



January 11, 2023

Mark Carruolo, Planning Director  
North Smithfield Planning Department  
83 Greene Street  
Slatersville, RI 02896

**RE: Buxton Conservation  
North Smithfield, RI**

Dear Mr. Carruolo:

On behalf of the applicant, Mr. Frank Jacques, we have prepared this letter to provide information for the Master Plan Submission. The applicant is proposing a residential development on AP 1 Lots 53 located in North Smithfield, RI. The parcel of land has approximately 237 ft of frontage on Buxton Street. The parcel has a total area of approximately 25.85 acres and is currently zoned rural agricultural (RA). The site is located west of the intersection of Cedar Mill Road and Buxton Street and Tower Hill Road off Route 146A. The adjacent areas are zoned neighborhood residential-suburban (RS), residential-urban (RU), open space (OS), mixed use (MU-2), and business-neighborhood (BN). The proposed development includes 6 (six) three-bedroom residential duplexes.

The site is currently vacant and wooded with wetland areas located in the northern and southern portions of the site. The USDA Soil Survey of Rhode Island shows the site is mainly comprised of fine sandy loams and sandy loams which are suitable for community development. The topography of the site is sloped from the high point on the southern part of the lot towards the southern wetland located at the lowest point of the site. Another high point is located in the middle of the lot sloping down towards the wetland located on the southern part of the lot. There is an existing paved/ partially paved crossing of various length across the southern wetland.

The parcel has a total suitable land area of approximately 21.16 acres. Based on the single-family minimum dimensional requirements, conventional yield plan shows that the parcel could sustain 12 single family units with each located on an individual lot. The conventional layout would occupy most of the usable area. The applicant is proposing a residential community development with a total of 6 (six), three-bedroom duplexes on the northern half of the lot while keeping the southern half as an open space/recreational area. The proposed development with a total of 6 duplex units is within the allowable density based on the provided conventional yield plan of the subject property. The planned residential community is established to encourage development of harmonious, efficient, and environmentally sound neighborhoods by promoting variety in land use, residential density, and site design through the grouping or other configuration of buildings and preservation of unique features of

the site. The duplexes are to be located on a P-loop with sufficient distance away from the wetlands so the natural ecosystems can be preserved.

The proposed conservation style development would be accessed from Buxton Street via a proposed private roadway. The applicant is proposing a 22-foot-wide pavement that narrows down to 15 feet where it crosses the wetland on the southern part of the lot. The applicant is proposing to use the wetland crossing area which was previously approved by RIDEM. Although a new application to alter will be submitted for this proposed development to RIDEM as is required. The proposed roadway intersection angle will be 66 degrees due to the wetlands and existing pathway on site, since this falls over the required 60 degree minimum no waiver will be required.

#### Open Space

The proposed open space area will occupy 12.9 acres of land, which is about 50 (fifty) percent of the site. Additionally, approximately 81 (eighty-one) percent of total open space area is considered usable. The open space area as shown on the submitted Master Plan Submission Plans will be located in the south of the property, upland of the wetland and stream on site. The area will be used for passive recreation or agriculture. The proposed stormwater Best Management Practice will be located within the open space area. The entirety of the open space area and the stormwater Best Management Practice within it will be owned and maintained by the Homeowners Association.

#### Approximate Population of Proposed Subdivision

According to the US Census 2020 database estimates, there were 5,083 households in North Smithfield with an average size of 2.42 persons per household. It is anticipated that the average household size of the proposed development will be similar to or less than that of the Town. This calculates to a total of 30 persons ( $2.42 \times 12 = 29.04$ ) for the 6 duplex homes. Data obtained from [www.census.gov](http://www.census.gov).

#### Estimated Number of School Aged Children in Proposed Subdivision

According to the RI Department of Education there is an average of 0.32 students per household in North Smithfield. It is anticipated that Buxton Development will be equal to or less than that of the Town. This calculates to a student population of 4 students ( $0.32 \times 12 = 3.81$ ). Data obtained from [www.ride.ri.gov](http://www.ride.ri.gov).

#### Waivers Requested

1. The applicant is requesting to propose no sidewalks for the proposed development due to the private limited use of the roadway.
2. The applicant is requesting to reduce the pavement width to 22' and 15' at the wetland crossing from the minimum 26' for developments serving more than 4 residential dwellings since the roadway will be a private road and reducing the pavement width will cause less impact to the wetlands on site.
3. The applicant is requesting a waiver to allow for the proposed private roadway to be 1265' which is longer than the maximum 600' length allowed. Due to site constraints there are no

no alternatives which would allow the roadway to reach the area on site which has the space for a proposed development.

The site will be serviced by community onsite wastewater treatment systems and community wells. No Public Sewer is located within the area to service the site. The project will be required to receive a RIDEM Application to Alter a Freshwater Wetland permit and a RIDEM site suitability permit.

Storm water runoff will be controlled on site through the use of low impact development site planning and design strategies. Best management practices to control storm water runoff may include grass swales, sand filters, and detention/infiltration basins. The goal of the storm water design is to control the maximum amount of storm water on site to show no net increase in storm water runoff from the pre development to post development conditions. Soil Evaluations will be completed on site in order to design and determine the best locations for drainage best management practices. The storm water system will be designed to meet the Town of North Kingstown Subdivision and Land Development Regulations and the December 2022 RIDEM Storm Water Design and Installations Standards Manual.

If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

Sincerely,  
DiPrete Engineering Associates, Inc.



Jenna Shea  
Project Manager