



# OCEAN STATE PLANNERS INC.

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**SURVEYORS • DESIGNERS**

1255 Oaklawn Avenue • Cranston, Rhode Island 02920

Telephone (401) 463-9696

April 15, 2026

Paul Guevremont, Jr.  
Planning Technician  
1675 Flat River Rd  
Coventry, RI 02816

Dear Mr. Guevremont:

This letter clarifies the waiver requests for the property shown on the plan entitled "Minor Subdivision, Pelletier Plat, A.P. 318 / Lot 60, 6 Acres of Pine Road, Coventry, RI 02816. Scale 1"=30'. Date: March 27, 2026. Prepared for: Richard Pelletier. Prepared By: Ocean State Planners, Inc. Job No. 11208".

1. We request a waiver for the OWTS approval to be submitted prior to final approval.
2. We request a waiver from the subdivision regulations regarding land suitable for development requirement. This waiver is demonstrated on plan sheet 2 of 3 in Note 3, which requires relief from the suitable land requirement from 1 acre to 0.83 acres. It is further shown on Parcel A on sheet 3, which is labeled as having 0.83 acres suitable for development. This number is the remaining area of Parcel A after subtraction the hatched area on sheet 3 containing wetlands buffer and land at a slope greater than 20%.
3. We request area relief for the minimum lot area requirement from 2 acres to 1.11 acres, as shown in Note 1 on sheet 2.
4. We request frontage relief from 225 ft. to 194.95 ft. for the proposed parcel and to 183.48 ft. for the existing parcel to remain, as shown in Note 2 on sheet 2.

Please feel free to contact me at your convenience with any questions or comments.

Best Regards,

Bradley Mitchell Bzdyra  
*Professional Land Surveyor*  
License #2556