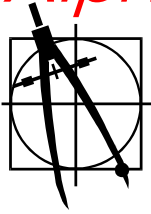


# Alpha Associates, Ltd.



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February 14, 2024

Planning Department  
Town of Coventry  
1675 Flat River Road  
Coventry, RI 02816

Re: **Minor Subdivision – Preliminary/Final Plan**  
770 Hill Farm Road  
Project Narrative  
Assessors Plat 318, Lot 120

The applicant is proposing a Minor Subdivision for Assessors Plat 318, Lot 120, subdividing the current lot into 2 residential house lots. The site is located to the east of Hill Farm Road and to the south of Shady Valley Road, the parcels northwest corner being at the intersection of those two streets. The parcel has one existing four bedroom residence on it, built in 1878. Parcel zoning is 'RR2' and will not require requests for variances.

The site is completely forested except for the area immediately around and approximately 170 feet to the east of the existing residence. Beginning at the intersection of Hill Farm Road and Shady Valley Road the parcel runs approximately 1,096 feet east along Shady Valley Road, approximately 341 feet north, approximately 994 feet northeast, approximately 1217 feet south, approximately 1020 feet east, approximately 106 feet south, approximately 898 feet east, and approximately 782 feet along Hill Farm road to the point of beginning. It contains 41.6 acres of land with 898 feet of frontage along Hill Farm Road. The topography is highest along Hill Farm Road sloping steadily to the east until it flattens out at about the centerline property as you run west to east. There are substantial wetland areas on the parcel. There are two streams that run from two points on Hill Farm Road to an area south of Shady Valley Road. The wetlands on the western half of the parcel were delineated by LSC

Environmental Consulting in January of 2022 and are shown on both the existing conditions and proposed conditions plans included in this submission. Any wetlands on the eastern half of the parcel have not been delineated at this time, as there are no plans to develop that portion of the parcel. The subdivision is composed of a variety of soils including Canton and Charlton fine sandy loams, Ridgebury Whitman and Leicester fine sandy loams, Deerfield loamy fine sand, Sutton fine sandy loam, Swansea muck, and Windsor loamy sand. All of those types have no flood potential except the Swansea muck which has a rare flood potential. The entire subdivision lies in flood zone 'X' per FEMA map number 44003C0103H, effective date 10/2/2015. The site lies within a Groundwater Protection Area. It does not lie within a Historical District or a Natural Heritage Area. The site is abutted to the east, south, and the north in part by residential lots, to the north in part by Shady Valley Road, and to the west by Hill Farm Road.

The applicant is proposing developing the existing lot into 2 residential building lots. Each of those lots meets all applicable subdivision and zoning regulations. One lot, Parcel A, will encompass the existing four bedroom residence, and will have 2.0 acres and 371.4 feet of frontage on Hill Farm Road. The remainder of the lot, Parcel B, will have 39.6 acres and 410.1 feet of frontage on Hill Farm Road.

The existing residence is in a pre-existing non-conforming condition. The proposed new lot lines for Parcel A will not increase that pre-existing non-conforming condition. Parcel A will conform to all current zoning regulations. The existing residence will continue to be served by a conventional Onsite Wastewater Treatment Systems (OWTS) and shall continue to be serviced by a private well. There shall be no encroachment into state regulated wetlands with the proposal. There are no plans currently to develop the larger Parcel B.

The estimated population post development will be the same as it was pre-development because there are no plans to build any additional residences at this time. The site lies in the Central Coventry Fire District and will require an approval letter. There will be no street creation associated with this proposal.

There will be no other development or proposed alterations due to this subdivision. Waivers from the Coventry Sub-Division Regulations concerning the provision of sidewalks, curbing, and street trees or any related construction activity is requested. This application appeared before the Coventry Planning Commission on 9-27-23, while being fully aware there are no decisions at the Pre-application phase of review, the board did not appear to have any reservations approving the application as submitted then, and now.

Thank you for reviewing this proposal and the applicant request that the Preliminary and Final Application be reviewed and approved administratively pursuant to recently enacted RIGL 45-23-38 (a)(2)

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

Sincerely,

Michael J. McCormick, PLS  
Alpha Associates, Ltd.