



DiPrete Engineering

July 31, 2024

Ms. Brianna Valcourt
Senior Planner
Cranston Planning Commission
869 Park Avenue
Cranston, Rhode Island 02910

RE: Orchard Meadows - Subdivision
1489 Pippin Orchard Road, Cranston, Rhode Island
Project #: 2953-001

Dear Ms. Valcourt,

On behalf of the applicant, we are submitting a combined Master/Preliminary Plan Submission to the Planning Commission for a proposed 5 lot single family residential subdivision called Orchard Meadows on Pippin Orchard Road, north of Laten Knight Road in Cranston, Rhode Island. The site is located at 1489 Pippin Orchard Road, Assessor's Plat 28 Lots 31 and 45 and is Zoned A80 (Single Family 80,000 sf).

Existing Conditions

The project site is currently a mix of residential and farming with a majority of the site cleared. The existing uses for each parcel are as follows: AP 28 Lot 31- Farm-Forest and includes an existing single-family home and barn, AP 28 Lot 45 - Residential Land Development and exists as mostly cleared with small sections of woods along the western and southern boundaries.

Topography

The site slopes downward from southwest to northeast with elevations at the southwest about 340' and with elevations at the northeast about 327'.

Wetlands

There are areas of wetlands on the site. One is along the northern boundary of Lot 31. A second is located along the eastern boundary of the electrical easement that crosses the site north to south. A third wetland is located in the far southwest corner on the western side of said electrical easement. There is also a small, isolated wetland located on the eastern side of Lot 45. The wetlands were delineated and flagged by Avizinis Environmental Services Inc. on 4/27/2022.

Floodplain

There is no 100-year floodplain on the majority of the property which is within Zone X (areas determined to be outside the 500-year floodplain). There is a small area of Zone A (areas of 100-year base flood elevations and flood hazard factors not determined) and Zone AE along the northern boundary of Lot 31 per FEMA Flood Insurance Rate Map44007C0294H, Map Revised October 2, 2015. All proposed disturbance is located within Zone X.

RIDEM Natural Heritage Area

A small area of the southern portion of the site is located within the Natural Heritage Area as defined by RIDEM. We have received correspondence from RIDEM stating this area's concern is the Long or Northern Beech-fern. This correspondence with RIDEM has been included within the submission package.

Soils

Per Natural Resources Conservation Service's "Soil Survey of Rhode Island", the underlying soils in the vicinity of the proposed development are:

- EfA*** ENFIELD SILT LOAM, 0 TO 3 PERCENT SLOPES
- Rf** RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
- Ru** RUMNEY FINE SANDY LOAM
- WhA*** WOODBRIDGE FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
- WhB*** WOODBRIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES

NOTE: *PRIME FARMLAND

Historic/Archeological Significance

The project was submitted to RIHPHC for review who recommended an archaeological survey be conducted prior to any ground disturbance to determine if Native American artifacts are still present on the property. (RIHPHC letter included with the submission package)

A Phase I Archaeology Survey has since been completed by Public Archaeology Laboratory (PAL) within the proposed disturbance area on site. The testing was conducted August 28- September 1, 2023 under RIHPHC Archaeological Permit No. 23-11 issued on August 16, 2023. Based upon the completion of their study, PAL recommends all of the archaeological materials recovered from the development area are not eligible for listing in the National Register and no additional archaeological investigations will be necessary. (PAL Phase I Archaeology Survey included with the submission package)

Proposed Development Overview

The Orchard Meadows residential subdivision proposes 5 single-family residential lots with no roadway creation. In addition to the 5 residential lots, the development proposes approximately 7 acres of public open space with access through an easement from Pippin Orchard Road (along the southern property line of proposed Lots 1 and 4). Lots 1-4 propose new homes each with frontage on Pippin Orchard Rd. Lot 5 includes an existing home with an existing On-Site Wastewater Treatment System and existing well which will both continue to service the home. Additionally, lot 5 will remain accessed by the existing Right-of-Way it currently utilizes and no improvements to the existing asphalt access drive are proposed as a part of this application. The proposed disturbance for the development will only include lot 1-4 areas since there is no proposed disturbance within the proposed open space area, lot 5, and lot 5's existing access Right-of-Way.

- Previous Master Plan Approval - Approved December 16, 2022 (Amended Decision Letter dated December 28, 2022) for 6 single family residential lots, 2 of which are existing homes to remain, with a new public roadway. The previous approval was granted as an RPD (Residential Planning District) based off the previously provided yield plan for the project site. We have since revised the site layout as described below. This revised layout has been submitted and presented as a Pre-Application to the planning commission under Unified Development Review.
- Design Re-Evaluation - We met with the applicant to discuss the economic feasibility of constructing a public roadway for 6 lots (two of which are currently accessed by an existing gravel drive). We explored options for re-working the site layout to minimize public infrastructure costs and eliminating the public roadway while achieving the same project density goal of 5 lots. We believe this has been achieved by the new proposed plan provided with this submission. Please note, AP 28 Lot 10 which includes an existing home will no longer be included in the proposed development's application since this lot and its access will remain in existing condition.
- Lot Design - The proposed layout for the "rear lots" with reduced frontage allows the same density as the previously approved configuration. Relief will be requested for Lots 1 and 2 for the proposed 150' frontage, which allows space for the private driveways for Lots 3 and 4. Lots 3 and 4 are proposed in a hockey stick lot configuration with 20' frontage on Pippin Orchard Road containing a private driveway for each. Lot 5 will not need any relief and will remain accessed by the existing paved driveway. Relief will also be requested for the required minimum lot area of Lots 1-4 from the required 80,000 SF minimum for the A80 zone. All building setbacks as required by the A80 zone have been complied with. This new configuration allows for the applicant to eliminate the need for additional public roadway, yielding less city maintenance cost, less stormwater runoff due to a reduction in impervious cover, and less visual impact for rural western Cranston.
- Open Space - Although no longer required for this application, the applicant proposes to provide the minimum Open Space area as required for a RPD Subdivision as a part of this development. The provided open space includes access from Pippin Orchard Road through an access easement along the southern property line of Lot 1 and 4. The public open space will remain in existing conditions for passive recreation purposes.
- Utilities - Proposed lots 1 – 4 will be serviced by public sewer. Residential lot 5 has an existing OWTS which will remain in place. Veolia has confirmed that sewer does appear to be available for this site and has provided Cranston DPW with a letter for review. Each sewer service line proposes an E/1 Grinder Pump which allows the service lines to connect into the existing force main located on Pippin Orchard Road. The water service for Lots 1 - 4 includes proposed home service connections to the existing 16" water main on Pippin Orchard Road. Lot 5 will retain its existing private well. A letter of water service availability has been provided from Providence Water along with this preliminary plan submission package. There is an existing hydrant located approximately 460' south of the proposed roadway on Pippin Orchard Road and we will work with the local fire department to ensure this is adequate.

- Drainage - Each proposed home's footprint is approximately 2,880 SF, and runoff will be treated by individual rain gardens, with rain gutters routed to each rain garden using an underground roof leader system. Section C, Table 7 of the *State of Rhode Island Stormwater Management Guidance for Individual Single-Family Residential Lot Development* document was utilized when sizing the rain gardens; calculations are detailed on the design plans. Driveways have been designed as the following: permeable pavement or permeable pavers (Lots 3 and 4), and standard asphalt pavement graded to rain gardens (Lots 1 and 2). Note that Lots 1 and 2 have larger rain gardens, as their driveways will be graded to their respective lot's rain garden.
- Phasing – The four proposed homes are to be built individually, as lots are sold.
- State Permitting – The project will be submitted for review by the RIDEM Wetlands Program and approval will be provided prior to Final Plan. Additionally, the project will be subject to a RIDOT PAP review since Pippin Orchard Rd is a state road. This approval will also be provided prior to Final Plan.
- Relief Requested- Unified Development Review

- The applicant is requesting relief from 17.20.120 Schedule of Intensity Regulations (A-80 Zone)

- Minimum Lot Area- Required 80,000 SF

Lot	Area Provided (Usable Area) SF
1	36,970
2	36,092
3	47,614
4	45,156

- Minimum Lot width and frontage- Required 200'

Lot	Frontage Provided (Feet)
1	150
2	150
3	20
4	20

In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that the relief sought is minimal to the reasonable enjoyment of the permitted use to which the proposed property is devoted. The fact that a use may be more valuable after the relief is granted shall not be grounds for relief.

We look forward to presenting and further discussing with the Planning Commission at the Preliminary meeting for this proposed development.

Sincerely,
DiPrete Engineering Associates, Inc.

A handwritten signature in black ink, appearing to read 'Jenna Shea', written in a cursive style.

Jenna Shea
Project Manager
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