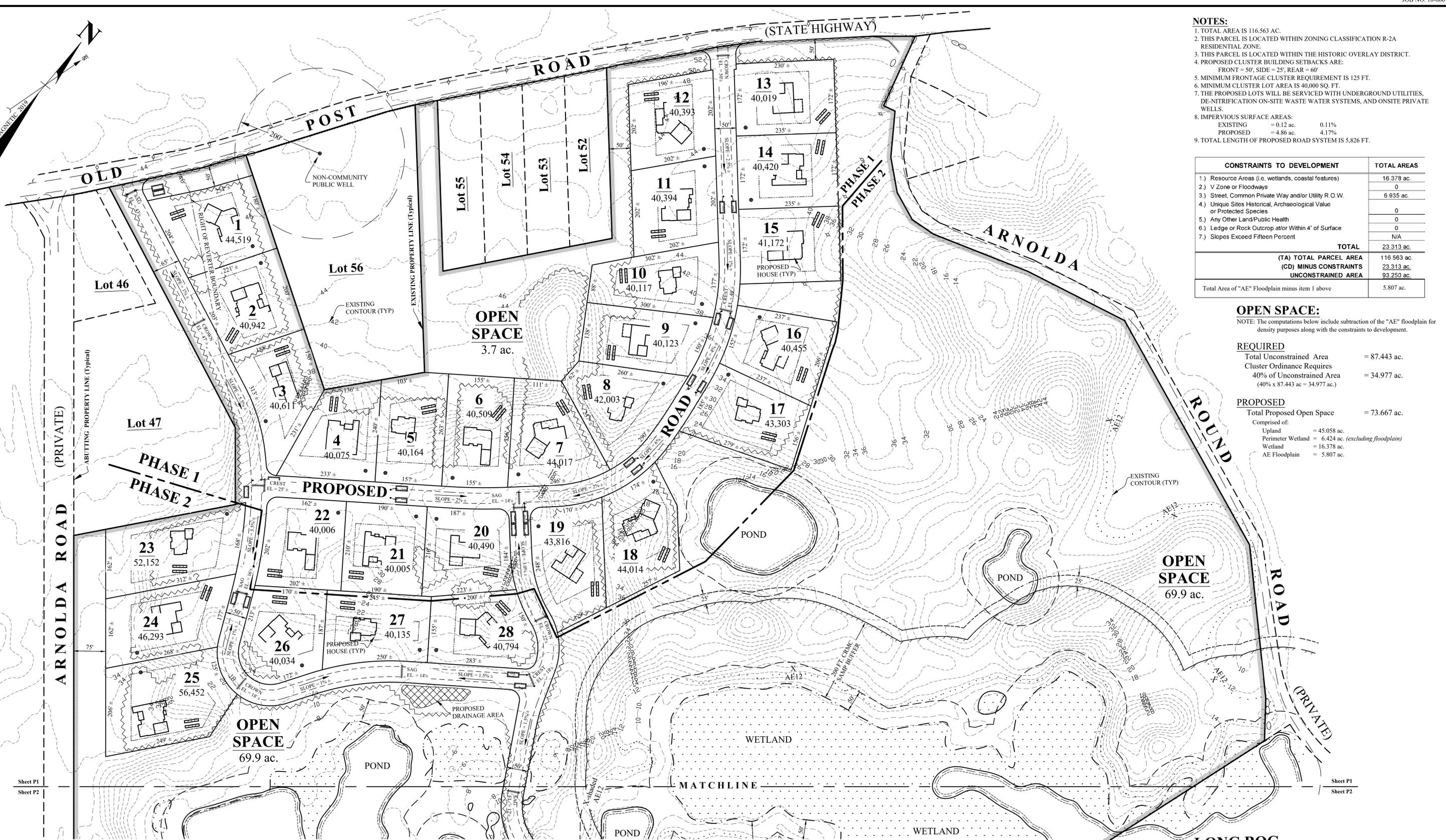
- NOTES:**
- TOTAL AREA IS 116,563 AC.
 - THIS PARCEL IS LOCATED WITHIN ZONING CLASSIFICATION R-2A RESIDENTIAL ZONE.
 - THIS PARCEL IS LOCATED WITHIN THE HISTORIC OVERLAY DISTRICT.
 - PROPOSED CLUSTER BUILDING SETBACKS ARE:
FRONT = 50', SIDE = 25', REAR = 60'
 - MINIMUM FRONTAGE CLUSTER REQUIREMENT IS 125 FT.
 - MINIMUM CLUSTER LOT AREA IS 40,000 SQ. FT.
 - THE PROPOSED LOTS WILL BE SERVICED WITH UNDERGROUND UTILITIES, DE-NITRIFICATION ON-SITE WASTE WATER SYSTEMS, AND ONSITE PRIVATE WELLS.
 - IMPERVIOUS SURFACE AREAS:
EXISTING = 0.12 ac. 0.11%
PROPOSED = 4.86 ac. 4.17%
 - TOTAL LENGTH OF PROPOSED ROAD SYSTEM IS 5,826 FT.

CONSTRAINTS TO DEVELOPMENT	TOTAL AREAS
1) Resource Areas (i.e. wetlands, coastal features)	16,379 ac.
2) V Zone or Floodways	0
3) Street, Common Private Way and/or Utility R.O.W.	6,935 ac.
4) Unique Sites Historical, Archaeological Value or Protected Species	0
5) Any Other Land/Public Health	0
6) Ledge or Rock Outcrop at/or Within 4' of Surface	N/A
7) Slopes Exceed Fifteen Percent	0
TOTAL	23,313 ac.
(TA) TOTAL PARCEL AREA	116,563 ac.
(CD) MINUS CONSTRAINTS	23,313 ac.
UNCONSTRAINED AREA	93,250 ac.
Total Area of "AE" Floodplain minus item 1 above	5,807 ac.

OPEN SPACE:
NOTE: The computations below include subtraction of the "AE" floodplain for density purposes along with the constraints to development.

REQUIRED
Total Unconstrained Area = 87,443 ac.
Cluster Ordinance Requires 40% of Unconstrained Area = 34,977 ac.
(40% x 87,443 ac = 34,977 ac.)

PROPOSED
Total Proposed Open Space = 73,667 ac.
Comprised of:
Upland = 45,058 ac.
Perimeter Wetland = 6,424 ac. (excluding floodplain)
Wetland = 16,378 ac.
AE Floodplain = 5,807 ac.

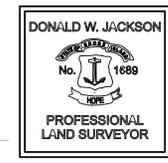


- LEGEND:**
- - - - - EDGE OF PAVEMENT OR DRIVEWAY
 - - - - - EXIST. BOUND
 - EXIST. DRILL HOLE
 - PROPOSED 2,000 SQ. FT. HOUSE
 - - - - - EDGE OF WETLAND
 - - - - - EDGE OF POND
 - +++++ PROPOSED CROWN OR SAG LOCATION FOR ROAD SYSTEM
 - ▭ PROPOSED CATCH BASIN & STORMWATER INFILTRATION AREAS
 - ~~~~~ PROPOSED LIMIT OF DISTURBANCE
 - ▭ 200 FT. CRMC SAMP BUFFER
 - ⊙ SOIL TEST PIT
 - ⊙ PROPOSED WELL
 - ▭ PROPOSED LEACHFIELD AREA
 - ▭ PROPOSED SLOPE/GRADING CONCEPT
 - — — — — EXISTING STONE WALL
 - — — — — APPROXIMATE FEMA BOUNDARY
 - EXISTING UTILITY POLE
 - - - - - PROPOSED BUILDING SETBACK

The following items as shown herein meet Class I survey standards pursuant to Section 9 of the Rules & Regulations adopted by the RI State Board of Registration for Professional Land Surveyors:
 • Planimeter Survey
 • Wetland Verification
 • Areas of Constrained Land
 • Area Computations
 • House, Well, and Septic layout
 • Road and Lot Geometry to include softbacks

This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Nov. 25, 2015 as follows:
 DATA ACCUMULATION SURVEY - CLASS III
 Vertical - CLASS V3 Topographic - CLASS T2
 Purpose: See Title and/or Content

Donald W. Jackson, PLS # 1689 COAF LS 000255



PROPOSED MASTER PLAN
SUMMER WINDS
 Lot 51 on AP 7 in Charlestown, RI
 Zoned Residential R-2

OWNER & APPLICANT
4772 Old Post Road, LLC
 P.O. Box 233, Charlestown, RI 02813

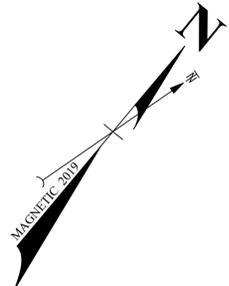
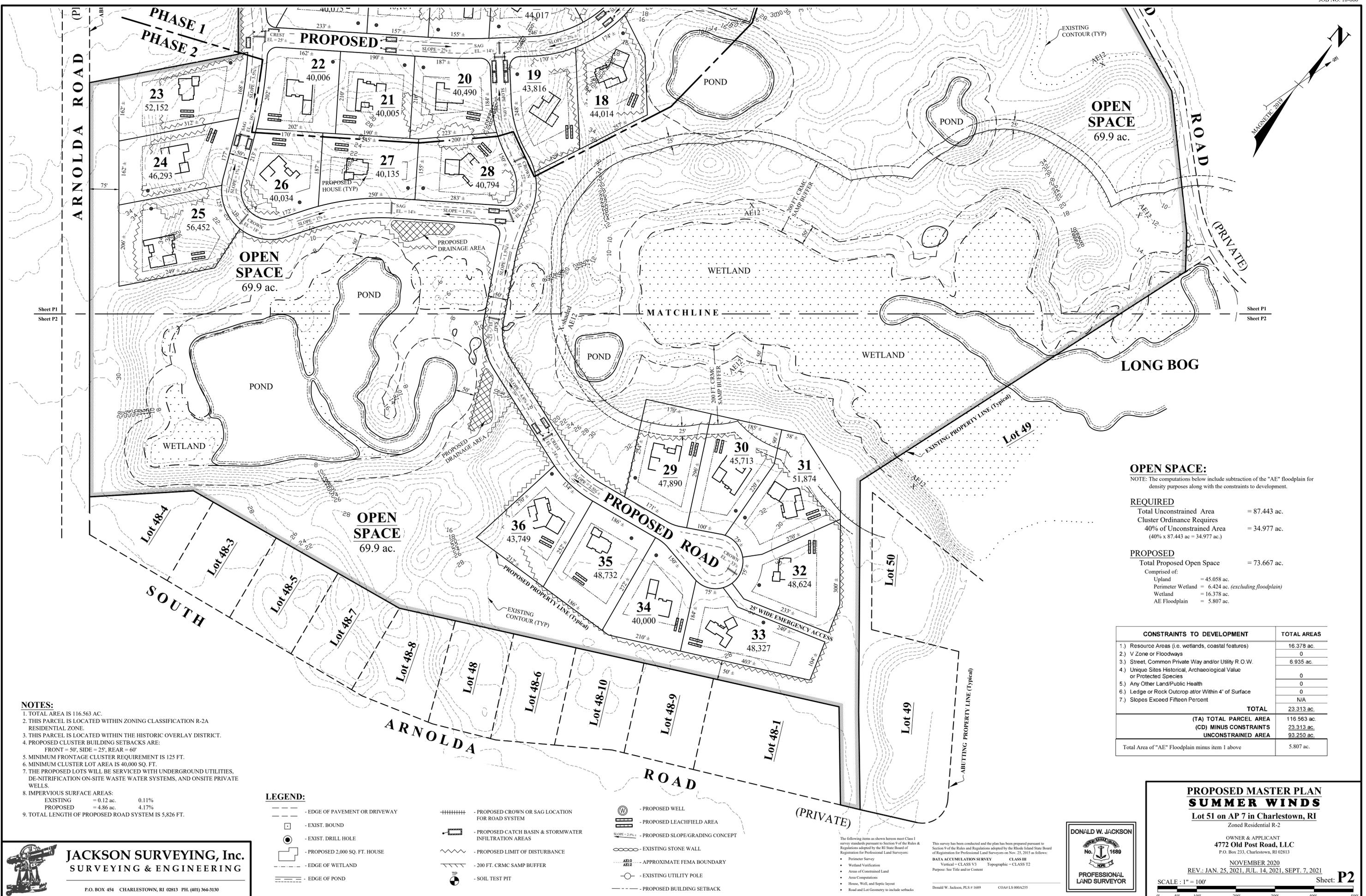
NOVEMBER 2020
 REV.: JAN. 25, 2021, JUL. 14, 2021, SEPT. 7, 2021

SCALE: 1" = 100'

Sheet: **P1**

JACKSON SURVEYING, Inc.
 SURVEYING & ENGINEERING

P.O. BOX 454 CHARLESTOWN, RI 02813 PH. (401) 364-3130



Sheet P1
Sheet P2

Sheet P1
Sheet P2

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SURVEYING & ENGINEERING

P.O. BOX 454 CHARLESTOWN, RI 02813 PH. (401) 364-3130

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Zoned Residential R-2

OWNER & APPLICANT
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P.O. Box 233, Charlestown, RI 02813

NOVEMBER 2020
REV.: JAN. 25, 2021, JUL. 14, 2021, SEPT. 7, 2021

SCALE: 1" = 100'

Sheet: **P2**



Department of Transportation
Division of Highway and Bridge Maintenance
360 Lincoln Avenue
Warwick, RI 02888

October 24, 2022

George Lenihan
PO Box 233
Charlestown RI 02813



Subject: Physical Alteration Permit Application No. **22-88**
Location: 4772 Old Post Road Charlestown RI 02813

Dear George Lenihan:

In reference to the subject Physical Alteration Permit Application (PAPA) Number 22-88 for the proposed work in Charlestown, the application package received on October 21, 2022 has been reviewed and found to meet our design requirements. The Physical Alteration Permit authorizing construction of the work within or impacting the State Highway Right-of-Way will be issued upon receipt and acceptance of the following:

- Original Insurance Certificate (Section 4.8 Insurance Requirements of the Department's Rules and Regulations for PAPA)
- Original bond in the amount of \$7,650.00 for the proposed work within or impacting the State Highway Right-of-Way (Section 4.7 Bond Requirements of the Department's Rules and Regulations for PAPA)

Please note that if all these documents are not received within three (3) years of the date of this letter, the permit application will expire and no longer be valid, requiring re-submission of the application. Please be advised that pursuant to Section 4.6 Part A of the Department's Rules and Regulations regarding Physical Alteration Permits (PAPA Manual), the collection of a new application fee with a re-submittal is required.

If you have any questions, please contact Arlene Nelson at (401) 734-4842.

THIS LETTER SHALL NOT BE CONSTRUED AS A PHYSICAL ALTERATION PERMIT AUTHORIZING CONSTRUCTION WITHIN OR IMPACTING THE STATE HIGHWAY RIGHT-OF-WAY. A PERMIT WILL NOT BE GRANTED UNTIL ALL OF THE DOCUMENTATION REQUESTED ABOVE HAS BEEN RECEIVED AND ACCEPTED.

Sincerely,

Joseph A. Bucci, P.E.
State Highway Maintenance Operations Engineer

For additional information, please see the PAPA Manual at this URL:
http://www.dot.ri.gov/documents/doingbusiness/permits/PAPA_Manual.pdf



STATE OF RHODE ISLAND

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

Mr. Raymond Coia, Chair
Coastal Resources Management Council
Stedman Government Center, 4808 Tower Hill Road
Wakefield, RI 02879

CRMC File Number: 2022-06-127

Applicant: 4772 Old Post Road LLC

Town: Charlestown

Response Date: 8/15/22

Dear Mr. Coia,

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 650-RICR-20-00-1.2.3 Areas of Historic and Archaeological Significance of the Coastal Resources Management Council. If you have any questions, please contact Charlotte Taylor, Senior Archaeologist, or Elizabeth Totten, Project Review Coordinator, at this office.

Sincerely,

Jeffrey D. Emidy
Acting Executive Director
Acting State Historic Preservation Officer

