

Town of Richmond, Rhode Island

5 Richmond Townhouse Road, Wyoming, RI 02898 www.richmondri.com

Date: February 28, 2023 To: Planning Board

From: Shaun Lacey, AICP, Town Planner

STAFF REPORT

Master Plan application of Punchbowl Development Corp., 43 Broad Street, Westerly, RI 02891 for a proposed eight-lot major conservation development located on Punchbowl Trail (no address)

*Plat/Lot: 5E/5

*Address: Punchbowl Trail (no address)

*Zone: Residential R-2

*Acreage: 19.48 acres (suitable land for development)

*Current Use: Vacant

*Proposed Use: Eight-lot major conservation development

*Owner & Applicant: Punchbowl Development Corp./Natalie P. Cornish Irrevocable Trust

Recommended Board Action

Continue the Master Plan application to March 28, 2023, subject to direction. Alternatively, the Board may direct staff to prepare a draft decision to be reviewed at a future meeting.

Project Overview

The applicant proposes to subdivide a property located on Punchbowl Trail (AP 5E/5) and create eight single-family residential lots in the form of a conservation development. Each single-family residential lot resulting from the conservation development would be accessed from a new road created from Punchbowl Trail, terminating in a cul-de-sac. Since the project creates more than five residential lots, it is subject to the Town's inclusionary zoning requirement, in which at least 15 percent of all dwelling units (in this case two units) must be set aside for low- or moderate-income households. The project also proposes to use a portion of the conservation development open space for agricultural activities (vineyard).

The project is classified as a major subdivision, resulting in four stages of review; Preapplication, Master Plan, Preliminary Plan and Final Plan. Pre-application review occurred on June 28, 2022. Site walks at the subject property and at a nearby property belonging to the project applicant occurred on July 16, 2022. The meeting minutes from the June 28, 2022 Planning Board meeting and July 16, 2022 site walks are attached for reference. The Master Plan application filing was deemed complete on February 6, 2023.

The property is a 19.61-acre parcel along Punchbowl Trail. Of the 19.61 acres in total area, approximately 19.48 acres are suitable for development. The site is vacant and heavily wooded and abuts Richmond Rural Preservation Land Trust property (Crawley Preserve) to the north. Most of the property is located within an Aquifer Overlay District. A small wetland is located at the center of the property near the street. The site slopes downwards from west to east, with steep inclines found along the north of the property. Variations of Canton and Charlton soils are found across the entire site. A recent survey of the property indicates minor encroachments related to fencing and a storage shed associated with the abutting properties to the west. The site and surrounding areas to the east, west and south are zoned R-2 (single-family, residential). Crawley Preserve, located to the north of the property, is zoned COS (conservation/open space). The Future Land Use Map for the site and nearby vicinity is designated Medium Density Residential and Protected Open Space.

Master Plan Proposal and Analysis

Section 4.1.2.1 of the Land Development and Subdivision Regulations require subdivisions to be designed as a Conservation Development unless the Planning Board finds that a conventional design would be more appropriate because of the location or characteristics of the site or the proposed use(s). The proposal – known as Vineyard Hills – provides a yield plan that demonstrates the feasibility of creating eight residential lots. The resulting conservation development design concept proposes a total of eight buildable lots consolidated along a new road, with the remaining land dedicated towards open space. The prevailing objectives of a conservation development include the following:

- a) To conserve large contiguous areas of open land;
- b) To preserve historical and archaeological resources and scenic views;
- c) To provide greater design flexibility and efficiency in siting of buildings and infrastructure in order to reduce length of streets and the amount of impervious surfaces;
- d) To provide for a diversity of lot sizes, building densities, and housing choices to accommodate a variety of residential preferences, so that the population diversity of the community may be maintained;
- e) To implement municipal policies to conserve a variety of irreplaceable and environmentally important resources identified in the comprehensive plan;
- f) To provide reasonable incentives for the creation of greenway systems;
- f) To implement land use, transportation and community service policies identified in the Comprehensive Plan;

- g) To protect areas with productive agricultural soils for continued or future agricultural use by conserving blocks of land large enough to allow for efficient farm operations; and
- i) To create neighborhoods with direct visual and physical access to open land.

The applicant proposes to operate a vineyard within the open space, covering approximately five acres to the north of the residential lots. The vineyard would provide a setback of 50 feet from the adjoining north, east and west property boundaries. An 864-square-foot structure associated with vineyard operations is also proposed 50 feet from the west property boundary.

Major subdivisions require that newly-created streets be publicly owned and maintained, and provide two points of vehicular access from a connecting street for the health, safety, and welfare of its residents. The proposal provides a new road that terminates at a cul-de-sac. A 20-foot-wide access road extends from the end of the cul-de-sac to accommodate emergency vehicles entering from Punchbowl Trail and farming operations associated with the proposed vineyard within the open space. The new street is proposed to be privately-owned and maintained, requiring a waiver by the Planning Board.

Each proposed lot for residential development ranges between 0.56 and 1.2 acres, exceeding the minimum site area (10,000 square feet) prescribed under the conservation development regulations (Chapter 18.41 of the Zoning Ordinance). Proposed Lots 4 and 5 as shown on the plans do not provide the minimum lot frontage of 80 feet; however, the Planning Board is permitted to reduce the frontage of any lot to as little as 20 feet if it is determined that that the reduction in lot frontage is appropriate for the site and design concept. Each new lot would accommodate a single-family residential dwelling that includes a private driveway, well and septic system. By code, conservation developments must set aside a minimum of 60 percent of the land suitable for development as open space. The proposal dedicates just over 12 acres of land - or 63 percent of the land suitable for development - towards open space. The proposed limit of disturbance, which includes the roadways, eight residential lots, and portion of open space related to the proposed vineyard, totals 12.3 acres.

To comply with the Town's inclusionary zoning requirements, the project sets aside 15 percent of the total number of dwelling units – in this case two units – to be affordable. The development proposal integrates the low- or moderate-income units throughout the project area, as shown on Lots 6 and 8 of the plans.

In accordance with Section 4.1.5 of the Land Development and Subdivision Regulations and Chapter 18.38.040 of the Zoning Ordinance, the Planning Board determines the use, management, and maintenance of open space areas within land development and conservation development projects. Section 4.1.5.2 of the Land Development and Subdivision Regulations states that the natural contours of the land, existing natural vegetation, and significant natural or man-made features shall be maintained to the greatest extent possible. Open space may be disturbed to create or enhance landscaped areas, parks,

recreation, conservation, forestry, or wildlife habitat only with Planning Board approval, and any such alteration shall be shown on the Final Plan. Open space may be owned by the residents of the lots or units in the development, by a nonprofit conservation entity, by a governmental body, by an individual(s), or by a business entity. Clarification on the way the dedicated open space will be maintained and owned must be clarified at the time that a Preliminary Plan application is filed.

Requested Relief and Waivers from the Land Development and Subdivision Regulations
The applicant is proposing the following waiver from the Land Development and Subdivision Regulations as related to the Master Plan application:

 Waiver from Section 13.6.3 Private Streets to allow the newly-created street that serves the conservation development to be held in private ownership where only public streets are permitted.

The Public Works Department supports the waiver request. Although the Land Development and Subdivision Regulations require that all roads within a major land development are accepted as public streets, the request to privatize the roadway within the development would assist in minimizing the impact on town services.

Pre-application Review Comments

At the time of pre-application review, staff noted that the project may not be compliant with Fire Code standards for vehicular access. Fire Department staff has confirmed that the roadway and secondary means of access complies with the Fire Code. The Department of Public Works raised a concern that the cul-de-sac was not acceptable in accordance with Section 13.6.2 of the Land Development and Subdivision Regulations, in that dead-end streets are not permitted in major land developments. Although the secondary means of access to the development from Punchbowl Trail resolves that initial concern, the roadway increases the project's limit of disturbance and extends through portions of the open space. The Department of Public Works also noted that the development could exacerbate deteriorating roadway conditions along Punchbowl Trail and suggested that the applicant perform off-site improvements to mitigate those impacts. In consultation with the Town Solicitor, the Planning Board has the authority to impose off-site improvements, but must clearly document the extent of that impact prior to imposing such improvements at the time of Preliminary Plan review. Should the Master Plan application be approved, staff will prepare an off-site improvement plan for review and consideration at the Preliminary Plan review stage.

Planning Department staff noted at the time of pre-application review that the project would benefit by reducing the number of lots to five or less, which would help minimize the limit of disturbance on the land. The reclassification of the project from a major subdivision to a minor subdivision would also result in an exemption from the inclusionary zoning regulations and permit the proposed roadway to be held in private ownership without the benefit of a wavier by the Planning Board. The applicant has taken staff's comments into consideration, but has not revised the plans substantially since the time of pre-application review.

Board members reviewed the proposal to use portions of the open space for viniculture activities. The vineyard would provide operational support for a nearby winery located on Beaver River Road. While the Board acknowledged that agriculture uses could be permitted within conservation developments, the Board may use its discretion in determining what activities may or may not be allowed in the open space. Members of the Board questioned if the proposed vineyard met the intent of the conservation development regulations, as the vegetative clearing for the vineyard would largely offset the goal of preserving as much of the existing environment as possible. Board members visited a vineyard belonging to the project applicant to better understand the nature of grape-growing on July 16, 2022.

Summary

Section 4.1.5.2 of the Land Development and Subdivision Regulations states that the natural contours of the land, existing natural vegetation, and significant natural or man-made features associated with conservation developments shall be maintained to the greatest extent possible. Open space may be disturbed to create or enhance landscaped areas, parks, recreation, conservation, forestry, or wildlife habitat only with Planning Board approval. As proposed, the combination of the lots, roadway infrastructure, and land dedicated for viniculture results in most of the suitable land impacted by development. The limit of disturbance associated with the proposal covers 12 acres of the 20-acre site and tests the conservation development objectives promulgated in Chapter 18.41.010 of the Zoning Ordinance and Section 4.1.1.2 of the Land Development and Subdivision Regulations.

Although the Board may permit agriculture activities within the open space, the vineyard would require extensive vegetative clearing and would not meet the objective of maintaining the open space in its existing condition to the greatest extent possible. Staff therefore recommends that the project be continued to March 28, 2023, subject to the following direction:

• Redesign the proposal by reducing the limit of disturbance on the land. This may be achieved through a reduction of the number of lots proposed, an increase in perimeter buffering to all adjoining properties, a reduction or elimination of the area dedicated for viniculture, or a combination thereof.

Upon receiving the revised plans, staff will reconvene with the Planning Board to review the updated Master Plan application. Alternatively, the Board may direct staff to prepare a draft written decision to be reviewed and accepted at a later meeting date.

Correspondence

Communications were received from several residents who expressed concerns related to the anticipated traffic, noise, impact on roads, water usage, grading and drainage, vegetative clearing, and use of open space as related to the proposal. The compiled correspondence is attached for reference.

Attachments:

- 1. Planning Board meeting minutes dated June 28, 2022
- 2. Planning Board site walk minutes dated July 16, 2022 (two sets of minutes)
- 3. Master Plan application dated February 2, 2023
- 4. Application Notification List
- 5. Owner's Authorization Form
- 6. Project Narrative dated January 17, 2023
- 7. Annotated Master Plan Checklist for Major Land Development Projects
- 8. Property Abutters Map and List
- 9. Fiscal Impact Analysis
- 10. RIDEM Site Evaluation Forms
- 11. Plans entitled "Master Plan Set for Vineyard Hills" prepared by American Engineering Inc. dated January 16, 2023 (six sheets)
- 12. Correspondence compiled as of February 22, 2023

Click to view the entire meeting or click any video icon below to jump to that section of the meeting.

PLANNING BOARD MEETING MINUTES June 28, 2022 – 6:30 PM

Present were: Chair Phil Damicis, Vice Chair Nancy Hess, Secretary Andrea Baranyk, Dan Madnick

Not Present: Gary Parker, Travis Putnam

Richmond Staff Present: Town Planner Shaun Lacey, Town Solicitor Karen Ellsworth, Clerk Samantha Patton

A. Call to Order

The meeting was called to order at 6:41 p.m. by Chair Damicis.

- B. Minutes
 - 1) April 26, 2022
- D. Madnick moved to approve the minutes of April 26, 2022 as amended. A. Baranyk seconded the motion. All ayes.
 - 2) May 24, 2022
- N. Hess moved to approve the minutes of May 24, 2022 as amended. D. Madnick seconded the motion. All ayes.
 - 3) May 28, 2022
- D. Madnick moved to approve the minutes of May 28, 2022 as written. N. Hess seconded the motion. All ayes.
- C. New Business
 - 1) <u>Pre-application</u> of Punchbowl Development Corp., 43 Broad Street, Westerly, RI 02891 for a proposed eight-lot major conservation development located on Punchbowl Trail (no address), AP 5E Lot 5, zoned R-2
- S. Lacey said a preapplication has been received for an eight-lot subdivision on Punchbowl Trail. It is currently vacant, and has not obtained a formal address yet, but is designated as AP 5E, Lot 5. He said the proposal is for eight residential single-family dwellings through the creation of a private cul de sac. The remaining land would be privately owned open space. Conceptually, the applicant is proposing a fraction of the open space to be utilized as a vineyard. The vineyard would provide grapes for a local vineyard located on Beaver River Road. He stated because the proposal includes more than five lots, the project is considered a major subdivision and will require four stages of review. The project is subject to the Town's inclusionary zoning ordinance which mandates that 15% or more of the units are

to be designated as affordable units. He stated that two units would have to be designated as the affordable units to meet this requirement. He further explained that in order for this project to proceed, some waivers are requested from the Planning Board. One being a waiver from the subdivision regulations requiring the road to be a public road, as it is proposed to be privately owned and maintained. The second waiver is regarding the secondary means of access. He stated that dead-end streets, and cul-de-sac developments are typically allowed when there are five lots or less. The cul-de-sac noted on the plans is currently insufficient per the fire code regulations.

P. Damicis stated that the application is at the preapplication stage of the process. The applicant will explain the general concept of the proposal this evening, and then the Board will schedule a site walk of the property. There will be opportunity for the public to make comments as the project develops.

Attorney Steven Surdut, Law Offices of Sean C. Donohue, representing the applicant, informed the Board that they invited the abutting property owners to the site and to the meeting held tonight. He said through his research, this is his first encounter with the proposed open space being used actively for agriculture; whereas, most conserved open space for other developments usually go dormant. He explained the applicants are working on properly structuring an access road, installing a mailbox area, and a bus stop area.

Patrick Freeman, Registered Professional Engineer License No. 13125, ARM Engineering, stated he is present for the preapplication review of Vineyard Hills. He stated a Class 1 survey has been completed on the parcel. Each of the eight residential lots range from 0.57 to 1.2 acres in size with the open space obtaining 12.33 acres. He informed the Board that the cul de sac on the plan is represented as 35 feet but it is incorrect, and is actually 70 feet. One access point is provided and a waiver is presented to utilize the cul de sac instead.

N. Hess said she is concerned about the comments received from the Public Works Director concerning the condition of Punchbowl Trail. She reviewed the plans and found that the street right-of-way abuts the wetland, and notified the other Board Members and applicant that the wetland regulations have changed as of July 1st. The rear of the property is completely wooded, and she did not find any grading, or clearing details in the plans provided. She has recommended a buffer of some kind abutting the Land Trust property. The emergency access is a concern as it will encroach on a community wellhead. The emergency access goes around and cuts through the 100-foot buffer on the west side of the property. She would like a consensus from the Board regarding a site walk before any decisions are made on the preapplication.

- P. Damicis said a site walk is usually required for a conservation development. Based on the site walk it can be determined what is worth conserving.
- N. Hess said she would prefer to see this application as a minor conservation development and recommended an opinion from a licensed arborist regarding the condition of trees.

Attorney Surdut stated that agricultural uses are an allowed use by right for the subject property.

- N. Hess stated the uses of open space are set by the Planning Board when a conservation development is approved.
- P. Damicis stated that he does not find the vineyard to be an appropriate use for the area.

Attorney Surdut stated a developed vineyard has natural grasses that are seasonally lowered. The rest of it remains fully vegetated.

- D. Madnick said he shared the concerns stated previously and added that the location is also within the APOD and it needs to be reviewed carefully in terms of density and the agricultural use proposed.
- N. Hess asked for clarification.
- D. Madnick said a winery is where the actual wine is produced. A vineyard is where the grapes are grown. Grapes do not like a lot of water because their roots become shallow. He believes the grapes would do well and wanted to offer his opinion on the agricultural use. He prefers to see a vineyard rather than farming, livestock, or turf. He said he agreed with P. Damicis and his view, and added that he understood the importance of keeping the property contiguous as it abuts the Crawley Preserve.

Attorney Surdut informed the Board that his clients are residents of Richmond, and already grow grapes at their primary residence located on Beaver River Road. He welcomed the Board to schedule a site walk to see this location to get a sense of the scale of the operation, and the minimum impact it has on the property.

- D. Madnick voiced his concern regarding traffic and the comments received from the Director of Public Works.
- N. Hess suggested to the applicant, to consult with the Fire Chief and see what he recommends for firefighting protection because a public water supply is not present. If a water body is not available, the Fire Chief may want a cistern.

Discussion ensued on available times for site walks both at the Punchbowl Trail and Beaver River Road location.

- 2) Review and potential recommendation of <u>draft</u> amendments to Chapter 18.12 Districts and Maps of the Zoning Ordinance as related to the description and definition of the Planned Unit Development (PUD) Overlay
- N. Hess moved to approve the recommendation based on the Staff and Solicitor's report that the amendments are consistent with the Comprehensive Plan and in accordance with the RIGL 45.24.30. A. Baranyk seconded the motion. All ayes.
 - 3) Review and potential recommendation of <u>draft</u> amendments to Chapter 18.20 Dimensional Regulations of the Zoning Ordinance as related to the prescribed height, setbacks and supplemental regulations of uses within the R-3, GB, LI, FT and PD zoning districts
- D. Madnick moved to recommend to the Town Council to adopt the draft amendments to Chapter 18.12 as discussed. A. Baranyk seconded the motion. All ayes.
 - 4) Review and potential recommendation of <u>draft</u> amendments to Chapter 18.53
 Telecommunication Towers, Antennas and Accessory Structures of the Zoning Ordinance as related to definitions, findings, purposes, general requirements and development standards of telecommunication facilities
- S. Lacey said the BPZ Dept has received permits regarding updating antennas, and upgrading electrical equipment on the existing telecommunication facilities in Town. The amendments do not change the review process for new facilities.
- A. Baranyk moved to approve the recommendation to the Town Council for the amendments of Chapter 18.53 as discussed and that it is consistent with the Comprehensive Plan and RIGL

45.24.30. N. Hess seconded the motion. All ayes.

D. Announcements and/or Informational Items 🕩

1) <u>Updated</u> list of subdivision, land development and development plan review applications

An updated list of projects within the Planning Department was distributed to the board members for review.

- E. Adjournment
- N. Hess moved to adjourn. D. Madnick seconded the motion. All ayes.

Meeting adjourned at 7:49 p.m.

Respectfully submitted:

Samantha Patton
Date: July 27, 2022
Approved as: Amended

Town of Richmond PLANNING BOARD

Minutes of July 16, 2022 – 9:30 a.m.

SITE WALK – 18 Beaver River Road, AP 7E Lot 20

Present:

Nancy Hess, Vice Chair

Andrea Baranyk, Secretary

Also Present: Shaun Lacey, Town Planner

Rick Dale, Property Owner Barbara Dale, Property Owner

Steven Surdut Steve Perry James Turek Pauline Streinz Rick Anderson Elizabeth Johnson Samantha Wilcox

The site walk began at 18 Beaver River Road at 9:30 a.m. The meeting was informal. Planning Board members did not make any motions or vote on any matter.

The property owners, Rick and Barbara Dale, welcomed all those in attendance. R. Dale provided a brief overview of his vineyards and wine-making process, and noted that the agricultural use proposed in the open space at the subdivision located at the Cornish Estate property (AP 5E/5) would support his winery. Approximately six of the 12 acres for open space are proposed for grape growing. The site visit began by observing the vineyards along the north side of the property. R. Dale answered questions about the variety of grapes he grows, irrigation methods and the harvesting process. Board members mentioned that the use of local pollinator mixes is often used in the land development process to reduce the amount of irrigation and nitrates generated from properties.

The property owner guided the Board members and the public to the south side of the property to observe an additional vineyard. Spatially, it was estimated that the area dedicated towards vineyards at the subject property would be multiplied by four as related to the subdivision located on Punchbowl Trail (AP 5E/5). N. Hess suggested that the property owner contact the Vo-Ag Department at Chariho High School during harvest season to allow students to obtain experience in agricultural studies. S. Lacey thanked the public for their attendance. The site walk adjourned at approximately 10:10 am.

Allested to:	
Shaun Lacey, AICP	

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Town of Richmond PLANNING BOARD

Minutes of July 16, 2022 - 8:00 a.m.

SITE WALK – Punchbowl Trail, AP 5E Lot 5

Present:

Nancy Hess, Vice Chair

Andrea Baranyk, Secretary

Also Present: Shaun Lacey, Town Planner

Rick Dale, Applicant

Patrick Freeman, American Engineering, Inc.

Steven Surdut Steve Perry Patrick Farrell James Turek Mara Turek (dog) Pauline Streinz Rick Anderson **Bob Sayer** Suzanne Paton John Davenport

Bethany Jenkins Elizabeth Johnson Marcia House Samantha Wilcox Antonia Bryson

Joyce Flanagan

The site walk began at the Cornish Estate (no address, Assessor's Plat 5E Lot 5) located on Punchbowl Trail at 8:00 a.m. The meeting was informal. Planning Board members did not make any motions or vote on any matter.

The Town Planner, S. Lacey, welcomed all those in attendance and introduced the Planning Board members, the applicant and the project engineer. He provided a brief overview of the subdivision process, noting that the site walk typically occurs in between the preapplication and master plan review stages. He noted that the meeting is informal and that no action will be taken by the Board. The project – known as Vineyard Hills – proposes a total of eight lots in the form of conservation development design. Approximately 12 acres of open space are provided. Six acres are proposed for grape growing.

The site visit began by examining the street frontage. The project engineer indicated the location of the proposed roadway entering the site before guiding members of the Board members and the public along the eastern corridor of the property. Board members observed the property gradient and the geologic features found throughout the site. The applicant and

Board members then walked along the interior of the site to observe the open space and area proposed for agriculture. Some members of the public proceeded to hike north to the abutting Crawley Preserve (owed by the Richmond Rural Preservation Land Trust) to observe conditions. Other members of the public, accompanied by S. Lacey and the applicant, proceeded to hike along the west corridor of the lot to observe site conditions from neighboring properties. The Board members, project engineer and remaining residents proceeded to hike south to Punchbowl Trail.

Upon reconvening to Punchbowl Trail, the site tour concluded at the front of the property. One member of the public stated that a traditional subdivision consisting of 200 feet of street frontage and a minimum of two acres of lot area would be a more suitable subdivision design given the size and shape of surrounding properties. S. Lacey thanked the public for their attendance.

The site walk adjourned at approximately 8:59 am.

Shaun Lacey, AICP	
Town Planner	

Attested to:



Town of Richmond, Rhode Island

Town Hall, Wyoming, RI 02898 Planning Department 401/539-9000 Ext. 6

Application for Land Development or Subdivision Approval

This application is submitted pursuant to the Richmond Land Development and Subdivision Regulations. Review stage: Administrative Subdivision Review Stage: Administrative Subdivision				
Date: 2/2/23				
Applicant and Owner:				
Applicant: Punch Bowl Development Corp. Phone: 401-837-2428 Address: 43 Broad street Town, State, Zip: westerly RT.				
Address: 43 Broad street Town, State, Zip: westery ht.				
Owner (if the applicant is not the owner): MATAILE P CONISH INVEV. Trust 2016				
Address: 1775 Hanover RD Town. State, Zip: Waterville Ny 13930				
Property Address (street number and street): O Punch now L Trail				
Assessor's Map: 5ϵ Lot Number: 5 Zoning District: 5				
 Sec. 5.1 of the Land Development and Subdivision Regulations requires the following materials to be submitted for this application: 1. The material required by the applicable checklist in Article 15. 2. A letter of transmittal. 3. An Owner Authorization form if the applicant is not the owner. 4. A copy of the applicable checklist in Article 15 with notations indicating what is being submitted. 5. The application fee and a deposit for the project review fees. See Sec. 11.3.1 6. The Application Notification List, if applicable. See Article 15 J. 				
Applications are reviewed on an ongoing basis. Applications that have been certified complete two weeks prior to a scheduled Planning Board meeting will be placed on the agenda. No application material will be accepted by the Planning Board for consideration the night of a meeting.				
Signature: I hereby attest that the information contained in this application is true to the best of my knowledge. By signing this application the applicant and owners of the subject property agree to allow the Planning Board and other Town representatives to impect the subject property.				
Signature of Applicant: Secont HSURTUL applicant applicant applicant				
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APPLICATION NOTIFICATION LIST

Please list the name, address, phone number(s), and email for each person who represents your application who requires notification of meetings or correspondence regarding actions.

Date: $5/3039$, Pi	roject Name: Vine yard Vines Subdivision
1 - 1	ddress/Street OpinchBoyl trail
, ,	hBOWL Development Corp-
Address 43 13	road street vestery RI
*	- 2428 Email steven by soan Dono Huelan, com.
Owner (if different than a	()
Address	
Phone	Email
Attorney: Stevev	T-6.
	Kingstown Road wakefell R.T.
	-2428 Email Steven & Sean Donot velaw, com
	Vican EnsiNee RING
	In county trail.
Phone	Email
Surveyor: Same as	ahove.
Address	
Phone	Email
Architect: +BD	
Address	
Phone	Email
Landscape Architect:	TBD.
Address	
Phone	Email
Other Representatives I	
Name Name	requiring 1 outstands.
Address	
Phone	Email

OWNER'S AUTHORIZATION

Town of Richmond, Rhode Island APPLICATION FOR APPROVAL OF SUBDIVISION OR LAND DEVELOPMENT PROJECT

	THE PROJECT
I am the owner of the property designated as:	,
Lot(s)	on Accomode by A
I authorize submission of the application for sub Richmond Planning Department.	division or land development approval to the
I further authorize officers and employees of the Administrative Officer and members of the Plant reasonable times with prior notice while the applications.	Town of Richmond, including the ying Board, to enter on to the above property at leation is predime.
ASIGNATURY: / Lyles Con	MATE: //-/8-22
PRINT NAME:	
STATE OF RHODE ISLAND COUNTY OF WASHINGTON	
In release on the leading of Abres had held party executing the foregoing instrument, and held executed, to be his/her free act and deed.	white the state of
	NOTARY PUBLIC Print name: William H. Getman
	My commission expires. Notary Public in the State of New York #4637697 Qualified in Oneida County Commission Expires 7/31/202

PROJECT NARRATIVE

FOR

VINEYARD HILLS

A Proposed Major Conservation Development

LOCATED AT

Pole #15 – Punch Bowl Trail Richmond, Rhode Island

ASSESSOR'S MAP 5E, LOT 5

PREPARED BY

American Engineering, Inc.

January 17, 2023

INTRODUCTION

Punchbowl Development Corp. is proposing to subdivide the existing lot of record owned by the Natalie P. Cornish Irrevocable Trust, 2016, to create eight residential lots and one open space lot utilizing a Conservation Development. The dwellings will be serviced by onsite wastewater treatment systems and private drinking water wells. The population of the new lots is estimated to be 21 persons with an estimated 4 school aged children. The project is defined as a Major Subdivision to create a residential Conservation Development. The site consists of Tax Assessor's Map 5E, Lot 5, which contains 19.61 acres of land in an R-2 Zone.

EXISTING CONDITIONS

The project is bounded southerly by Punch Bowl Trail. The bulk of the property is wooded with the exception of the existing encroachments as shown on the plan. There is a small wetland area in the southerly portion of the site.

There are no registered historic or archaeological areas on site. The Richmond Rural Preservation Land Trust (Conservation Land) is located to the north of the site. The soil types in the area of the proposed development are not considered "Prime Farmland" or "Farmland of Statewide Importance".

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM Map Number's = 44009C0090 J, Effective Date = April 3, 2020) indicates that the site falls within a Zone "X" -Unshaded (an area of minimal chance flooding).

Site Soils:

Soils located on site include the following:

ChB - Canton and Charlton very stony fine sandy loams, 3 to 8 percent slopes.

These gently sloping, well drained soils are on side slopes and crests of glacial upland hills and ridges. Stones and boulders cover 2 to 10 percent of the surface. Areas are irregular in shape and mostly range from 10 to 150 acres. The mapped acreage of this unit is approximately 60 percent Canton soils, 30 percent Charlton soils, and 10 percent other soils. The areas of this unit consist of either Canton soils or Charlton soils or both. The soils were mapped together because they have no major differences in use and management. Typically the Canton soils have a surface layer of very dark grayish brown fine sandy loam about 3 inches thick. The subsoil is dark yellowish brown, yellowishbrown, and light olive brown fine sandy loam 19 inches thick. The substratum is olive gray and light olive gray gravelly loamy sand to a depth of 60 inches or more. Typically the Charlton soils have a surface layer of very dark brown fine sandy loam about 2 inches thick. The subsoil is 25 inches thick. The upper 15 inches is dark yellowish brown fine sandy loam, and the lower 10 inches is yellowish brown gravelly sandy loam. The substratum is light brownish gray gravelly sandy loam to a depth of 60 inches or more. Included with these soils in mapping are small areas of somewhat excessively drained Gloucester soils, well drained Paxton and Narragansett soils, and moderately well drained Sutton soils. Also included are small areas of soils that have slopes of more than 3 percent and small areas with stones on the surface. The permeability of the Canton soils is moderately rapid in the surface layer and subsoil and rapid in the substratum. Available water capacity is moderate, and runoff is slow. This soil is extremely acid through strongly acid. The permeability of the Charlton soils is moderate to moderately rapid. Available water capacity is

moderate and runoff is slow. This soil is very strongly acid through medium acid. Most areas of these soils are cleared and used for farming. A small acreage is cleared and used for pasture. Those soils are suitable for community development. Quickly establishing plant cover and the use of siltation basins help to control erosion during construction. These soils are suited to cultivated crops. The use of cover crops and the return of crop residue to the soil help to maintain tilth and organic matter content. The soils are suitable for trees, woodland wildlife habitat, and openland wildlife habitat. They are too dry to provide wetland wildlife habitat. Capability class I; Canton part in woodland group 50, Charlton part in woodland group 40.

ChC—Canton and Charlton very stony fine sandy loams, 8 to 15 percent slopes.

These sloping, well drained soils are on side slopes of glacial upland hills and ridges. Stones and boulders cover 2 to 10 percent of the surface. Areas are irregular in shape and mostly range from 15 to 250 acres. The mapped acreage of the unit is approximately 60 percent Canton soils, 30 percent Charlton soils, and 10 percent other soils. The areas of this unit consist of Canton soils or Charlton soils or both. The soils were mapped together because they have no major differences in use and management. Typically the Canton soils have a surface layer of very dark gravish brown fine sandy loam about 3 inches thick. The subsoil is dark vellowish brown, yellowish brown, and light olive brown fine sandy loam 19 inches thick. The substratum is olive gray and light olive gray gravelly loamy sand to a depth of 60 inches or more. Typically the Charlton soils have a surface layer of very dark brown fine sandy loam about 2 inches thick. The subsoil is 25 inches thick. The upper 15 inches is dark yellowish brown fine sandy loam, and the lower 10 inches is yellowish brown gravelly sandy loam. The substratum is light brownish gray gravelly sandy loam to a depth of 60 inches or more. Included with these soils in mapping are small areas of somewhat excessively drained Gloucester soils, well drained Paxton and Narragansett soils, and moderately well drained Sutton soils. Also included are small areas of soils that have slopes of more than 15 percent and small areas of soils where more than 10 percent of the surface is covered by stones and boulders. The permeability of the Canton soils is moderately rapid in the surface layer and subsoil and rapid in the substratum. Available water capacity is moderate, and runoff is medium. This soil is extremely acid through strongly acid. The permeability of the Charlton soils is moderate to moderately rapid. Available water capacity is moderate, and runoff is medium. This soil is very strongly acid through medium acid. Most areas of these soils are in woodland, and the soils are suited to trees. A small acreage is cleared and used for pasture. These soils are suitable for community development. Surface stoniness and slope are main limitations, and onsite sewage disposal systems need careful design and installation to prevent effluent from seeping to the surface. Stones and boulders need to be removed for landscaping. Quickly establishing plant cover and the use of mulch, temporary diversions, straw bale sediment barriers, and siltation basins help to control erosion during construction. The stones and boulders on the surface make these soils unsuitable for cultivated crops and severely hinder the use of farming equipment. The hazard of erosion is severe. These soils are suited to woodland wildlife habitat. Stoniness limits suitability for openland wildlife habitat. The soils are too dry to provide wetland wildlife habitat. Capability subclass VIs; Canton part in woodland group 50, Charlton part in woodland group 4o.

ChD—Canton and Charlton very stony fine sandy loams, 15 to 25 percent slopes.

These moderately steep, well drained soils are on side slopes of glacial upland hills and ridges. Stones and boulders cover 2 to 10 percent of the surface. Areas are irregular in shape and mostly range from 15 to 100 acres. The mapped acreage of this unit is approximately 60 percent Canton soils, 30 percent Charlton soils, and 10 percent other soils. The areas of this unit consist of Canton soils or Charlton soils or both. The soils were mapped together because they have no major differences in use and management. Typically the Canton soils have a

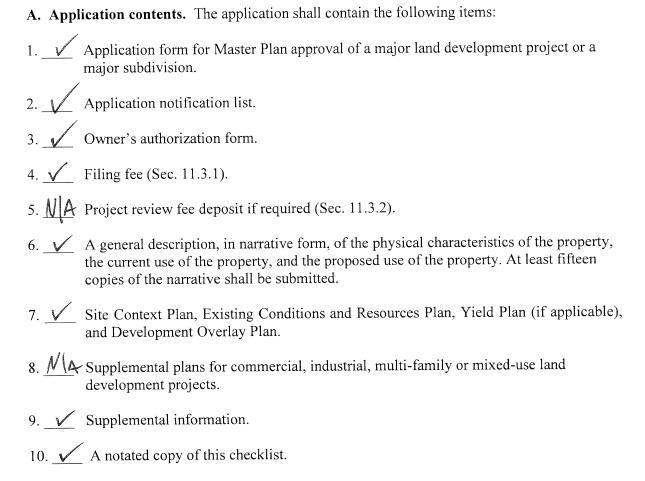
surface layer of very dark gravish brown fine sandy loam about 3 inches thick. The subsoil is dark yellowish brown, yellowish brown, and light olive brown fine sandy loam 19 inches thick. The substratum is olive gray and light olive gray gravelly loamy sand to a depth of 60 inches or more. Typically the Charlton soils have a surface layer of very dark brown fine sandy loam about 2 inches thick. The subsoil is 25 inches thick. The upper 1 5 inches is dark yellowish brown fine sandy loam, and the lower 10 inches is yellowish brown gravelly sandy loam. The sub stratum is light brownish gray gravelly sandy loam to a depth of 60 inches or more. Included with these soils in mapping are small areas of somewhat excessively drained Gloucester soils, well drained Paxton and Narragansett soils, and moderately well drained Sutton soils. Also included are small areas of soils that have slopes of more than 25 percent and small areas of soils where more than 10 percent of the surface is covered by stones and boulders. The permeability of the Canton soils is moderately rapid in the surface layer and subsoil and rapid in the substratum. Available water capacity is moderate, and runoff is rapid. The soil is extremely acid through strongly acid. The permeability of the Charlton soils is moderate to moderately rapid. Available water capacity is moderate, and runoff is rapid. The soil is very strongly acid through medium acid. The steep slopes make these soils poorly suited to community development. Onsite septic systems need special design and installation to prevent effluent from seeping to the surface. Stones and boulders need to be removed for landscaping. Quickly establishing plant cover and the use of temporary diversions and siltation basins help to control erosion during construction. These soils are suited to trees, and most areas are wooded. The steep slopes hinder the use of some equipment. These soils are not suitable for farming. The stones and boulders on the surface and the steep slopes hinder the use of equipment. The hazard of erosion is severe. These soils are suited to woodland wildlife habitat. Stoniness and steep slopes limit suitability for openland wildlife habitat. The soils are too dry to provide wetland wildlife habitat. Capability subclass VIs; Canton part in woodland group 5r, Charlton part in woodland group 4r.

PROPOSED USES

Punch Bowl Development Corp. is proposing to subdivide the existing lot of record owned by the Natalie P. Cornish Irrevocable Trust, 2016, to create eight residential lots and one open space lot utilizing a Conservation Development. The site consists of Tax Assessor's Map 5E, Lot 5, which contains 19.61 acres of land in an R-2 Zone. The proposed development would be consistent with other properties in the area with residential dwellings serviced by an OWTS and private well. This project has been designed to maintain the maximum amount of contiguous undisturbed natural areas while reducing the potential impact to abutting properties. House and septic locations will be situated to preserve any significant vegetative stands where practical. The Onsite Wastewater Treatment Systems (OWTS) will be designed to meet or exceed all state-imposed regulations. The soils on site are suitable for the use of on-site septic systems with individual wells. Most of the water drawn from the individual wells is returned to the groundwater via the OWTS. At the density proposed, there is no reason to believe that there will be any significant adverse impact to either the surface water quality or the groundwater quality and quantity. The site will be developed in phases. The first phase will include the installation of the proposed road, infrastructure, and the development of the eight lots. The second phase will include the development of the proposed vineyard. It is estimated that each phase will take approximately one year from start of construction to final stabilization. The population of the new lots is estimated to be 21 persons with an estimated 4 school aged children. It is our view that the proposed conservation development layout is the best choice for the development of this parcel.

E. MASTER PLAN CHECKLIST MAJOR LAND DEVELOPMENT PROJECT OR MAJOR SUBDIVISION

Use this checklist to prepare an application for approval of a Master Plan for a major land development project or a major subdivision.



B. Preparation of plans

The plans shall be prepared at a scale of 1 inch = 40 feet unless the Administrative Officer authorizes a different scale. The number of sheets shall be sufficient to show all the information required. Sheets shall be numbered consecutively. At least six sets of full-sized 24-by-36-inch plans and fifteen sets of 11-by-17-inch reductions shall be submitted. The Administrative Officer or the Planning Board may ask that some or all of the plans be submitted in a digital format.

The Existing Conditions and Resources Plan and the Development Overlay Plan must include a stamped certification by a professional land surveyor that perimeter lot lines and street lines conform to the standards for a comprehensive boundary survey and Class I measurement standard in the current R.I. Rules and Regulations for Professional Land Surveying.

Each plan that shows engineered construction details shall be stamped by a professional engineer registered in Rhode Island.

Each set of plans shall include the following information on every sheet:

- 1. Name of the subdivision or development.
- 2. \checkmark Name and address of the property owner(s) and the applicant(s).
- 3. V Name, address, and telephone number of person or firm who prepared the plan.
- 5. Graphic scale and true north arrow.
- 6. Plat and lot number of the lot(s) being subdivided or developed, street address, and a notation that the property is located in the Town of Richmond, Rhode Island.

C. Site Context Plan.

The Site Context Plan that was submitted for Pre-Application review, with any modifications necessary as a result of Pre-Application review, shall be submitted.

D. Existing Conditions and Resources Plan.

The Existing Conditions and Resources Plan that was submitted for Pre-Application review, with any modifications necessary as a result of Pre-Application review, shall be submitted, with the following additional items shown:

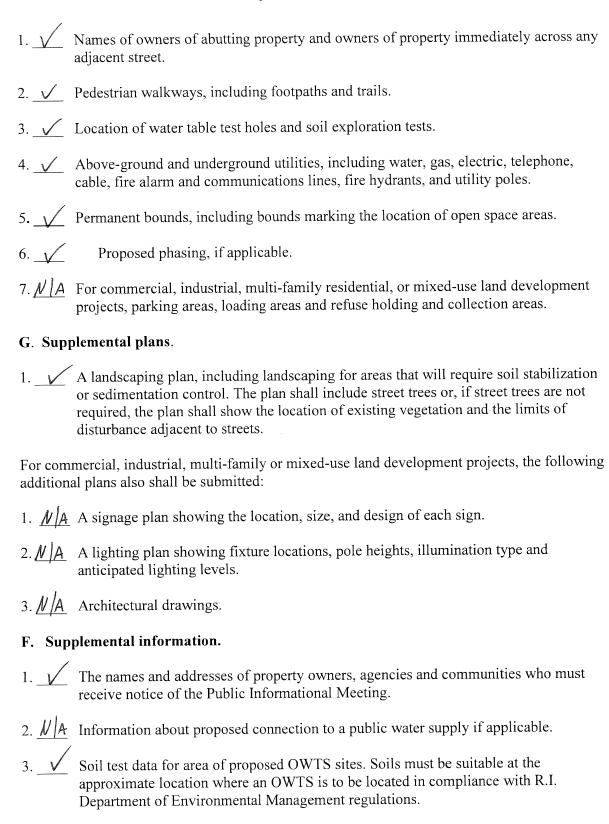
- 1. Base flood elevation data.
- 2. Areas located in a zoning overlay district or in a DEM Natural Heritage area.

E. Yield Plan.

If the proposal includes residential development, the Yield Plan that was submitted for Pre-Application review, with any modifications necessary as a result of Pre-Application review, shall be submitted.

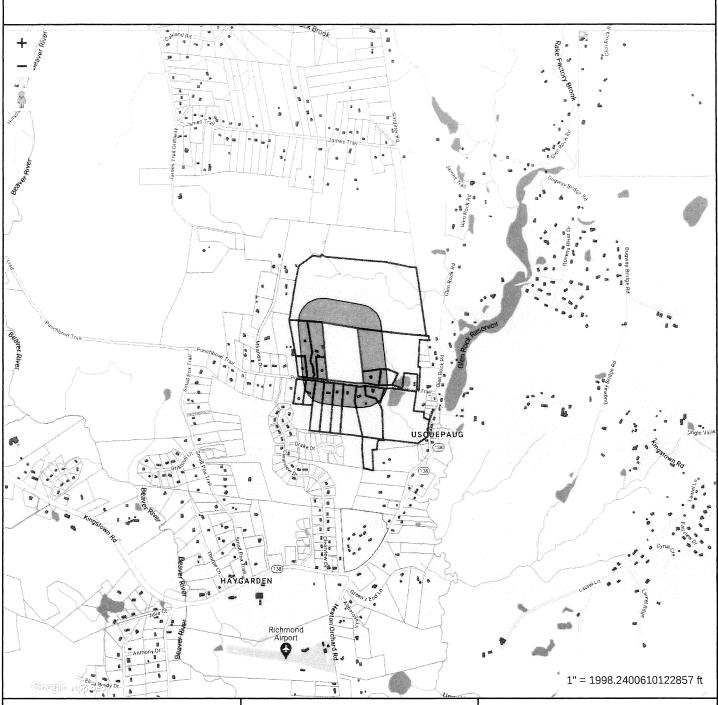
F. Development Overlay Plan.

The Development Overlay Plan submitted for Pre-Application review, with any modifications necessary as a result of Pre-Application review, shall be submitted, with the following additional items shown:



4.		For residential development, a fiscal impact statement based population of the development and the estimated average nu children in the population.	on the estimated mber of school-aged
5.	\checkmark	A narrative description of how the open space will be used, will be protected from development.	who will own it, and how it
Fo **	r Dep ****	artment Use ************************************	******
Co	mme	nts and reviews:	
Loc	eal ag	encies	Date received
1.	_	n Planner/Administrative Officer	
2.		ic Works Department	
3.		servation Commission	
4.	Tow	n Solicitor	
5	Poli	ce Department.	
6.	Fire	District (including recommendation on need for cistern)	
7.	Rich	mond Rural Preservation Land Trust	
8.	Oth	er agencies, at the discretion of the Administrative Officer:	
	1		
	2		
Ot	her co	ommunities	Date received
	1		-
	2		
	3		
Sta	_	encies	Date received
1.	_	artment of Environmental Management	
2.	•	artment of Transportation	
3.		Agricultural Land Preservation Commission	
4.	R.I.	Water Resources Board	
Fe		agencies	Date received
1.	U.S	. Army Corps Engineers	
2.	FEN		
3.		. Natural Resources Conservation Service	
4.	U.S	. Fish and Wildlife Service	

(Amended 4/25/17; 10/24/17)



Property Information

05E-005-000 Property ID

Location

PUNCH BOWL TRAIL Owner

THE NATALIE P CORNISH IRREV TRST



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town of Richmond, RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 12/31/21 Data updated weekly

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

05E-003-001 ROTHSTEIN LEWIS M 54 PUNCH BOWL TRAIL WEST KINGSTON, RI 02892 05E-003-002 RIORDAN REVOCABLE LIVING TRUST RIORDAN LEONARD E + SHARON G TRUSTEES 58 PUNCH BOWL TRAIL W KINGSTON, RI 02892 05E-004-002 LESKI SCOTT 36 PUNCH BOWL TRAIL W KINGSTON, RI 02892

05E-004-003 MARLAND JAIME LEE + EMBACHER BRIAN CHRISTOPHER (TE) 42 PUNCH BOWL TRAIL WEST KINGSTON, RI 02892 05E-004-004 ANDERSON DAINE M + RICHARD F (TE) 46 PUNCH BOWL TRAIL WEST KINGSTON, RI 02892 05E-004-005 HALL DAVID R & LYNN A (TE) 50 PUNCH BOWL TRAIL WEST KINGSTON, RI 02892

05E-007-001 SUTRO ROGER W + HOUSE MARCIA D (TE) 45 PUNCH BOWL TRAIL WEST KINGSTON, RI 02898 05E-007-002 DAVID B JOHNSON LIVING TRUST ELIZABETH A JOHNSON LIVING TRUST 49A PUNCH BOWL TRAIL WEST KINGSTON, RI 02892 05E-007-003 DAVENPORT ROBERT J + JENKINS BETHANY D (JT) 53 PUNCH BOWL TRAIL W KINGSTON, RI 02892

05E-007-02A BETTY WM J + JUDITH E IRREVOCABLE TRUST BETTY WM J + JUDITH ELLEN TRUSTEES 49B PUNCH BOWL TRAIL WEST KINGSTON, RI 02892 05F-001-002 BRONSON MICHAEL & AMANDA (TE) 7 PUNCH BOWL TRAIL WEST KINGSTON, RI 02892 05F-008-000 WILD ALAN G & REBECCA K (TE) 11 GREEN ST WAKEFIELD, RI 02879

05F-009-000 REYNOLDS SHEFFIELD D & GALE A LIVING TRU REYNOLDS SHEFFIELD D & GALE A TRUSTEES 25 PUNCH BOWL TRAIL WEST KINGSTON, RI 02892 05F-010-000 RUSHFORD ROY DAVID + KAREN I 30 PUNCHBOWL TRAIL W KINGSTON, RI 02892-1164 05F-011-000 KENYON CHARLES D + CHRISTINE 71 OLD USQUEPAUG RD W KINGSTON, RI 02892

05F-011-001 KENYON CHARLES R + M RAQUEL 28 PUNCH BOWL TRAIL W KINGSTON, RI 02892

05F-023-000 RICHMOND RURAL PRESERVATION LAND TRUST 5 RICHMOND TOWNHSE RD WYOMING, RI 02898

RICHMOND PLANNING DEPARTMENT

FISCAL IMPACT ANALYSIS (BASED on FY 2020)

1.	2020 Population ¹	8,020
2.	2018 School Population Enrollment ²	1,184
3.	2020 Municipal Cost Per Capita ²	832
4.	2020 Property Tax Cost Per Pupil ² (Exclusive of State Aid)	\$12,153.45

II. DEVELOPMENT COSTS

1. Development Population³

Type of Residential	Number	Population	Anticipated
Unit	Units	Multiplier	Population
Single Family Detached	8	2.63	21.04
Projected Development Population x \$832.00		=	\$17,505.28
Municipal Cost to Town		=	\$17,505.28

2. Development School Population²

Type of Residential	Number	Population	Anticipated	
Unit	Units	Multiplier	Population	
Single Family Detached	8	1.223	9.784	
Projected School Populat	ion x \$12,153.45	=	\$118,909.35	
Property Tax School Cos	t to Town	=	\$118,909.35	

III. DEVELOPMENT REVENUES

Type of Residential	Number		Unit Market	Total
Unit Single Family Detached	Units 8	x	Value \$500,000.00	\$4,000,000.00
Total Development Value \$4,000 (a) Develop	0,000.00 x 0 ment Revenu		= =	\$81,600.00 \$81,600.00
1.5 cars/unit x 8 units x \$9000/ (b) Additiona	/car x 0.0206 al Revenues	6 ²	= =	\$2,224.80 \$2,224.80
Total Revenues (a + b) NAME OFSUBDIVISION: MEADOW B	ROOK FORE	ST	=	\$83,824.80

IV. FISCAL IMPACT

a. Total Revenues (above) = \$83,824.80 b. Total Expenditures (municipal costs [pg.1] + school costs [pg.1] = \$136,414.63 c. Net Difference: = -\$52,589..83

CHECK ONE:

Excess Expenditure ____x Excess Revenue

¹ Source: US Bureau of Census

² Source: Town of Richmond

Urban Land Institute, 1994

³ Source: "Development Impact Assessment Handbook", Burchell, Listokin et al, Washington DC,



STATE OF RHODE ISLAND

Department of Environmental Management

Office of Water Resources Email: dem.OWTS@dem.ri.gov

Site Evaluation Form Part A - Soll Profile Description

Application Number 223-1125

i	ail address: <u>Dootta</u> Horlzon Boundarle				Re-Dox				Soil
Depth	Dist	Торо	Matrix	Re-Dox Features	Ab. S. Contr.	Texture	Structure	Consistence	Categor
0-3		W	lour 3/4		<u> </u>	d F5L	1-M-6r	VFR	4
3-15	9	W	LOYRTC		National Control of the Control of t	bd FSL	1-M 56k	VFR	11
15-41	Δ.	W	2,54%	547/2 7.54196	F C-M-1	SIL	1-M-5bK	FR	5
44-16	i		1					·	8
									·
Depth	Horizon Bo	Topo	Soil C Matrix	Re-Dox		Texture	Structure	Consistence	Soll Categor
0-4		W	LOYRY	/		bdFoC	1-M-Gr	VFR	Ч
4-15	4	W	104/25/				1-M-SHC	VFR	4
15-41	\mathcal{I}	W	2,54%	54 7/2 7.54R 5/6	c-M-P	514	1-n-54c	FR	5
1-10	· · · same and proper p	-workstate	2,54 84			L5	OM	GRM	8
	Depth 0-4 15-41	Dist 3-3 C 3-15 G 15-41 C Dist Depth Dist O-4 C 1-15 G 15-41 C	Dist 10p0 10p0	Dist lopo matrix $3-3$ \sim $107R^{3/4}$ $3-15$ \sim $107R^{3/4}$ $15^{-1/4}$ \sim $107R^{3/4}$ $15^{-1/4}$ \sim $107R^{3/4}$ $15^{-1/4}$ \sim $107R^{3/4}$ Depth Dist Topo Matrix $1-15$ \sim \sim $107R^{3/4}$ $1-15$ \sim \sim \sim $107R^{3/4}$ $1-15$ \sim	Dist Topo Matrix Features	Dist Topo Matrix Features Ab. S. Contr. 3-15 g w 104R / 547/2 15 / 4 w 2154 / 577/2 15 / 4 w 2154 / 577/2 15 / 4 lot Ref Features Depth Dist Topo Matrix Re-Dox Features O-Y C w 104R / 4 1-15 g w 104R / 547/2 SV 7/2 SV 7/2	Dist Topo Matrix Features Ab. S. Contr. $ \begin{array}{cccccccccccccccccccccccccccccccccc$	Dist Topo Matrix Features Ab. S. Contr.	Dist Topo Matrix Features Ab. S. Contr. $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$

Part B	Key:
<u>Site Evaluation – to be completed by Soil Evaluator or Class II or III Designer</u> Please use the area below to locate:	Approximate location of test holes
Test holes and bedrock test holes,	Approximate location of bedrock test holes
Approximate direction of due north Offsets from test holes to fixed points such as street utility pole, or other permanent, marked objects.	Estimated gradient and direction of slope
 Offsets from test holes to fixed points such as street, utility pole, or other permanent, marked object* *OFFSETS MUST BE SHOWN 	И
	Approximate direction of due north
1. Relief and Slope: THIST THE THE	B LEDGE TESTS TH ID LEDGE LT4-1 84" LT4-2 96" LT5-1 111" LT5-2 84" LT6-1 66" LT6-2 80" LT6-3 48" LT7-1 72" LT7-2 60" LT8-1 90" LT8-1 90" LT8-2 90" NO □ YES ☑ PO NO □ YES ☑ NO ▷ YES
10. Vegetation:	
11. Indicate approximate location of property lines and roadways.	
12. Additional comments, site constraints or additional information regarding site:	
	st.
DO NOT WRITE IN THIS SPACE	
Ilmuitnessed Sail Evaluation Dealelan.	Disclaim
Unwitnessed Soil Evaluation Decision: Accept Inconclusive	Disclaim
Wet Season Determination required Additional Field Review Required	
Explanatoin:	
Signature Authorized Agent	

Part B



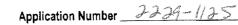
STATE OF RHODE ISLAND

Department of Environmental Management

Office of Water Resources

Email: dem.OWTS@dem.ri.gov Site Evaluation Form

Part A - Soil Profile Description



B	

<i>TH⊒A</i> Horizon		Horlzon B	oundaries	Soll Colors		Re-Dox	Texture	Structure	Consistence	Soil
	Depth	Dist	Торо	Matrix	Re-Dox Features	Ab. S. Contr.	lexture	Structure	Consistence	Category
Ä	041	C	W	104RY4		6	JF5L	1-M-Gr	VFR	4
3w1	4-20	9	W	2,54%				1-n5bk		4
PW2	20-41	a	W			C-M-P		1-M-561<	FR	5
2 <i>Gd</i>	4'-10'	, in garden second		2,54 4	1042%	redax es	15	OM	FIRM	8
<u>⊬}B</u> orlzon	Depth	Horizon B	oundaries Topo	Soil (Colors Re-Dox	Re-Dox Ab. S. Contr.	Texture	Structure	Consistence	Soli Category
A	0-4	E	W	10101/4	Features		bdFSL	1-M-60	VFR	4
Bul	4-15	g	W	2,54%			bdfsc	L-MSbk	VF	Ц
	15-41					C-M-P	514	1-mSbk	FR	5
\sim	4-86	11-		2.54 %	104244	F-PD	L5	OM	FIRM	8
- A	Coil Class	Loessove	Total Depth	lo Imp	ervious/Limit	ing Layer Depth	(og) GW S	Seepage Depth	<u>e @ 101</u> shw	r <u>3'</u> (0

Part B	Key:
Site Evaluation – to be completed by Soil Evaluator or Class II or III Designer Please use the area below to locate:	Approximate location of test holes
Test holes and bedrock test holes,	1
Approximate direction of due north	xº/,
3. Offsets from test holes to fixed points such as street, utility pole, or other permanent, marked object*	Estimated gradient and direction of slope
*OFFSETS MUST BE SHOWN	Approximate direction of due north
1. Relief and Slope: THZA SE Q 9.5 % THZB SE Q 11. 2 1 TH5B T77 TH6A TH6B T77 TH6A T17	NO YES tions & depths above. ve sketch. NO YES SEVERE
been authorized by the owner(s) to conduct these necessary field investigations and submit this request.	and sketches are true and accurate and that I have
Part A prepared by: Part 8 prepared by: Part 8 prepared by:	DUAUII
Signature License # Signature	
DO NOT WRITE IN THIS SPACE	
Witnessed Soil Evaluation Decision: Concur Inconclusive Disclain Unwitnessed Soil Evaluation Decision: Accept Inconclusive Disclain Discla	
	7
Explanatoin:	
Signature Authorized Agent Date	

Part B



STATE OF RHODE ISLAND

Department of Environmental Management

Office of Water Resources

Email: dem.OWTS@dem.ri.gov Site Evaluation Form



2229-1125

т <u>ВД</u>	Danth	Horizon Boundaries		Soll Colors Re-Dox		Re-Dox	Texture	Structure	Consistence	Soll
orizon	Depth	Dist	Торо	Matrix	Features	Ab. S. Contr.	TOALLITE	Jugoune	551151500.155	Category
1	04	C	W	104Py		and the second	6dEsL	1-A-60	VFR	4
Bul	4-18	9		2,545%				1-A-5616		4
3w2	18-4	Q	W	2,54%	547/2 754R ⁵ /6	(C-M-P	SIL	T-M.SbK	FR	5
Ed	4'-10'	*AMMERICAN STATE .	***************************************	1 1		F-F-D	1	ОМ	l i	8
<i>y<u>≧</u> [3</i> orlzon	Depth	Horizon B	oundaries Topo	Soil C Matrix	Colors Re-Dox Features	Re-Dox Ab. S. Contr.	Texture	Structure	Consistence	Soll Category
A	04	C	W	104R/4			FSL	1-A-Gr	VFR	Ц
Bw	4"-24	G	W	2,54 56		and the second of the second o	おし	1-Mestik	VFR	Ч
	24-8"		W	2,54/93	104RG4	F-FD	45	OM	FIRM	8
, e	s* e'	n American					4		- 1 4 1	
-										
						40				
	0. 7.01	Loesson	, Total Donth	/0' Imp	ervious/Limit	ing Layer Depth	^{/⊘′} (og) GW S	Seepage Depth	<u>€ / 0 </u>	r <u>47</u> (d

Site Evaluation – to be completed by Soil Evaluator or Class II or III Designer	Key: Approximate location of test holes
Please use the area below to locate: 1. Test holes and bedrock test holes,	1
Approximate direction of due north	Approximate location of bedrock test holes
3. Offsets from test holes to fixed points such as street, utility pole, or other permanent, marked object*	Estimated gradient and direction of slope
*OFFSETS MUST BE SHOWN	Approximate direction of due north
TH2B TH3A TH3B TH4B TH4B TH4B TH4B TH4B TH4B TH4B TH4	LEDGE TESTS TH ID LEDGE LT4-1 84" LT4-2 96" LT5-1 111" LT5-2 84" LT6-1 66" LT6-2 80" LT6-3 48" LT7-1 72" LT7-2 60" LT8-1 90" LT8-1 90"
Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes:	
3. Restrictive Layer or Bedrock within 4' below original ground within 25 feet of test hole. Provide all test hole local	NO YES
4. Presence of existing or proposed private drinking water wells within 200 feet of test holes? If yes, locate on abo	tions & depths above. NO > YES ve sketch. NO \(\sqrt{YES} \)
5. Public drinking water wells within 500 feet of test holes? If yes, locate on above sketch.	NO ☑ YES ☐
6. Is site within the watershed of a public drinking water reservoir or other critical area defined in Rule 6.42?	No 🗗 YES 🗆
7. Has soil been excavated from or fill deposited on site? If yes, locate on above sketch.	NO 🖸 YES 🗆
8. Site's potential for flooding or ponding: NONE ☐ SLIGHT ☑ MODERATE ☐	SEVERE □
9. Landscape position: <u>Sicle slage</u>	
10. Vegetation: Woods	
11. Indicate approximate location of property lines and roadways.	
12. Additional comments, site constraints or additional information regarding site:	
Certification The undersigned hereby certifies that all information on this application and accompanying forms, submittals been authorized by the owner(s) to conduct these necessary field investigations and submit this request. Part A prepared by: Signature DY044 Part B prepared by: Signature Signature	04044
DO NOT WRITE IN THIS SPACE Witnessed Soil Evaluation Decision: Concur Inconclusive Disclair	
Witnessed Soil Evaluation Decision: Concur Inconclusive Disclai Unwitnessed Soil Evaluation Decision: Accept Inconclusive Disclai	
Discial	
Wet Season Determination required Additional Field Review Required	and the second s
Explanatoin:	
Signature Authorized Agent Date	



STATE OF RHODE ISLAND

Department of Environmental Management

Office of Water Resources

Email: dem.OWTS@dem.ri.gov

Site Evaluation Form

Part A - Soil Profile Description



TH YA	Depth	Horizon	Horizon Boundaries		l Colors	License Re-Dox				
Horizon	Depui	Dist	Торо	Matrix	Re-Dox Features	Ab. S. Contr.	Texture	Structure	Consistence	So Cate
<u>A</u>	05		W	104R/4	1	and the second	FSL	1-1-61	VFR	4
Bu)	5-26	9	W	2,545/6	A STATE OF THE STA		FSC		VFR	4
8~2	204	a	W	2,54%	7,54RE/	cmp	512	1-M-Sh/k		5
2Cd	4,-8,6	"		25494	g	a consistence.	45	OM	EIRM	<u> </u>
									LINTE	
							3.	-3	- 3	•
HYB	Depth	Horizon Bo	undaries	Soil C		Re-Dox				
orizon		Dist	Торо	Matrix	Re-Dox Features	Ab. S. Contr.	Texture	Structure	Consistence	Soil Catego
	0-5		W	10/2/4			FSL	1-MER	VFR	4
m/5	-20	9		2,545/	1.7/2		55L	1-M.She	VFR	Ц
w2;		9	w:	2,548	1.548%	CMP	SIL	I-m Sbk	FR	5
Cd 4	1-7-6	7		2,549			25	OM	FIRM	8
/ // ~	oil Classr∑	MELTI Tot	al Denth	- 6 1 Impen	/ious/Limiting	Lavor Do-H S	* / \ O! N =	11000	36 SHWT	
// 1	oil Classif	sessous	al Denth	-6 Impen	vious/Limiting	Layer Depth 8	4	120		

Key: Part B Approximate location of test holes Site Evaluation - to be completed by Soil Evaluator or Class II or III Designer Approximate location of bedrock test holes Please use the area below to locate: Test holes and bedrock test holes, Estimated gradient and direction of slope Approximate direction of due north Offsets from test holes to fixed points such as street, utility pole, or other permanent, marked object* 2. Approximate direction of due north *OFFSETS MUST BE SHOWN 1 T4-2 LEDGE TESTS тнза тнзв PUNCHBOWL TRAIL LEDGE TH4A LT4-TH ID LT4-1 84" Pro Well-96' LT4-2 I T8-111' LT7-LT5-1 TH5A 84" LT5-2 LT6-3 TH D6 66" 88 LT6-1 -77' TH6A TH6B HD LT6-2 80" 48" LT6-3 72" LT7-1 I T7-2 60" LT5-1 LT8-1 90" L_{LT6-2} LIT LT8-2 90" L_{LT6-1} ,156' To Ex. Well 14.3% 43 1. Relief and Slope: TH 4A SE YES 🗖 NO 🖾 2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes: NO X YES 3. Restrictive Layer or Bedrock within 4' below original ground within 25 feet of test hole. Provide all test hole locations & depths above. NO YES 4. Presence of existing or proposed private drinking water wells within 200 feet of test holes? If yes, locate on above sketch. NO 🖾 YES 🗆 5. Public drinking water wells within 500 feet of test holes? If yes, locate on above sketch. NO E YES 6. Is site within the watershed of a public drinking water reservoir or other critical area defined in Rule 6.42? No ☑ YES ☐ 7. Has soil been excavated from or fill deposited on site? If yes, locate on above sketch. SEVERE -MODERATE NONE SLIGHT M 8. Site's potential for flooding or ponding: 9. Landscape position: Siches lope 10. Vegetation: Woods 11. Indicate approximate location of property lines and roadways. 12. Additional comments, site constraints or additional information regarding site: _ The undersigned hereby certifies that all information on this application and accompanying forms, submittals and sketches are true and accurate and that I have been authorized by the owner(s) to conduct these necessary field investigations and submit this request. 0 D4044 D4044 Part B prepared by: Part A prepared by: Signature License # Signature DO NOT WRITE IN THIS SPACE Inconclusive Disclaim Witnessed Soil Evaluation Decision: Concur Disclaim Inconclusive **Unwitnessed Soil Evaluation Decision:** Accept Additional Field Review Required Wet Season Determination required Explanatoin:

Signature Authorized Agent



Department of Environmental Management

Office of Water Resources Email: dem.OWTS@dem.ri.gov Site Evaluation Form



TH		Hortzon	Boundaries	Ço!	Colors	Licen	Ricon			
Horizon	Depth	Dist	Торо	Matrix	Re-Dox Features	46 -	ntr. Texture	Structure	Consistence	So
A	0-4	C	h	1042/4	,		F5L	I-M-Gr	1650	Cate
Bw/	4-20	g	W	2,54%			F5-L	-		4
Buz	20-4	4	W	2,54%	547/2 7.54RS,	& CM-P	SLL			5
254	4-81	scanana	and the second s	2,54 %			45	OM	FIRM	<u> </u>
									1 00/1	
PB		Horizon Bo	undariae	S-110						
orizon	Depth	Dist	Торо	Soil Co	Re-Dox	Re-Dox	Texture	Ctmust	_	Soli
4 0	24				Features	Ab. S. Contr.	TOALLIG	Structure	Consistence	Categor
1	20		4/	OYRY		-	EZT	1-MGr	VFR	4
		7		5/14 5/5	47/2	2014	FJI	1-MSbk	UFX	4
w2 2E	17	2		34 / 42	5/R76	Cimel	FSL	1-M-56K	FR	4
dy.	-/-			sy Yu			L5	OM	FRM	8
at a	Clarke:	ssover seTi" Total	Depth 8			ayer Depth 8				
of the second	O. Loe:	53 o ve 1								

Part B valuation – to be completed by Soil Evaluator or Class e use the area below to locate: Test holes and bedrock test holes, Approximate direction of due north Offsets from test holes to fixed points such as street, util *OFFSETS MUST BE SHOWN		Approximate location of Approximate location of State Approximate location of State Approximate direction of State Approximate direct	of bedrock test holes d direction of slope
Relief and Slope: TH 5A SEC 9,3% TH D1 188 TH D2 188 TH D3 188 TH D4 188 TH D3 188 TH D4 188 TH D4 188 TH D5 188 TH D6 188 TH D7 188 TH D7 188 TH D8 188 TH D8 188 TH D8 188 TH D9 188 TH D9 188 TH D1 188 TH D2 188 TH D2 188 TH D1 188 TH D1 188 TH D1 188 TH D2 188 TH D1 188	TH3A TH4B TH2B TH2B TH4B TH4B TH4B TH4B TH4B TH7B TH5A TH5A TH5A TH5A TH5A TH5B TH7B TH6A TH6B TH7B TH6A TH6B TH7B TH6B TH7B TH6B TH7B TH6B TH7B TH7B TH6B TH6B TH7B TH5B TH5B TH5B TH5B TH5B TH5B TH5B TH5	TH D6 D5.77 295 nole locations & depths above. e on above sketch. 27 SEVERE	LEDGE TESTS TH ID LEDGE LT4-1 84" LT4-2 96" LT5-1 111" LT5-2 84" LT6-1 66" LT6-2 80" LT6-3 48" LT7-1 72" LT7-2 60" LT8-1 90" LT8-1 90" LT8-2 90" NO YES NO YES NO YES NO YES □ NO YES □ NO YES □ NO YES □ NO YES □
Certification The undersigned hereby certifies that all information been authorized by the owner(s) to conduct these not part A prepared by:	D Y O Y U License # Part B prepared b	y: Signature	and accurate and that I hav
Part A prepared by: Signature	TO MOT MOTE IN THE SDACE		
Part A prepared by: Signature	DO NOT WRITE IN THIS SPACE	Disclaim	
Witnessed Soil Evaluation Decision: Unwitnessed Soil Evaluation Decision:	Concur Inconclusive Accept Inconclusive	Disclaim Disclaim	
Witnessed Soil Evaluation Decision: Unwitnessed Soil Evaluation Decision: Wet Season Determination required	Concur Inconclusive Accept Inconclusive dditional Field Review Required	Disclaim	¢′
Witnessed Soil Evaluation Decision: Unwitnessed Soil Evaluation Decision: Wet Season Determination required	Concur Inconclusive Accept Inconclusive dditional Field Review Required	Disclaim	
Witnessed Soil Evaluation Decision: Unwitnessed Soil Evaluation Decision:	Concur Inconclusive Accept Inconclusive dditional Field Review Required	Disclaim	



Department of Environmental Management

Office of Water Resources

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Site Evaluation Form Part A - Soil Profile Description



6A			oundaries	Soll C	olors	License Neer Eng Re Re-Dox			0	Soil
rizon	Depth	Dist	Торо	Matrix	Re-Dox Features	Ab. S. Contr.	Texture	Structure	Consistence	Catego
9	0-4	U	W	10423/4				1-19-61		4
w)	4-18	9	W	10425/6		and the second s	FSL	1-1-561	VFR	Ч
	18-4	, a	5	2,5456	2,5463 104R5/8	comp	VFSL	1-m-56k	FR	5
	4-7'	The second secon	"gggggaanning serve"	2,54 %			45	on	Firm	8
			,							
<u>6 <i>B</i></u> dzon	Depth	Horizon B Dist	oundaries Topo	Soil C Matrix	Re-Dox	Re-Dox Ab. S. Contr	Texture	Structure	Consistence	Soil Catego
		Dias	1000		Features					
	0-4	<	W	104R4			FSL	1-M-Gr	VFR	<u> </u>
W)	4-20	9	W	104256			F5K	1-14-561	VFR	Ч
	2041	Q	5	2,57 %	2,546/3 104R5/8	CM-P	VFSL	1-M-5h/C	FR	5
	4-8-			2,54%	1	matini di malia di manana di m	į	OM	FIRM	8
		1 20 55 04				ing Layer Depth \Box	7 / / / 014	0 18181	(2) 71 CUM	T 5 /

Part B Key: Site Evaluation - to be completed by Soil Evaluator or Class II or III Designer Approximate location of test holes Please use the area below to locate: Test holes and bedrock test holes, Approximate location of bedrock test holes Approximate direction of due north Estimated gradient and direction of slope Offsets from test holes to fixed points such as street, utility pole, or other permanent, marked object* *OFFSETS MUST BE SHOWN Approximate direction of due north тнза тнзв LEDGE TESTS TH4A LT4-PUNCHBOWL 7 TH ID **LEDGE** LT4-1 LT7-LT4-2 96' TH LT5-1 111" 8B -77' TH6A TH6E TH D6 LT5-2 84" LT6-1 66" LT6-2 80" LT6-3 48" LT7-1 72" LT7-2 60" L_{LT6-2} 156' To Ex. Well LT8-1 90" LT8-2 90" 1. Relief and Slope: TH 6A 5 Fw 6B SE 10% TH 2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes: No 🖾 YES 🗆 3. Restrictive Layer or Bedrock within 4' below original ground within 25 feet of test hole. Provide all test hole locations & depths above. YES IT 4. Presence of existing or proposed private drinking water wells within 200 feet of test holes? If yes, locate on above sketch. No ☐ YES 🗷 5. Public drinking water wells within 500 feet of test holes? If yes, locate on above sketch. No ☑ YES □ 6. Is site within the watershed of a public drinking water reservoir or other critical area defined in Rule 6.42? NO YES 🗆 7. Has soil been excavated from or fill deposited on site? If yes, locate on above sketch. No 🛭 YES 🗖 8. Site's potential for flooding or ponding: NONE SLIGHT 🔼 MODERATE SEVERE [9. Landscape position: Sicles lone 10. Vegetation: 100008 11. Indicate approximate location of property lines and roadways. 12. Additional comments, site constraints or additional information regarding site: __ Certification The undersigned hereby certifies that all information on this application and accompanying forms, submittals and sketches are true and accurate and that I have been authorized by the owner(s) to conduct these necessary field investigations and submit this request. Part A prepared by: Part B prepared by: Signature License # Signature DO NOT WRITE IN THIS SPACE Witnessed Soil Evaluation Decision: Concur Inconclusive Disclaim Unwitnessed Soil Evaluation Decision: Accept Inconclusive Disclaim Wet Season Determination required Additional Field Review Required Explanatoin:_

Signature Authorized Agent



Department of Environmental Management

Office of Water Resources Email: dem.OWTS@dem.ri.gov

Site Evaluation Form

Part A - Soll Profile Description

	A Depti	11011201	n Boundarie	s So	II Colors		Re-Dox				
Horizo	on Dopo	Dist	Торо	Matrix	Re-Dox Features		S. Contr.	Texture	Structure	Consistence	Soil Catego
A	0-3	<u> </u>	lu	104/24	/ _			FIL	1-MGF	VFR	4
Buj	3-12	9	W	104/09/				FSL	1-1-5/2	FI	.com
Buz	12-4	19	·W	2,54%	7.5405/6		MA	512	1-11-522	1	
RC	4-8	, participal	The second secon	2,545/4	, and the same of			95	02	Frm	5
										[11/V]	8N
							1, 3-	7			
<u> 75</u>	Depth	Horizon B	oundaries	Soil (Colors	Re	-Dox				
orizon		Dist	Торо	Matrix	Re-Dox Features		. Contr.	Texture	Structure	Consistence	Soil Category
4_	0-4	_	W	104RY4				bdFJL	1-4-65	VFR	Ч
3w/	4-15	g	W	104R5/6				6dF54	1-1-566	FB	4
w2	115-4'	a	W	254%	7.54276	C-1	1-p	SIL	L-M-SHC	FR	5
	4-91	Gardella Mariana	- viringeggg	2.54%	novelete(active) active (active) active (activ	iji wa ka				FRA	8M
										1	0/1
2 <u>A</u>	Soil Class_	Densetin To	tal Depth _	<u>চি '</u> Imperv	/ious/Limiting	l aver De	enth &	(aa) (34/ a	1000	8/_SHWT_	
112.	Soil Class	= To	tal Denth	91	d=n		0/	_(og) GW See	page Depth page Depth	SHWT_	(og)

Key: Part B Approximate location of test holes Site Evaluation - to be completed by Soil Evaluator or Class II or III Designer Approximate location of bedrock test holes Please use the area below to locate: Test holes and bedrock test holes, Estimated gradient and direction of slope Approximate direction of due north Offsets from test holes to fixed points such as street, utility pole, or other permanent, marked object* Approximate direction of due north *OFFSETS MUST BE SHOWN 1 T4-2 LEDGE TESTS ТН3В TRAIL TH4A LT4-TH ID LEDGE 84" LT4-1 PUNCHBOWL T 96" LT4-2 111" LT7-LT5-1 84" LT5-2 Т,Н7В LT6-3 TH D6 8B TH D LT6-1 66" 8A THEA THE 80" LT6-2 48" LT6-3 72" LT7-1 60" I T7-2 LI T5-1 LT8-1 90" -LT6-2 90" .156' To LT8-2 L_LT6-1 Ex. Well % SE 1. Relief and Slope: TH7A SE RO 12,5 H NO 🖾 YES 🗖 2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes: NO × YES 3. Restrictive Layer or Bedrock within 4' below original ground within 25 feet of test hole. Provide all test hole locations & depths above. NO YES 4. Presence of existing or proposed private drinking water wells within 200 feet of test holes? If yes, locate on above sketch. NO 🗹 YES 🗆 5. Public drinking water wells within 500 feet of test holes? If yes, locate on above sketch. NO D YES 6. Is site within the watershed of a public drinking water reservoir or other critical area defined in Rule 6.42? NO 🗵 YES 🗖 7. Has soil been excavated from or fill deposited on site? If yes, locate on above sketch. SEVERE -MODERATE SLIGHT X NONE 8. Site's potential for flooding or ponding: 9. Landscape position: _ 10. Vegetation: Woods 11. Indicate approximate location of property lines and roadways. 12. Additional comments, site constraints or additional information regarding site: The undersigned hereby certifies that all information on this application and accompanying forms, submittals and sketches are true and accurate and that I have been authorized by the owner(s) to conduct these necessary field investigations and submit this request. ~ D4044 04044 Part B prepared by: Part A prepared by: Signature License # Signature DO NOT WRITE IN THIS SPACE Disclaim Inconclusive Witnessed Soil Evaluation Decision: Concur Disclaim Inconclusive Unwitnessed Soil Evaluation Decision: Accept



Department of Environmental Management

Office of Water Resources Email: dem.OWTS@dem.ri.gov

Site Evaluation Form



TH <u> 8/</u>	S Danie	Horizon	Boundaries	Soll	Colors		Re-Dox	Rumber:			7
Horizon	Depth	Dist	Торо	Matrix	Re-Dox Features	Ab.	S. Cont	r. Texture	Structure	Consistence	So. Categ
A	0-3		h	101 R Yey	, and the second second	ess essential and		6 PF5L	1-M-61	VFR	4
BWI	3-t2	g	W	1042 %	1	and and a state of	ļ	DESC	1-M The	FR	Ч
Buz	12-4		5	2,545/6	547/2 7.5485/8	<-,	MP	SIL	1-M56/4	FR	5
	11-9-0	. 11		254%				4915	OM		8
r.	, w									£.	
GD.		Newton D									
4 <u>8 B</u> orlzon	Depth	Horizon Be Dist	Topo	Soil C Matrix	olors Re-Dox Features		e-Dox S. Contr.	Texture	Structure	Consistence	Soil Catego
A	0-3	C	W	104R4		in the second	<i>b</i> .	JES-	1-19-95	VED	Ч
BWI	3-15	9	W	10125/6	en gestern de la companya de la comp	Rigin	1	HE-1	1);		<u></u>
w 2	15-4)	0	5	2545%	547/2 7.54E&	C-/	4-P	514	1-M-56K	FR	5
	y-71	AND THE PERSONAL PROPERTY.	- Addition of the Control of the Con	2,54 %	The second control of	and the second	!	ch945	1	FR	<u> </u>
											<u> </u>
B	Soil Class	Resent TO	ital Depth?	-61 Imper	/ious/Limiting	Layer E	Pepth 9	6 (og) GW Se	epage Depth	26" shwt_ 7'shwt_	3 10

Key: Part B Approximate location of test holes Site Evaluation - to be completed by Soil Evaluator or Class II or III Designer Please use the area below to locate: Approximate location of bedrock test holes Test holes and bedrock test holes, Estimated gradient and direction of slope Approximate direction of due north 2. Offsets from test holes to fixed points such as street, utility pole, or other permanent, marked object* Approximate direction of due north *OFFSETS MUST BE SHOWN ТНЗВ EDGE TESTS THAA TH4A LT4 TH ID LEDGE LT4-1 84" PUNCHBOWL LT4-2 96" LT7-1 LT5-1 111" 84" LT5-2 Т.Н7В 8B TH D6 8A TH6A TH6 66" LT6-1 LT6-2 80" LT6-3 48" 72" LT7-1 LT7-2 60" LI T5-1 LT6-2 LT8-1 90" .156' To LI T6-1 LT8-2 90" 8-2/Ex. Well SEQ H 80 1. Relief and Slope: TH 8A 8.3 Cae NO YES 2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes: 3. Restrictive Layer or Bedrock within 4' below original ground within 25 feet of test hole. Provide all test hole locations & depths above. NO > YES 4. Presence of existing or proposed private drinking water wells within 200 feet of test holes? If yes, locate on above sketch. No □ YES 🌌 NO 🖾 YES 🗆 5. Public drinking water wells within 500 feet of test holes? If yes, locate on above sketch. NO ☑ YES ☐ 6. Is site within the watershed of a public drinking water reservoir or other critical area defined in Rule 6.42? No ☑ YES ☐ 7. Has soil been excavated from or fill deposited on site? If yes, locate on above sketch. SEVERE MODERATE NONE SLIGHT 🖾 8. Site's potential for flooding or ponding: 9. Landscape position: _ 5/clestone 10. Vegetation: Woods 11. Indicate approximate location of property lines and roadways. 12. Additional comments, site constraints or additional information regarding site: $_$ The undersigned hereby certifies that all information on this application and accompanying forms, submittals and sketches are true and accurate and that I have been authorized by the owner(s) to conduct these necessary field investigations and submit this request. 04044 04044 Part B prepared by: Part A prepared by: Signature License # Signature DO NOT WRITE IN THIS SPACE Disclaim Inconclusive Witnessed Soil Evaluation Decision: Concur Disclaim Inconclusive Unwitnessed Soil Evaluation Decision: Accept Additional Field Review Required Wet Season Determination required Explanatoin:

Signature Authorized Agent



Department of Environmental Management Office of Water Resources

Email: dem.OWTS@dem.ri.gov Site Evaluation Form

	agent .
Application Number	Drainage

TH U		Horizon	Boundaries	Soll	Colors		Re-Dox				1
Horizon	Depth	Dist	Торо	Matrix	Re-Dox Features	Ab.	S. Contr.	Texture	Structure	Consistence	Soil Catego
A	4		w	104R4/4		and particular street,		FSL	1-MGr	VFR	1
Bw	14-20	g		104256				FSL	1-12561	VFR	
	204	a	W	2,54%	547/2 7,54R5/	<u>_</u>	in-p	514	1-M-56/c	FR	5
26	4-96	h) _		2,546/4				L5	OM	Firm	8
				<u>`</u>							
TH D'2	1	Horizon B	oundaries	Soil C	Pala-m						
Horizon	Depth	Dist	Торо	Matrix	Re-Dox Features		Re-Dox S. Contr.	Texture	Structure	Consistence	Soil Categor
Á	0-4	<u> </u>	W	10724		_		LFS	0-m-6r	VFR	Ц
Bw	4-20		W	1048/6				Lps	1-n-slk	VFR	Н
200	20-6			2,5454				25	OM	FRM	8

Key: Part B Approximate location of test holes Site Evaluation - to be completed by Soil Evaluator or Class II or III Designer Please use the area below to locate: Approximate location of bedrock test holes Test holes and bedrock test holes, Estimated gradient and direction of slope Approximate direction of due north Offsets from test holes to fixed points such as street, utility pole, or other permanent, marked object* Approximate direction of due north *OFFSETS MUST BE SHOWN LT4-2 тнза тнзв LEDGE TESTS PUNCHBOWL TRAIL TH4A LT4-LEDGE TH ID LT4-1 84" Pro Wel LT8-96" LT4-2 LT7-LT5-1 111' 84" LT5-2 8B TH D6 -77' TH6A PH6E 66" LT6-1 80" LT6-2 LT6-3 48" 72" LT7-1 LT7-2 60" LI T5-1 L_{LT6-2} LT8-1 90" LT 8-2 Ex. Well LT8-2 90" 10.5% 1. Relief and Slope: TH D1 7,1% HD7 (NO TYES 🗆 2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes: 3. Restrictive Layer or Bedrock within 4' below original ground within 25 feet of test hole. Provide all test hole locations & depths above. NO X YES 4. Presence of existing or proposed private drinking water wells within 200 feet of test holes? If yes, locate on above sketch. No ☐ YES ☑ No ☑ YES □ 5. Public drinking water wells within 500 feet of test holes? If yes, locate on above sketch. No 🗗 YES 🗆 6. Is site within the watershed of a public drinking water reservoir or other critical area defined in Rule 6.42? No.₺ YES □ 7. Has soil been excavated from or fill deposited on site? If yes, locate on above sketch. SEVERE [MODERATE NONE SLIGHT 🔽 8. Site's potential for flooding or ponding: 9. Landscape position: Sielestope 10. Vegetation: Woods 11. Indicate approximate location of property lines and roadways. 12. Additional comments, site constraints or additional information regarding site: _ The undersigned hereby certifies that all information on this application and accompanying forms, submittals and sketches are true and accurate and that I have been authorized by the owner(s) to conduct these necessary field investigations and submit this request. 04044 4044 Part B prepared by: Part A prepared by: Signature License # Signature DO NOT WRITE IN THIS SPACE Disclaim Inconclusive Concur Witnessed Soil Evaluation Decision: Disclaim Inconclusive Unwitnessed Soil Evaluation Decision: Accept Additional Field Review Required Wet Season Determination required Explanatoin:

Signature Authorized Agent



Department of Environmental Management

Office of Water Resources

Email: dem.OWTS@dem.ri.gov Site Evaluation Form

Part A – Soli Profile Description Application Number

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		3)

ole:	Matthey	DCott	eather:	ricaren	Shaded: Y License Ni License Ni Re-Dox Ab. S. Contr.	umber: <u>D4</u>	044	1/:45	Soil
Depth 2	Horizon Bo Dist	oundaries Topo	Soll C	colors Re-Dox	Re-Dox				Soil
24	Dist	Торо		Re-Dox		Taxtura			Call
-/-	C	1.0			AD. S. Collu.	Texture	Structure	Consistence	Category
1-20		W	1042			FSL	l-M-60	VFR	4
	0)	W	2,5 45/5			FSL	1-M-5b	WFR	4
0-4	4	W	2,5456	5 Y 7/2 7.540.9/6	cm-p	512	1-M-56K	JR.	5
1-9	Swantenessen and was a sign	and the second second second	2154 g			<u>L5</u>	om	FRM	8
			0-11		Bo Day				
Depth	Dist	Topo	Matrix	Re-Dox Features	Ab. S. Contr.	Texture	Structure	Consistence	Soll Category
1-4	<u>_</u>	W	LOYEY6	· · · · · · · · · · · · · · · · · · ·		45	I-M-GP	VFR	4
1-20	C	W	10425/6			UF5	LM-55/	VFR	Ч
0-7'6	1)		2,545/4			15	OM	FIRM	8
Soil Class	Loess or Dengetia	Total Depth	71 Imp	ervious/Limit ervious/Limit	ing Layer Depth $\frac{\mathcal{T}}{2^{-\frac{1}{2}}}$	 	Seepage Depth	9 shwi e Shwi	Г <u>5</u> (ор
	1-9 Depth	Horizon B Dist	Horizon Boundaries Depth Dist Topo	Horizon Boundaries Soil Coppth Dist Topo Matrix 1-20 C W 10425/6 0-7'6" - 2,545/4	Horizon Boundaries Soil Colors Depth Dist Topo Matrix Re-Dox Features 1 042/6 2 545/4 Dist Topo Matrix Re-Dox Features 2 1 545/4	Horizon Boundaries Soil Colors Re-Dox Depth Dist Topo Matrix Re-Dox Features Ab. S. Contr. Y C W LOYR 6 0-76 " - 2,54 5/4 cil Class 25 - 7 - Total Depth 7 Impervious/Limiting Layer Depth 7	Horizon Boundaries Soil Colors Re-Dox Depth Dist Topo Matrix Re-Dox Features Ab. S. Contr. Y C W LOYE 6 1-20 C W LOYE 7 1-20 C W LOYE 8 1-	Horizon Boundaries Soil Colors Re-Dox Depth Dist Topo Matrix Re-Dox Ab. S. Contr. Y C W LOYR 16 1-20	Horizon Boundaries Soil Colors Re-Dox Depth Dist Topo Matrix Re-Dox Features Ab. S. Contr. Texture Structure Consistence Texture Structure Consistence

Part B	Key:
Site Evaluation – to be completed by Soil Evaluator or Class II or III Designer Please use the area below to locate:	Approximate location of test holes
Test holes and bedrock test holes,	
Approximate direction of due north	Approximate location of bedrock test holes
3. Offsets from test holes to fixed points such as street, utility pole, or other permanent, marked object*	Estimated gradient and direction of slope
*OFFSETS MUST BE SHOWN	Approximate direction of due north
TH18 TH3A TH3B TH4A LT4-1 TH D1 88 TH7B LT6-3 LT5-2 TH5B TH B1 TH7B LT6-3 LT5-2 TH5B TH B2 TH4A LT4-1 TH D1 88 TH7B LT6-3 LT5-2 TH5B TH D2 TH D1 88 TH7B LT6-3 LT5-2 TH5B TH D2 TH D3 TH D5 TH	TH D6 LEDGE TESTS TH ID LEDGE LT4-1 84" LT4-2 96" LT5-1 111" LT5-2 84" LT6-1 66" LT6-2 80" LT6-3 48"
D2 D3 1 2 7 2 7 3 3 9 5	LT7-1 72"
L _{LT} L _{LT6-2} L _{LT5-1}	LT7-2 60"
TH	LT8-1 90" LT8-2 90"
1. Relief and Slope: TH D3 SEQ 10% TH D4 NEQ 13	3.7.
2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes:	No ै YEs □
3. Restrictive Layer or Bedrock within 4' below original ground within 25 feet of test hole. Provide all test hole local	tions & depths above. NO × YES
4. Presence of existing or proposed private drinking water wells within 200 feet of test holes? If yes, locate on abo	
5. Public drinking water wells within 500 feet of test holes? If yes, locate on above sketch.	
6. Is site within the watershed of a public drinking water reservoir or other critical area defined in Rule 6.42?	NO 🗵 YES 🗆
7. Has soil been excavated from or fill deposited on site? If yes, locate on above sketch.	No ☑ YES □
8. Site's potential for flooding or ponding: NONE SLIGHT MODERATE MODERATE	No.☑ YES □
9. Landscape position: Sickslope	SEVERE
10. Vegetation: Woods	
11. Indicate approximate location of property lines and roadways.	
12. Additional comments, site constraints or additional information regarding site:	
Certification The undersigned hereby certifies that all information on this application and accompanying forms, submittals been authorized by the owner(s) to conduct these necessary field investigations and submit this request. Part A prepared by: Signature DYOYY Part B prepared by: Signature Signature	5 D4044
DO NOT WRITE IN THIS SPACE	
Witnessed Soil Evaluation Decision: Concur Inconclusive Disclain Unwitnessed Soil Evaluation Decision: Accept Inconclusive Disclain Disclai	
Wet Season Determination required Additional Field Review Required	
	,
Explanatoin:	

Part B



Department of Environmental Management

Office of Water Resources
Email: dem.OWTS@dem.ri.gov
Site Evaluation Form

Part A - Soil Profile Description

An	nlica	tion	Mum	har
AD		luon	Num	ner

*

1)5		Horizon B	oundaries	Soll C	Colors	Re-Dox				Call
<u>н D5</u> Iorizon	Depth	Dist	Торо	Matrix	Re-Dox Features	Ab. S. Contr.	Texture	Structure	Consistence	Soil Category
A	0-4	C	W	104/4			FSL	1-M-60	VFR	4
Buj	4-20	9	W	2,54%		,	FSL	1-MSb/c	VFR	Ч
Bus	20-4) a	W	2,54%	547/2 754R\$6	CMP	516	1-Motik	FR	5
2G/	4-10'	With the state of	Page Section (Section 1989), see many	2,54 6/4		>	25	om	FIRM	8
ı					e 31	A. 2 3	,			
HD6		Horizon B	oundaries	Soil C		Re-Dox				Soil
orizon	Depth	Dist	Торо	Matrix	Re-Dox Features	Ab. S. Contr.	Texture	Structure	Consistence	Category
A	0-4		W	104/2/3	· · · · · · · · · · · · · · · · · · ·		ESL	1-M-G1	UFR	4
BWI	4-24	g	W	2,54%	are the second s	AND STORY OF THE S	FSL	L-M-Sbk	VFR	Ц
]w2	24-4	6"a	W	254%	54 7/2 7,54RU	C-M-f	516	1-MSbK	FR	5
Col	4-6-	76"-	Name of Control	2.54 %		,	L5	OM	FIRM	8
		:								
							,			
			<i>-</i>			ng Layer Depth <u>e</u>	707	2000	2 ~ 1070,000	-6

Part B

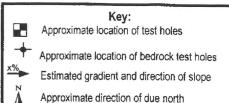
Site Evaluation - to be completed by Soil Evaluator or Class II or III Designer

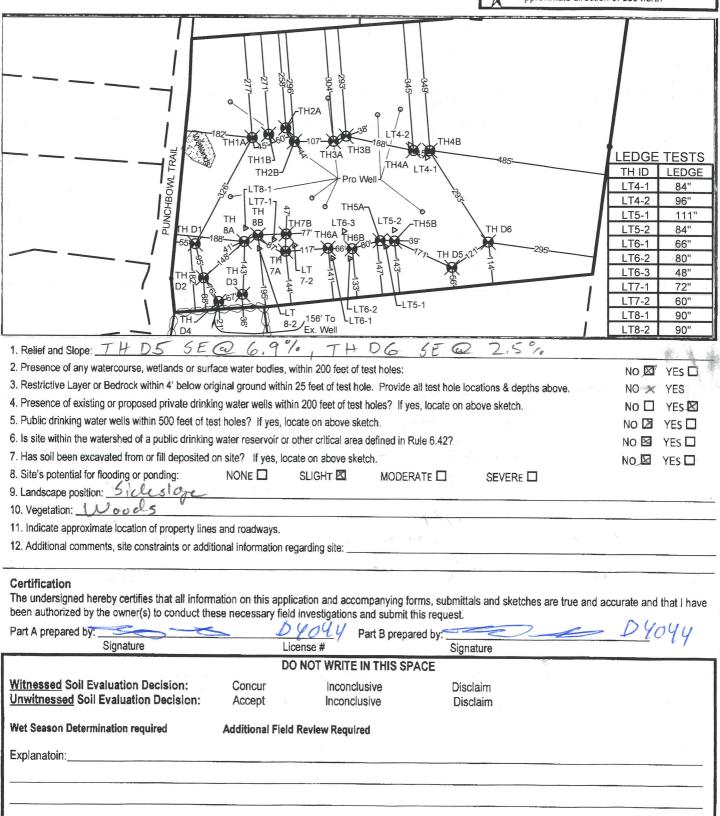
Please use the area below to locate:

- Test holes and bedrock test holes.
- 2. Approximate direction of due north

Signature Authorized Agent

Offsets from test holes to fixed points such as street, utility pole, or other permanent, marked object*
 *OFFSETS MUST BE SHOWN





Date

LOCUS MAP NOT TO SCALE

BEING A.P. 5E, LOT 5 AREA OF LOT = 19.61 AC.

19.48 AC SUITABLE (LESS 0.13 AC WETLANDS)

PROPERTY OWNER NATALIE P. CORNISH IRREVOCABLE TRUST - 2016 1775 HANOVER ROAD WATERVILLE, NY 13480

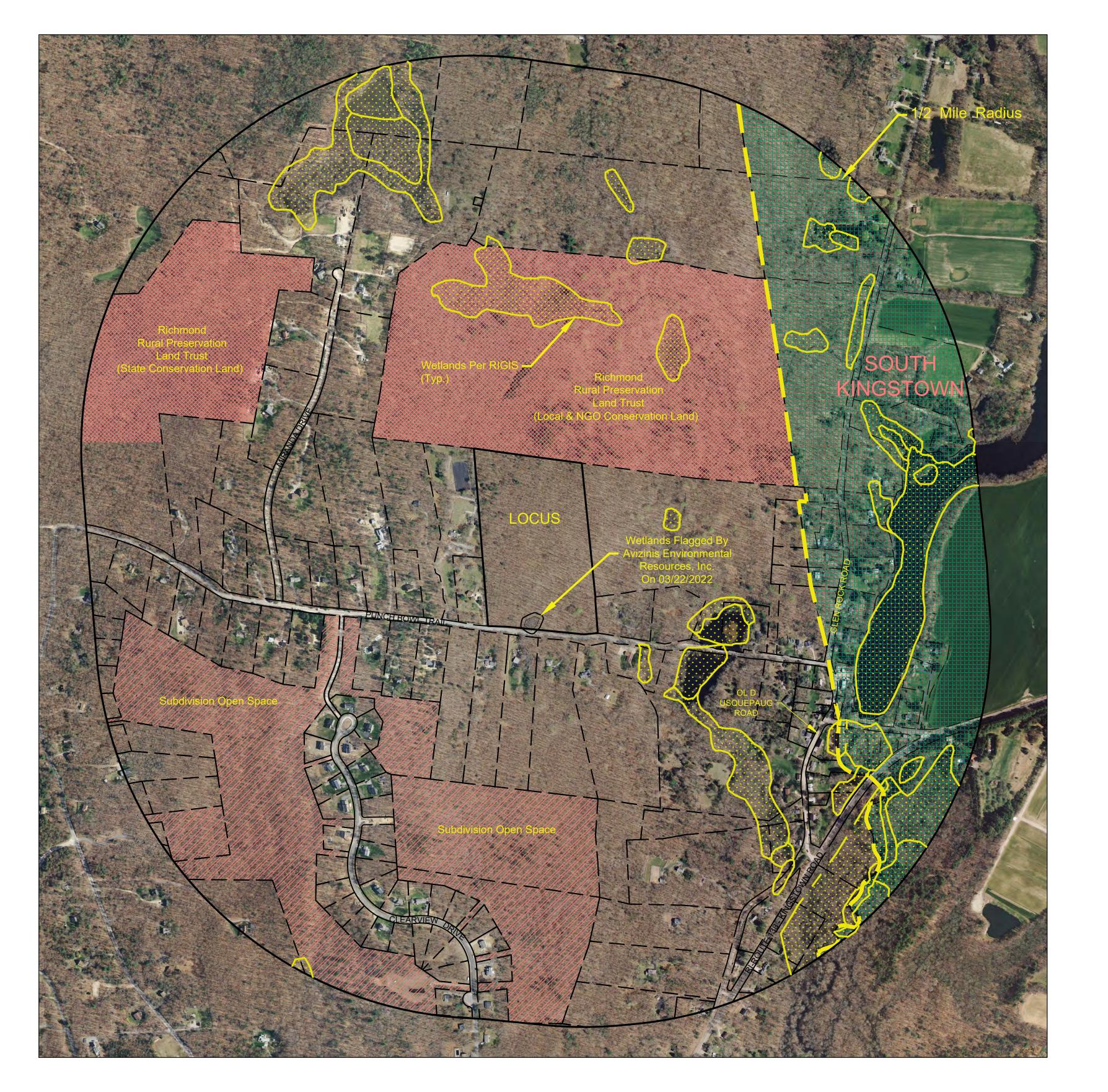
PROPERTY APPLICANT

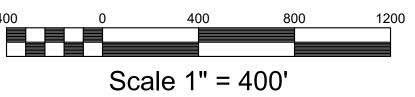
PUNCHBOWL DEVELOPMENT CORP. 43 BROAD STREET WESTERLY, RI 02891

CONTENTS:

- 1. SITE CONTEXT PLAN
- EXISTING CONDITIONS AND RESOURCES PLAN
- YIELD PLAN
- DEVELOPMENT OVERLAY PLAN
- CONSERVATION DEVELOPMENT DETAIL
- 6. SOIL EROSION CONTROL PLAN

MASTER PLAN SET FOR VINEYARD HILLS A MAJOR CONSERVATION DEVELOPMENT

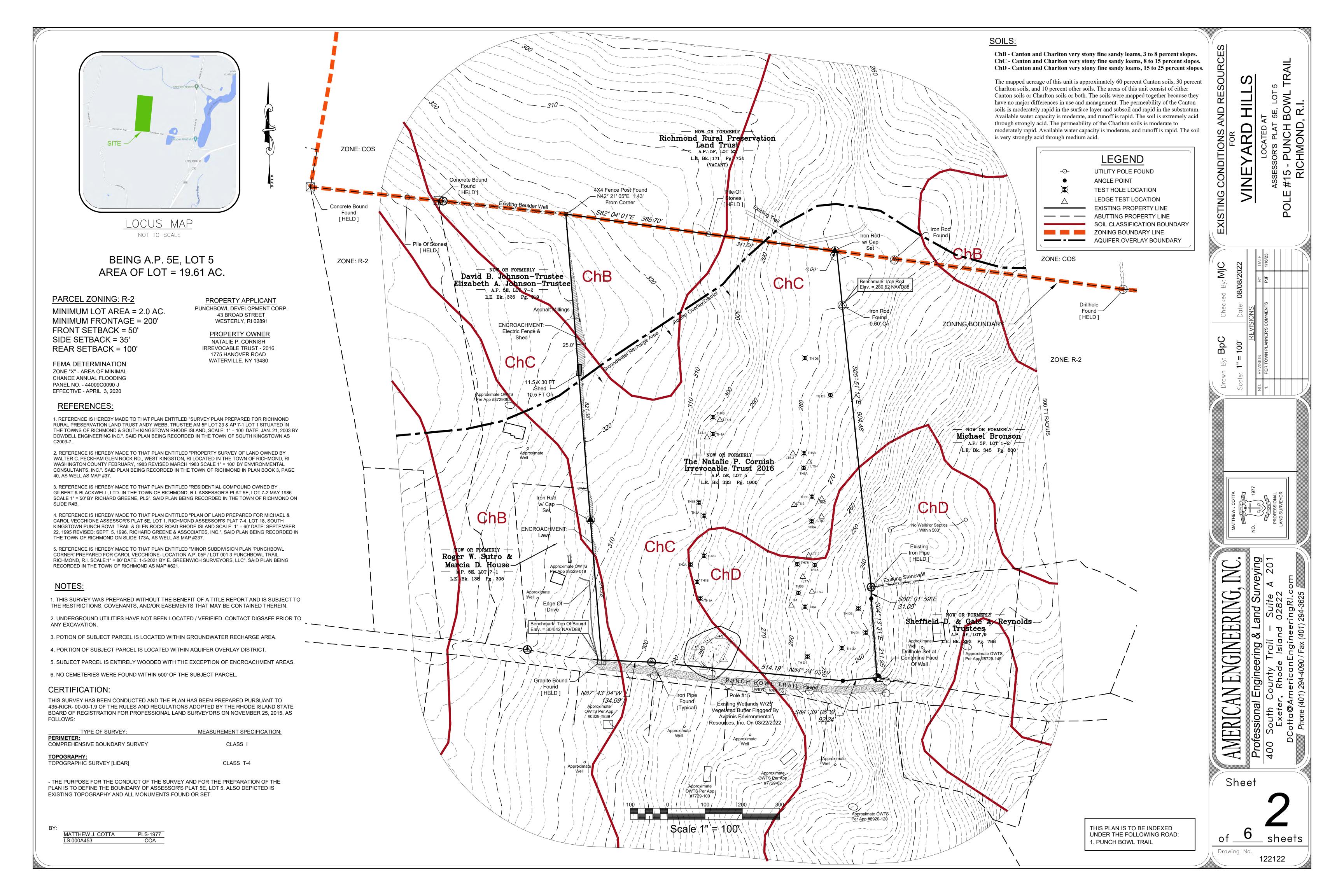




AMERICAN ENGINEERING

Sheet

of <u>6</u>





LOCUS MAP NOT TO SCALE

BEING A.P. 5E, LOT 5 AREA OF LOT = 19.61 AC.

> 19.48 AC SUITABLE (LESS 0.13 AC WETLANDS)

PARCEL ZONING: R-2 MINIMUM LOT AREA = 2.0 AC. MINIMUM FRONTAGE = 200' FRONT SETBACK = 50' SIDE SETBACK = 35'

REAR SETBACK = 100'

REFERENCES:

1. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "SURVEY PLAN PREPARED FOR RICHMOND RURAL PRESERVATION LAND TRUST ANDY WEBB, TRUSTEE AM 5F LOT 23 & AP 7-1 LOT 1 SITUATED IN THE TOWNS OF RICHMOND & SOUTH KINGSTOWN RHODE ISLAND, SCALE: 1" = 100' DATE: JAN. 21, 2003 BY DOWDELL ENGINEERING INC.". SAID PLAN BEING RECORDED IN THE TOWN OF SOUTH KINGSTOWN AS

2. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "PROPERTY SURVEY OF LAND OWNED BY WALTER C. PECKHAM GLEN ROCK RD., WEST KINGSTON, RI LOCATED IN THE TOWN OF RICHMOND, RI WASHINGTON COUNTY FEBRUARY, 1983 REVISED MARCH 1983 SCALE 1" = 100' BY ENVIRONMENTAL CONSULTANTS, INC.". SAID PLAN BEING RECORDED IN THE TOWN OF RICHMOND IN PLAN BOOK 3, PAGE 40. AS WELL AS MAP #37.

3. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "RESIDENTIAL COMPOUND OWNED BY GILBERT & BLACKWELL, LTD. IN THE TOWN OF RICHMOND, R.I. ASSESSOR'S PLAT 5E, LOT 7-2 MAY 1986 SCALE 1" = 50' BY RICHARD GREENE, PLS". SAID PLAN BEING RECORDED IN THE TOWN OF RICHMOND ON SLIDE R4B.

4. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "PLAN OF LAND PREPARED FOR MICHAEL & CAROL VECCHIONE ASSESSOR'S PLAT 5E, LOT 1, RICHMOND ASSESSOR'S PLAT 7-4, LOT 18, SOUTH KINGSTOWN PUNCH BOWL TRAIL & GLEN ROCK ROAD RHODE ISLAND SCALE: 1" = 60' DATE: SEPTEMBER 22, 1995 REVISED: SEPT. 5, 1996. RICHARD GREENE & ASSOCIATES, INC.". SAID PLAN BEING RECORDED IN THE TOWN OF RICHMOND ON SLIDE 173A, AS WELL AS MAP #237.

5. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "MINOR SUBDIVISION PLAN 'PUNCHBOWL CORNER' PREPARED FOR CAROL VECCHIONE- LOCATION A.P. 05F / LOT 001 3 PUNCHBOWL TRAIL RICHMOND, R.I. SCALE:1" = 80' DATE: 1-5-2021 BY E. GREENWICH SURVEYORS, LLC". SAID PLAN BEING RECORDED IN THE TOWN OF RICHMOND AS MAP #621.

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR- 00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION
PERIMETER: COMPREHENSIVE BOUNDARY SURVEY	CLASS I
INTERIOR LOTS: COMPILATION PLAN	CLASS IV
TOPOGRAPHY: TOPOGRAPHIC SURVEY [LIDAR]	CLASS T-4

- THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO DEFINE THE BOUNDARY OF ASSESSOR'S PLAT 5E, LOT 5. ALSO DEPICTED IS A PROPOSED CONVENTIONAL DEVELOPMENT CONSISTING OF A NEW ROAD AND 8 PROPOSED SOILS:

ChB - Canton and Charlton very stony fine sandy loams, 3 to 8 percent slopes. ChC - Canton and Charlton very stony fine sandy loams, 8 to 15 percent slopes. ChD - Canton and Charlton very stony fine sandy loams, 15 to 25 percent slopes.

The mapped acreage of this unit is approximately 60 percent Canton soils, 30 percent Charlton soils, and 10 percent other soils. The areas of this unit consist of either Canton soils or Charlton soils or both. The soils were mapped together because they have no major differences in use and management. The permeability of the Canton soils is moderately rapid in the surface layer and subsoil and rapid in the substratum. Available water capacity is moderate, and runoff is rapid. The soil is extremely acid through strongly acid. The permeability of the Charlton soils is moderate to moderately rapid. Available water capacity is moderate, and runoff is rapid. The soil is very strongly acid through medium acid.

FEMA DETERMINATION ZONE "X" - AREA OF MINIMAL CHANCE ANNUAL FLOODING PANEL NO. - 44009C0090 J EFFECTIVE - APRIL 3, 2020

PROPERTY APPLICANT PUNCHBOWL DEVELOPMENT CORP. 43 BROAD STREET WESTERLY, RI 02891

PROPERTY OWNER NATALIE P. CORNISH IRREVOCABLE TRUST - 2016 1775 HANOVER ROAD WATERVILLE, NY 13480

NOTES:

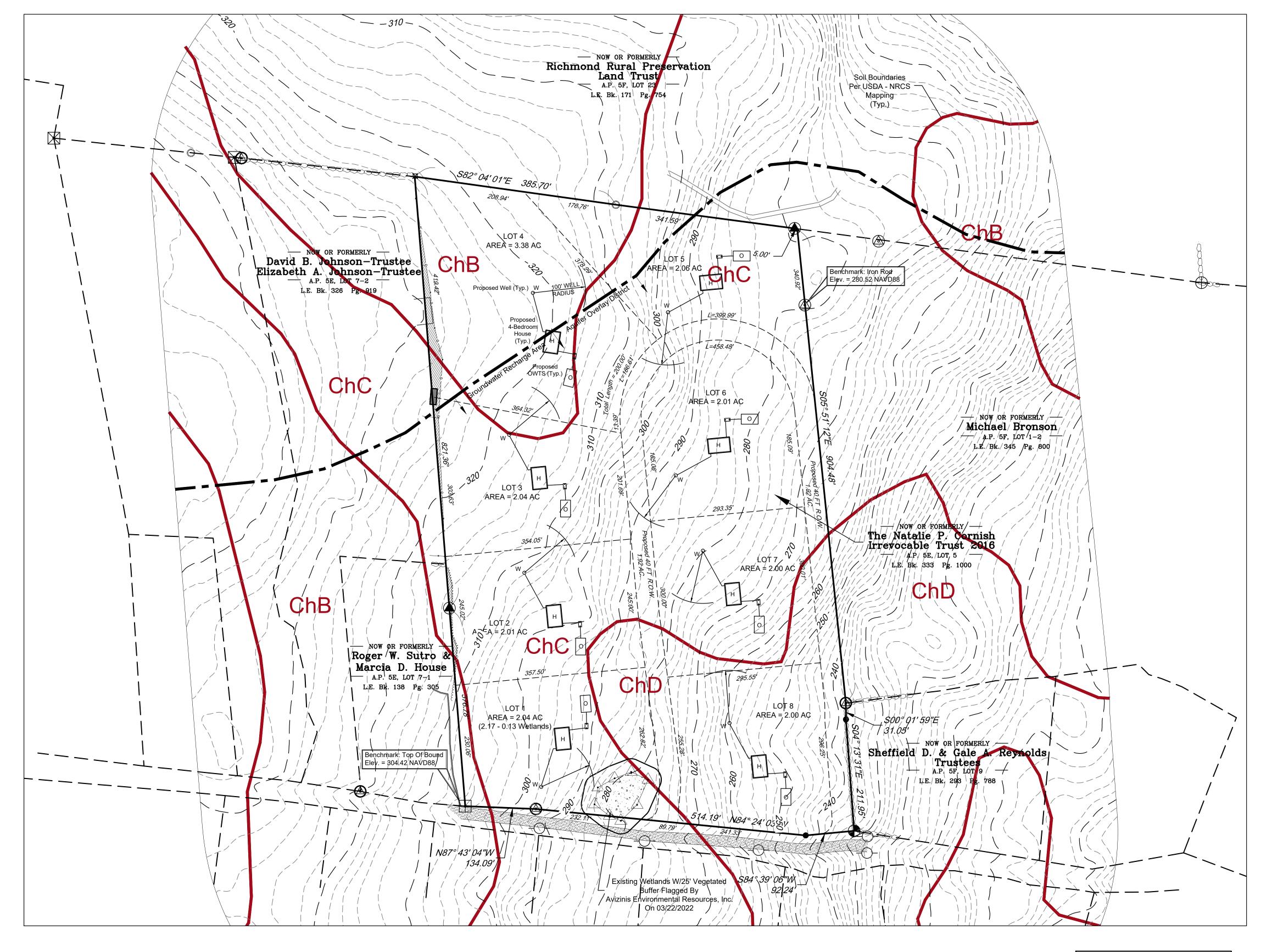
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS, AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.

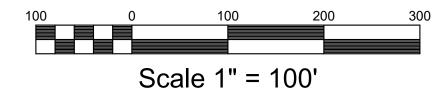
2. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED / VERIFIED. CONTACT DIGSAFE PRIOR TO ANY EXCAVATION.

3. POTION OF SUBJECT PARCEL IS LOCATED WITHIN GROUNDWATER RECHARGE AREA.

4. PORTION OF SUBJECT PARCEL IS LOCATED WITHIN AQUIFER OVERLAY DISTRICT.

5. SUBJECT PARCEL IS ENTIRELY WOODED WITH THE EXCEPTION OF ENCROACHMENT AREAS.





THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROAD: 1. PUNCH BOWL TRAIL

Sheet

Drawing No.

122122

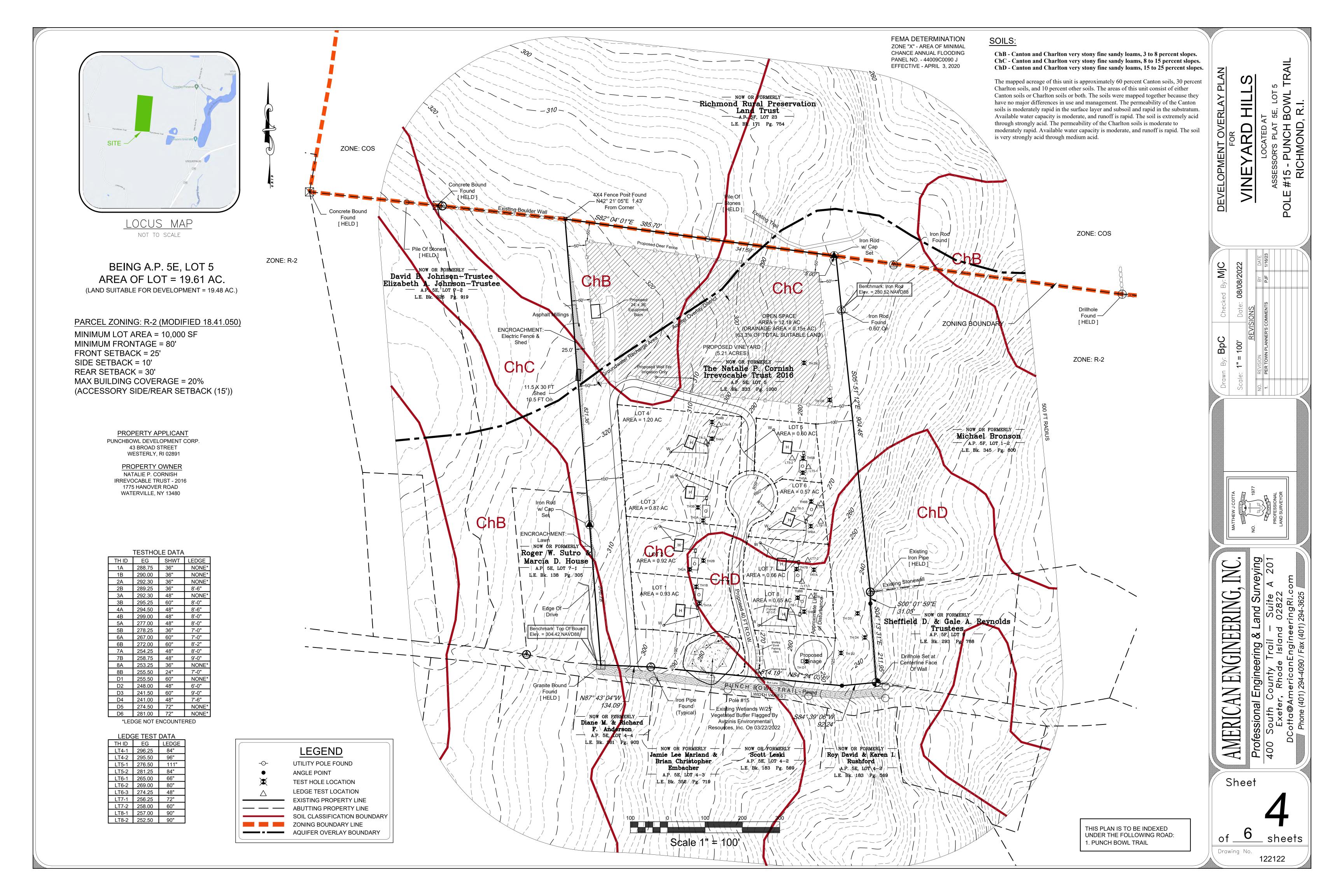
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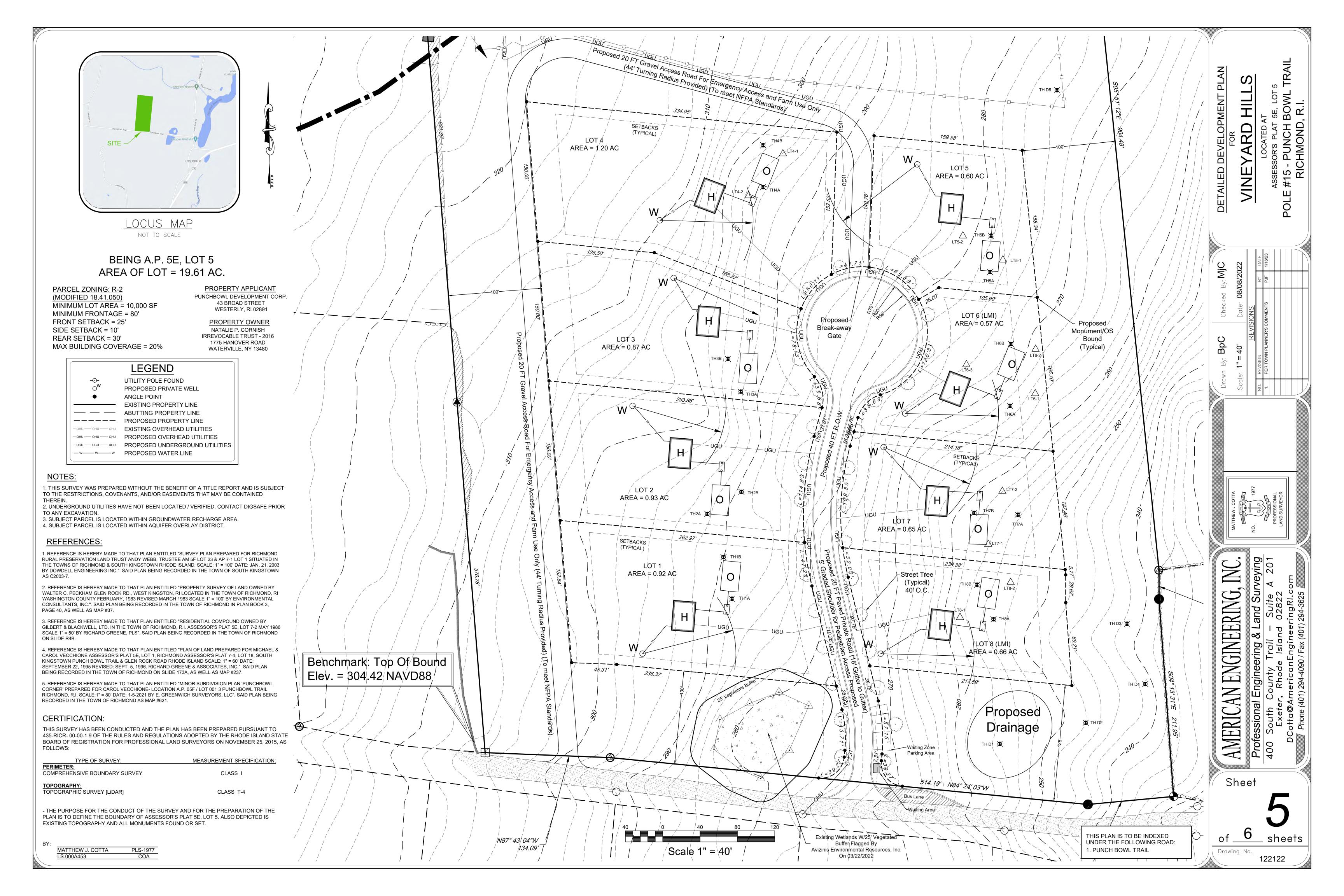
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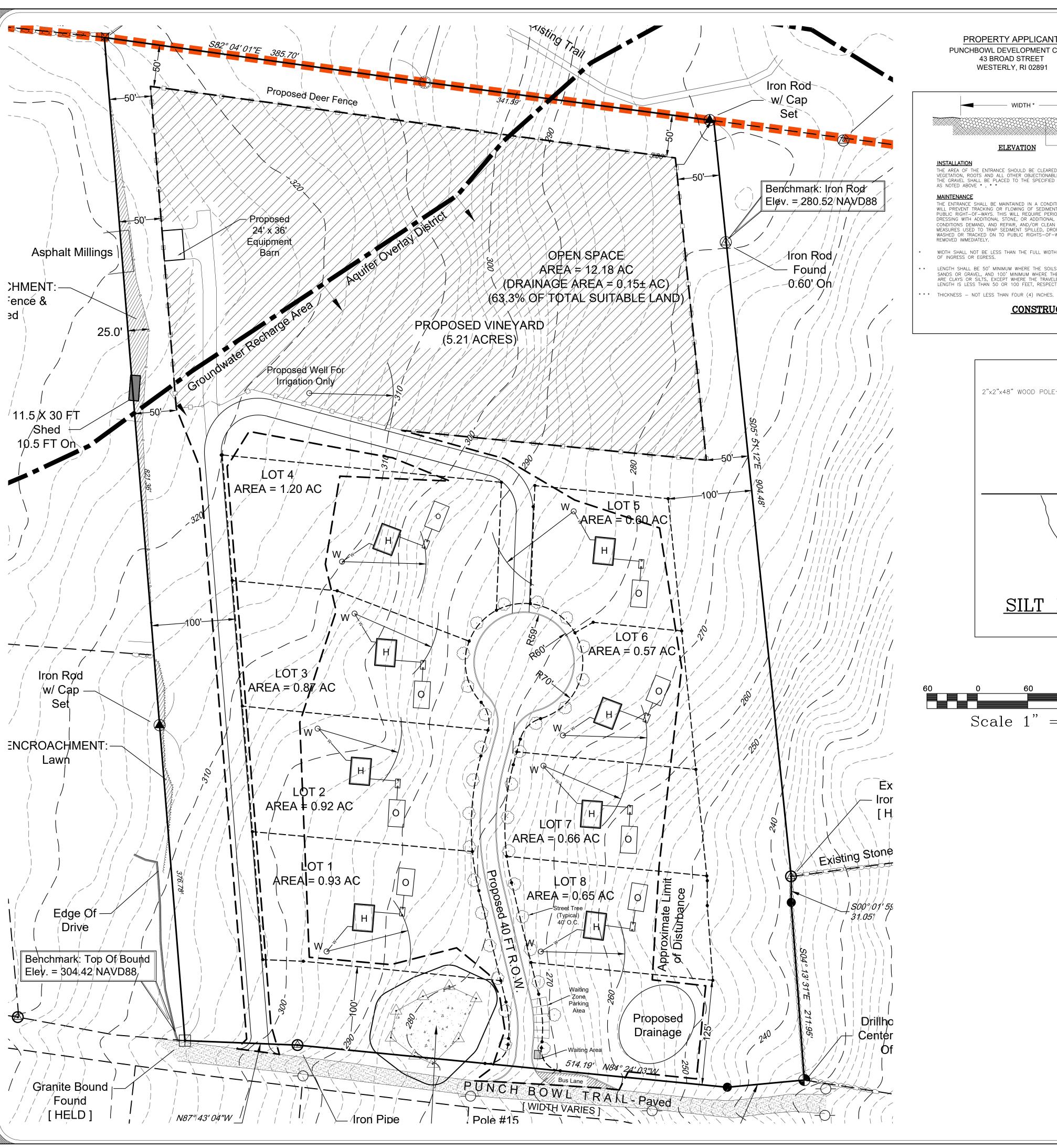
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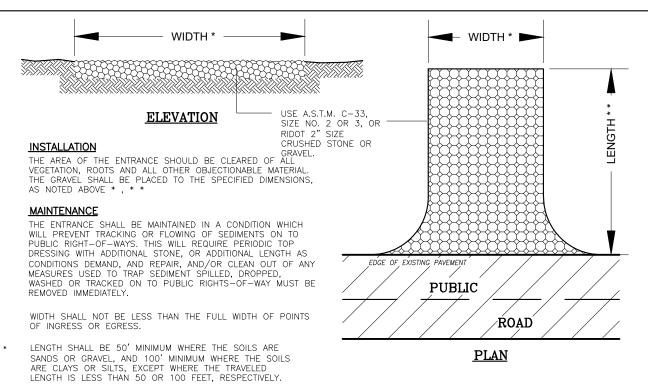




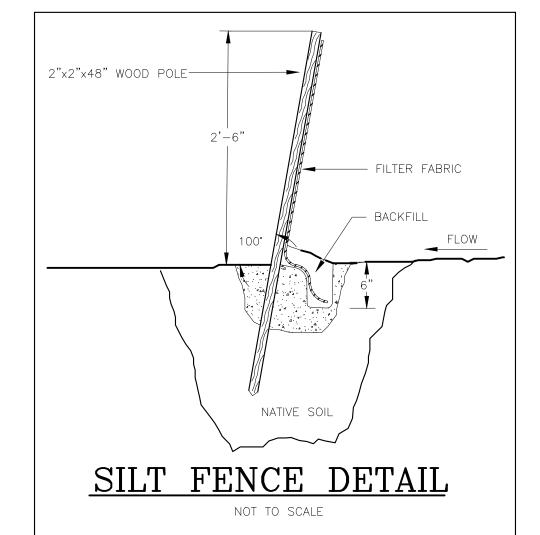


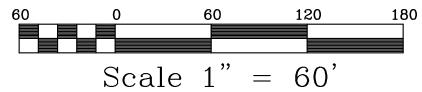
PROPERTY APPLICANT PUNCHBOWL DEVELOPMENT CORP. 43 BROAD STREET WESTERLY, RI 02891

PROPERTY OWNER NATALIE P. CORNISH IRREVOCABLE TRUST - 2016 1775 HANOVER ROAD WATERVILLE, NY 13480



CONSTRUCTION ENTRANCE PROTECTION





EROSION CONTROL & SOIL STABILIZATION PROGRAM

- 1. DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH
- CONSTRUCTION PERIOD THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL,
- STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS, AND SHALL CONFORM WITH R. I. STANDARD SPECIFICATION M. 20. THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
- THE DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING: PERMANENT SEEDING MIXTURES: A - MOWED AREA: ALL FLAT OR SLOPES LESS THAN 3:1

SEEDING DATES RED FESCUE APRIL 1 - JUNE 15 KENTUCKY BLUEGRASS AUG. 15 - OCT. 15 COLONIAL BENTGRASS PERENNIAL RYEGRASS

TOTAL 100#/ACRE

PERMANENT SEEDING MIXTURES:

B - UNMOWED AREA OR INFREQUENTLY MOWED: FLAT OR SLOPES GREATER THAN

MIXTURE % BY WT. SEEDING DATES RED FESCUE APRIL 1 - JUNE 15 PERENNIAL RYEGRASS AUG. 15 - OCT. 15 COLONIAL BENTGRASS BIRDSFOOT TREFOIL

TOTAL 100#/ACRE TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.

HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 3000-4000 LBS/AC. ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. IF NEEDED, TEMPORARY SEEDING CAN BE USED TO HELP MINIMIZE EROSION. A TEMPORARY SEEDING GUIDE MUST BE INCLUDED AS A REFERENCE. THE FOLLOWING SPECIES ARE RECOMMENDED:

LBS/ACRE SPECIES LBS/1,000 SQ. FT. SEEDING DATES

ANNUAL			
RYEGRASS	60	1.5	MAR. 15 - JUNE 15
PERENNIAL			
SUDAN GRASS	40	1.0	MAY 15 - AUGUST 15
MILLET	40	1.0	MAY 15 - AUGUST 15
WINTER RYE	120	3.0	AUGUST 15 - JUNE 15
OATS	120	3.0	MAR. 15 - JUNE 15
WEEPING			
LOVEGRASS	20	0.5	MAY 1 - JUNE 30

- 9. THE CONTRACTOR MUST REPAIR AND OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN
- THE PERIOD OF ONE YEAR AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE. 10. THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THRU OCT. 15TH. 11. ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE
- WITH THE R.I.D.P.W. STANDARD SPECIFICATIONS SECTION 202. 12. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN
- 13. STOCKPILES OF TOPSOILS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 30% AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED. 14. ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR
- "TRACKING" TO TACK DOWN MULCH APPLICATIONS.

 15. REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION

SEDIMENTATION CONTROL PROGRAM

- 1. ALL DISTURBED AREAS SUBJECT TO EROSIVE TENDENCIES WHETHER THEY ARE NEWLY FILLED OR EXCAVATED SHALL RECEIVE SUITABLE SLOPE PROTECTION. 2. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE
- FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF
- 3. CARE SHALL BE TAKEN SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING EITHER EXISTING OR PROPOSED DRAINAGE OR SEWER STRUCTURES.
- 4. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED PERIODICALLY AND AFTER PERIODS OF RAINFALL. SUCH DEVICES SHALL BE REPAIRED OR REPLACED AS NEEDED.
- 5. CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED
- WATERCOURSES OR THOSE AREAS SUBJECT TO STORM WATER FLOW. 6. ADDITIONAL HAYBALES, SILT FENCE OR SANDBAGS SHALL BE LOCATED AS CONDITIONS
- 7. REFERENCE THE "RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, WITH ANY AMENDMENTS, AS A GUIDE.

ORDER OF PROCEDURE

- IMMEDIATELY UPON COMPLETION OF THE CLEARING AND GRUBBING OPERATION AND PRIOR TO ANY GRADING, TEMPORARY HAYBALES, SILTFENCE OR SANDBAGS SHALL BE PLACED OUTSIDE THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS. (I.E. ALONG NEW ROADWAYS, STREAMBANKS, CRITICAL AREAS, ETC.)
- 2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PERIODICALLY CLEANED AND MAINTAINED AS PER THE RESPECTIVE PROGRAMS DURING THE CONSTRUCTION.
- 3. IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFERENCE EROSION AND SEDIMENTATION CONTROL PROGRAMS FOR TEMPORARY CONTROL.

MAINTENANCE AND RESPONSIBILITY

- 1. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN IMPLEMENTATION. HE SHALL ALSO BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION WORKERS AND SUB-CONTRACTORS ARE AWARE OF THE PROVISIONS OF THE PLAN AND THE ENGINEER'S REPORT.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ASPECTS OF THE DESIGN PRIOR TO FINAL APPROVAL BY THE TOWN. DURING THAT TIME, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHOULD BE CHECKED ON A WEEKLY BASIS AS WELL AS AFTER EACH SIGNIFICANT RAINFALL. ALL SUCH MEASURES SHOULD BE CLEANED OR
- REPLACED AS NECESSARY 3. REPLANTING, REGRADING OR OTHER REPAIRS NEEDED AS A RESULT OF EROSION AND SEDIMENTATION SHOULD BE DONE PROMPTLY.

NOTES:

- 1. ALL EROSION CONTROL MEASURES TO REMAIN FOR 3 CONSECUTIVE MOWINGS. 2. CONTRACTOR TO CALL PUBLIC WORKS PRIOR TO CONSTRUCTION AND AGAIN FOR FINAL INSPECTION.
- 3. THIS SITE AS DESIGNED WILL HAVE NO ADVERSE EFFECT ON ABUTTING PROPERTIES ASSUMING EROSION CONTROL PLAN IS IMPLEMENTED.
- 4. FOR DRIVEWAYS SLOPING DOWN TOWARD THE ROAD HAYBALES TO BE SET ACROSS DRIVEWAY AT THE END OF DAY.
- 5. CONSTRUCTION TO COMMENCE IMMEDIATELY FOLLOWING APPROVAL AND WILL TAKE APPROXIMATELY 6 MONTHS TO COMPLETE.

GENERAL NOTES

- 1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF RHODE ISLAND AND THE MUNICIPALITY PRIOR TO COMMENCING
- 2. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
- 3. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE MUNICIPAL ENGINEERING DEPARTMENT AND ALL UTILITY INSTALLATIONS AND INSPECTIONS WITH THE APPROPRIATE UTILITY CO.. A 48 HOUR ADVANCE NOTICE IS REQUIRED BEFORE WORK COMMENCEMENT. 4. ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR
- ROAD AND BRIDGE CONSTRUCTION, 2013 AMENDED AUGUST 2013 AND STANDARD DETAILS, JUNE 15, 1998 AS AMENDED BY REVISION. 5. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVISES 2009, INCLUDING ALL REVISIONS." 6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR QUANTITY TAKE OFF IN COMPUTING ANY ESTIMATES
- 7. EMBANKMENT SLOPES AND ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOPSOIL AND SEED. SEE EROSION CONTROL PROGRAM DETAILS.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION INDICATED ON THESE PLANS. THAT INCLUDES ANY CONSTRUCTION TO BRING UTILITIES TO THE SITE, ANY REPAIRS, ANY TRENCHING REQUIRED.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND SOIL EROSION CONTROL MEASURES. 10. THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHOULD BE
- VERIFIED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANIES. CALL DIG-SAFE 11. IN ALL EXCAVATION AND PLACEMENT OF FILL THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATION SECTION 202.
- 12. ALL CONSTRUCTION AND UTILITY WORK SHALL CONFORM TO THE LATEST MUNICIPAL STANDARDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN, COMPREHEND AND IMPLEMENT THESE REQUIREMENTS PROPERLY.

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Drawing No. 122122 To: Shaun Lacey, AICP, Town Planner (townplanner@richmondri.com)
Cc: Karen Pinch, Town Administrator (townplanner@richmondri.com), Erin Liese (townplanner@richmondri.com), Erin Liese (townplanner@richmondri.com)

Re: Concern regarding Punchbowl development proposal

*Please share with Richmond Planning Board Chair Phil Damicis, Vice Chair Nancy Hess, Secretary Andrea Baranyk, Dan Madnick and with the Richmond Town Council

Dear Mr. Lacey, Mr. Damicis, Ms. Hess, Ms. Baranyk and Mr. Madnick,

Following the pre-application presentation to the Planning Board by Punchbowl Development Corp at Town Hall on June 28, 2022 and the Land Trust meeting on July 11, 2022, we write to express concerns and objections to the Punchbowl Trail development plans as they are being proposed (8-lot major subdivision with vineyard on the conserved "open space") for the following reasons:

1. Design

The proposed high-density cluster of small lots are not of a design which is in keeping with the scale or character of the area. All other private dwellings on Punchbowl Trail follow standard R-2 residential zoning requirements, with lots of two acres or more and a minimum of 600' of frontage per home.

This parcel – AP 5E Lot 5 – is also zoned R-2. As we understand it (maybe incorrectly), R-2 zoning is designed to provide for medium density residential neighborhoods and to protect these areas from incompatible uses.

The lawyer for the developer has stated that they're proposing this conservation development to "preserve the rural nature of Richmond". With all due respect, we can't understand how cramming eight houses onto 0.5-1.2 acre lots in a cluster on a quiet rural road, taking down more than seven acres of trees, along with adding a substantial vineyard on at least half of the remaining 12 "conserved" acres (taking down more trees), could be considered "preservation" by any stretch of the imagination? The major subdivision being proposed sounds more like a high density development out of character for the area, and one with the potential to cause myriad other issues as noted below.

We understand change is inevitable and that at some point, houses will be built there. We're asking for the Board to consider more *reasonable* development of the parcel that follows precedent. Given Richmond's R-2 residential zoning requirements and frontage regulations, we always thought if that parcel sold, we'd see a maximum of three individual lots there, consistent with the rest of the lots on the street – or, at *most*, a minor subdivision of five or fewer homes with open space, with no potential for a commercial operation on conserved land. We believe a major issue with the current situation is the fundamentally different interpretation of the intentions of "open space" in the conservation development guidelines. We hope that the final interpretation is ultimately up to the Planning Board, and ask the Board to stick to what was originally conceived. Mr. Damicis' comments in the June 28 meeting made it clear that clearing existing trees for new agriculture was not the idea behind preserving open space in conservation developments. What precedent does it set to possibly grant variances for this design, including proposed commercial use of the allotted "conservation" portion of a residential development for the developer's own personal gain? This is a slippery slope, and sets a dangerous precedent for use of wooded open space in all future conservation developments.

In this particular situation, right now they say it will only be two people using a special access road to the vineyard to handpick the grapes. What happens if operations ramp up and they need 5, 10, 20 workers with trucks in future years to harvest the grapes with more industrial equipment? Is there any recourse for all that potential increased traffic and commotion on Punchbowl and on the *new* vineyard access road, which we believe is proposed to be located *within* one of the 100' buffer zones (which seems to be in conflict with the intention of a buffer zone)? What if business is so booming that they decide to add a public tasting room on that property, even though that isn't the current intention? For example – and not knocking Tilted Barn – but that started as a fairly quiet and unassuming operation and has grown exponentially, and we can see the increase in traffic around that area on route 2, which is obviously much more equipped to handle the cars than Punchbowl. Conversely, what if business isn't as good as predicted and the "open space" gets sold to another developer who decides to put in a more aggressive agricultural venture with no guardrails or town oversight built into the final agreement?

We also want to express concern for any main entrance to the cul de sac that might be too close to existing driveways on the south side of the road (including ours, at 42 Punchbowl). Per the plans, it appears the entrance is fairly close to lining up with our driveway, though it's hard to tell exactly. We request that any new roads be significantly staggered/offset from existing driveways currently on Punchbowl to avoid disturbance from potentially 20-25 additional cars going in and out of a cul de sac all day and night (especially headlights shining into windows after dusk), constant deliveries and daily bus stops.

Lastly, we hope the subdivision allowance will be reduced to five homes max, making a third new road – an emergency access road, added to the cul de sac entrance and the vineyard access road – a moot point. But if any sort of emergency access road is required, please ensure that it will be kept behind a locked gate like the other access road that feeds onto Punchbowl Trail.

2. Environment

The current proposal would result in acres of trees to be taken down, even in the "conserved" open space. We can never go back once this is done. And what will a vineyard do to the natural biome? We don't really know, that's the problem.

Please don't be swayed by the claim that grapes are the "least invasive" form of agriculture. That may be true, but again, as it was stated by the Board chair in the June 28 meeting, *new* agriculture was never the intention of the conservation developments. A vineyard does nothing to *preserve* open space. It does the opposite, by taking down more trees, which we would hope would take the very prospect of a vineyard off the table as incompatible use of currently wooded open space. Gypsy moth damage or not, please let nature take its course and leave the trees be, especially given the proximity to Crawley Preserve.

Even if grapes don't require many pesticides, fertilizers or water, and even if the area will "only" be fenced during growing season with a fabric system – there will no doubt be an impact to aquifers and wildlife with runoff, overuse, displacement, etc. – must we test this out to learn what damage will be done, once it is too late?

We're also very concerned about the collateral damage eight new wells and vineyard irrigation may cause to the existing water supply on Punchbowl, many wells of which were adversely affected during the development of the major subdivision to the south. The grapes may "only" need to be watered the first three years, but that's a long time to possibly have to deal with any side effects.

3. Increase in traffic and road conditions

The fact that the Public Works department, in response to the pre-application, noted concern about increased traffic only reinforces our great concern for accommodating potentially 20-25 additional cars and other delivery vehicles on this stretch of road. Once occupied, most will be using the Kenyon Bog side of Punchbowl Trail, which is already in poor condition. It's also fairly precarious due to the one-lane nature of that stretch of road, and some cars and delivery trucks speed through it without yielding to the first vehicle there, making it increasingly dangerous lately.

When we mentioned our concern about the state of the road to the lawyer after the June 28 meeting, and the damage the extra traffic would inevitably cause, he shrugged and said the conditions of the road are the town's problem (though their project would surely exacerbate the current issues). "You'd have to take that up with the town" was the response. Even if the town were to completely re-pave the entirety of Punchbowl Trail as part of this development (or require the developer to do so with impact fees), it still wouldn't take away the fact that the Kenyon Bog portion is *one lane* and can't handle that amount of increased traffic.

At the meeting, the lawyer also claimed they would only bring construction trucks in via Smallpox and leave them there until everything was complete. "All in and out one time." Is that really possible? Maybe for a couple of select pieces of equipment. But we aren't so naive to think that there won't be all types of vehicles coming and going daily from start to finish, possibly for years, for various types of clearing, building prep and construction.

Given all of this, we urge the Town Planner, Planning Board and any other decision makers to carefully consider our concerns, shared by many neighbors on Punchbowl Trail, and reject the pre-planning application, as well as any future iterations of the proposal that are not greatly revised.

Please DO NOT grant variances that will be a win-win only for the developer, while a great deal of very concerned taxpayers lose. Please vote NO to allowing a vineyard on Punchbowl Trail and NO to an 8-lot major subdivision.

Thank you all for your time and consideration.

Yours sincerely,

Jaime Marland & Brian Embacher 42 Punchbowl Trail Richmond, RI 02892

July 14, 2022

Elizabeth A. Johnson

49A Punchbowl Trail

Richmond, RI 02892

To: The Planning Board of the Town of Richmond

CC: Town Planner Shawn Lacy CC: Town Council

I currently live at 49A Punchbowl Trail and have for the past 10 years. My property abuts the proposed project and I feel this will have a negative affect on my privacy, my animals, and the water problems I have lived with since I moved here. I am also concerned about the character of the area, and the environmental impact this "conservation Development" will have.

When we moved, we were told the zoning was R2, 200 road frontages with 2 acre lots. Why is the zoning allowed to change? I understand the Planning board added conservation development to the Town's comprehensive plan. Perhaps the planning board can revisit the change and make it more specific.

An access road to take care of the winery would be 90 feet off my property. With a vineyard of 12 acres, I am sure that road will be heavily traveled with heavy equipment and greatly disrupt my farm and animals daily. Between setting up the vineyard, and maintaining it, that road will be very disruptive to my privacy.

In closing, I ask that you consider the flavor of the neighborhood and its residences. I would rather see houses there than a vineyard for sure. Using the road frontage 200 feet that would be 3 houses. We would really like to maintain the character of Punchbowl Trail.

Thank You,

Elizabeth A. Johnson

anabelle

49A Puncbowl Trail

To: Mr. Shaun Lacey, Town Planner, Richmond RI

Re: Punchbowl Development Corp Pre-application for development

Dear Mr. Lacey,

I am writing this letter of concern to you after attending the Planning Board meeting that addressed a pre-application for development of a less than 20 acre lot on Punchbowl Trail by "Punchbowl Development Corporation". My family has resided at 62 Punchbowl Trail since 1995. We moved here to escape the hustle and bustle of city and suburban life in the northern part of the State. Punchbowl Trail is a quiet and peaceful neighborhood where the neighbors are friendly, quiet and respectful of their neighbors and all enjoy the serenity of life in this neighborhood. We have seen development of the vacant lots throughout our tenure here and were very happy to see new neighbors build houses and move in, for the same reasons we moved here. They all have abided by the 2 acre zoning regulations that this area requires. Now, we have one of the last vacant parcels that a "Corporation" wants to develop utilizing the "Conservation Design" that first appeared in this area when the "Oak Hill Estates" development was approved in the mid 2000's. I was one of the most vocal neighbors opposing that development and provided my opinions and concerns at many of the Planning Board Meetings. Many of these concerns came to fruition after this development was approved. It negatively affected the surrounding area in several ways, just as the approval of this latest proposal, as presented, will affect the Punchbowl Trail neighborhood.

I will list, and briefly explain, my concerns and ask that you forward this letter to the members of the Planning Board, Town Council, Zoning Board and any other group that will have influence on this proposed project.

My main concerns are as follows:

- 1) Commercial development in a residential area/ R-2 zoning
- 2) Environmental impact
- 3) Water run-off/ soil conditions
- 4) Neighborhood wells impacted by disturbance of aquifers/blasting
- 5) Traffic impact and road conditions
- 6) Major vs. Minor subdivision

1&2) The Proposal that was presented asks the Planning Board to give an exemption for a large section of "Open Space" to be developed into a Vineyard. Open Space in a

"Conservation Design" is undeveloped and undisturbed land/forest. This "Corporation" wants to cut down trees to plant grapes that will be used to make wine that the developer will sell and profit from. This cannot be allowed in an R-2 neighborhood, especially since this is a densely forested area. There are many de-forested areas available that would be better suited for the planting of a vineyard.

- 2&3) The Developer's representative stated at the meeting that the soil conditions are perfect for growing grapes. He stated that there was a few inches of earthy topsoil and under that layer was "sandy loam", perfect for grapes. I have soil samples that I will give to the Planning Board of the top 3 layers of soil in this area from stumps that I removed on my property recently. The "sandy loam" that is described is from a layer of iron enriched clay and rock. In drought conditions, it could be described as sandy clay, but in wet conditions it is very poor drainage and run-off occurs, especially on sloped conditions such as the property in question and when disturbed by construction. The samples that I have are from the top of the hill where run-off doesn't occur.
- 4) The Developer will, more than likely, have to blast when and if his proposed development is approved. They had to during the Oak Hill Development. That disturbed many of the surrounding neighborhood's wells, including mine. Shortly after they blasted, I had to flush out my whole system from pipes clogged with rust and purchase a new well pump because of the disturbance of the aquafer due to the blasting. I was one of the lucky ones. Many of my neighbors had to drill deeper or new wells. In a development where the houses are bunched together, they will more than likely draw from some of the same aquafers that our neighborhood draws water from. If the parcel was limited to conventional R-2 zoning, there might be 2 to 3 houses drawing water from the aquafer, creating a lesser impact on the existing neighborhood.
- 3&5) During the Oak Hill Development Proposal meetings, the Board decided that Punchbowl Trail would not be allowed to be a second access route because the Eastern section of the road was only 16 +/- feet wide. 2 cars cannot fit on this section at the same time. It is basically a one lane road. This section crosses a spring fed swamp that is habitat for many species of wildlife. During the wet season and heavy downpours, Punchbowl Trail becomes a huge waterslide. The D.P.W. created a stone catch basin to help prevent run-off water from the street polluting the swamp. That catch basin is now filled with sand from the heavy rains. Run-off water has created very poor road conditions, especially on that section of road. The D.P.W spends a lot of time and resources repairing the road.
- 6) Proposal of this "Major Development" should not be considered for this neighborhood for all of the above-mentioned reasons. Strict compliance to zoning rules

and regulations should not be compromised what-so-ever! Open Space should remain undisturbed and un-developed.

In closing, I would ask the Committees to hold the development of the parcel in question to comply with the conventional R-2 zoning that this whole neighborhood has complied to.

Mr. Lacey, If you would forward this letter to all the Committees that will have influence on this proposed development, I would appreciate it. Please feel free to call me anytime if you have any questions for me.

Thank you so much for your time.

Best Regards,

Bob Sayer

62 Punchbowl Trail

Richmond RI

(-01) ---- cel

! home

Gary Stoner and Joyce M. Flanagan 77 Punchbowl Trail Richmond, RI 02892 Phone: 4

Date: July 8, 2022

To: The Planning Board Town of Richmond

cc: Town Planner Shaun Lacey

We live at 77 Punchbowl Trail and we are writing to share our concerns regarding the Vineyard Hills project located on Punchbowl Trail, and currently in a pre-planning phase - Plat/Lot: 5E/5.

We have lived and paid taxes on our zoned 2-acre property for 30 years. We understand that conservation developments have been added to the Town's comprehensive plan since we moved here. However, there are two, maybe three, undeveloped lots remaining on Punchbowl Trail. We request that future and final build out of Punchbowl Trail be consistent with conventional 2-acre zoning. We implore the planning board to honor the existing character of this street.

Optimally 3 houses with 200-foot frontage is consistent with the 2-acre zoning on Punchbowl Trail. If in fact you insist on allowing a sub-division on our street, it must be a minor subdivision, not a major subdivision.

Another concern is the inclusion of a vineyard within the proposed property development. The concept of open space within a conservation development implies a passive, rather than active, portion of land. A vineyard that yields grapes for a commercial enterprise most definitely would involve workers and commercial equipment. Given that there is no precedent for a vineyard as part of a conservation development, we see no reason that we should be the "guinea pigs".

In closing, if this proposal moves forward, we demand consideration of the following issues:

- 1. increased traffic on an already sub-standard, deteriorating road bed,
- 2. effects on existing wells,
- 3. the quality of water runoff into the fen,
- 4. effects of increased concentrated lighting on our night sky, and
- 5. elimination of the ludicrous idea of clearing more land to create space for school bus loading/unloading.

We urge you to consider our concerns in your deliberations and discussions.

Sincerely,

Gary Stoner Gary Stoner Gary Stoner and Joyce M. Flanagan

MEMORANDUM

TO: RICHMOND PLANNING BOARD

FROM: SUZANNE PATON, CHAIR

RICHMOND RURAL PRESERVATION LAND TRUST

DATE: DECEMBER 19, 2022

RE: APPLICATION OF PUNCH BOWL DEVELOPMENT CORP./VINEYARD HILLS

The Richmond Rural Preservation Land Trust (Land Trust) has reviewed the Master Plan application, plans and supporting materials for the proposed eight-lot major conservation development located on Punch Bowl Trail, AP 5E/5.

The northern boundary of the 19-acre property on which the development is proposed abuts the Land Trust's Crawley Preserve. The Crawley Preserve is a 99-acre parcel of which 84.3 acres are in the Town of Richmond and 14.79 acres are in the Town of South Kingstown. The South Kingstown parcel fronts Glen Rock Road, from which the Crawley Preserve is accessed. There is no current access to the Crawley Preserve from the Town of Richmond. The Richmond Rural Preservation Land Trust and the South Kingstown Land Trust jointly steward the Crawley Preserve. The Nature Conservancy holds a conservation easement on the property.

The Crawley Preserve has been owned by the town since 2003. It is well frequented by hikers and horseback riders. One of the trails on the property runs adjacent to the northern boundary of the lot on which the development is proposed.

The lot proposed for development is owned by the Cornish Trust. In 2021, the Land Trust learned of the Cornish Trust's interest in conserving the Punch Bowl property and opened conversations with the landowner. The Land Trust evaluated the property according to our rubric and determined that it has conservation value and would have the additional advantage of providing access to Crawley from a second location, within the Town of Richmond.

Accordingly, the Land Trust contracted for an appraisal of the property, which was completed in October 2021 and provided to the landowner. The appraisal valued the property at \$278,500. Further discussion with the owners were inconclusive.

Richard Dale, one of the developers, and his attorney attended a meeting of the Land Trust on July 11, 2022, at which they presented the proposed development plan as it was conceived at that time. Several members of the public were present at that meeting. Members of the Land Trust then attended the site walk which took place subsequent to that meeting.

After further discussion among the Land Trust Board of Trustees, on July 21, 2022, we sent a letter to the Cornish Trust expressing our continuing interest in acquiring the parcel, and offering to perform an updated appraisal. We have not received a response to our inquiry.

The Land Trust continues to believe that this property has the potential to enhance the conservation value of the Crawley Preserve if it is not developed. We are also concerned that conversion of the portion of the parcel that abuts the land trust parcel has the potential to diminish the value of our parcel as open space with increased noise, light, groundwater withdrawal, application of chemicals or other activities associated with a commercial operation. As such, if this plan were approved we would like to see a 100' buffer of undisturbed land at the northern edge of the property, at a minimum, and some mechanism to ensure that the buffer is established and protected in perpetuity.

Potentially equally concerning is the proposed conversion of the space delineated in the development plan as open space, which we believe is inconsistent with the intent of a conservation development. We believe the Town ordinances defining the allowable uses of open space in conservation developments lack precision, a liability which is highlighted by this application. We encourage the Planning Board and Town Council to more precisely define allowable use of open space in these developments and to preclude conversion of habitats to a more actively managed state (i.e. from forest to agriculture) in any area being designated as open space in a conservation development.

Date:

July 13, 2022

To:

Shawn Lacey, Richmond Town Planner

Cc:

Karen Pinch, Richmond Town Manager Richmond Planning Board Members Richmond Town Council Members

Subject: Proposed major subdivision and commercial vineyard on Punch Bowl Trail

1. This type of development is not what the regulation intended with allowing agriculture as open space.

This will be setting a precedent for future developers, and change the character of our town. The long term effects of allowing this type of commercial venture in a residential area will be devastating for our town.

- 2. It may be beneficial to our town and residents to put this proposed development on hold until the planning board can better define their meaning of "open space".
- 3. The town of Richmond should be more concerned with allowing commercial development in an area with only residential homes. We should not let this pass and later regret not denying it as the town did with the first solar developments, when the zoning and rules were put in place after the damage was done.
- 4. We believe this proposed 8 house development with land clearing of 12 acres will adversely affect the tranquil, natural beauty of the Crawley Preserve. The Crawley Preserve is RRPLT's almost 100 acres of beautiful, natural forest hiking trails. This preserve is widely used by many residents daily who enjoy the quiet sounds and views of nature. It is quite evident in viewing the proposal that to mostly clear the natural forest and existing ecosystem of this 17 acre plot of land will adversely affect Crawley Preserve. This proposal will completely change the quality of being in nature that so many people have enjoyed for many years at the Crawley Preserve.
- 5. As longtime Richmond residents we are astonished as well as completely disappointed that the interpretation of this zoning code would allow this type of commercial development in a residential neighborhood, how is this possible? To alter this forested land to this type of commercial development should not be allowed.
- 6. When we purchased our 5 acres of beautiful land in Richmond we did so because of the existing rural, quiet character as well as the limited traffic on the very thin Punch Bowl Trail. Punch Bowl Trail is a single lane when it crosses over the Kenyon bog. The beauty and the limited traffic that currently access Punch Bowl Trail allows natural habitats for a diverse number of wildlife that have made their home in this environment for decades. A walk across this natural bg will often include the viewing of a beaver building her nest or dragging a log, ducks and geese sitting on nests or swimming in the bog with a long line of babies trailing behind. You may also see many different kinds of turtles and frogs as well as the beautiful white tail deer that call the land surrounding the bog home. This proposed 8 house development as well as the 12

Subject: Proposed major subdivision and commercial vineyard on Punch Bowl Trail

acre commercial vineyard DOES NOT fit in the natural, quaint, quiet, current living conditions on Punch Bowl Trail. We believe the physical condition of the thin, in some cases single lane Punch Bowl Trail can in no way support 8 more residential homes or the years of construction vehicles or commercial vehicles needed to maintain 12 acres of vineyard.

- 6. The eight homes proposed in this development could possibly add as many as 24 or more cars on a daily basis to Punch Bowl Trail as well as the trucks and commercial vehicles needed for years to build this cluster of homes and land clearing equipment. The vehicles necessary to maintain 12 acres of vineyard will destroy this already crumbling road,
- 7. We are very concerned with the wells in our area. With eight homes as well as trying to keep 12 acres of grapes irrigated for many years will for sure affect our wells. Will the town be responsible for allowing his commercial vineyard in a residential area if our wells dry up due to the irrigation of the 12 acres of grapes?
- 8. All Punch Bowl residents are very concerned with our wells. In the last 10 years there has already been a large cluster development with 54 new houses built in back of our properties. Many of them on small what appear to be quarter to half acre lots. When the well drilling and blasting was going on for this cluster development, many of us here on Punch Bowl Trail had serious well issues! Many wells had to be fracked and one well was cracked and had to have a new well drilled! At least 5-6 residents of Punch Bowl experienced well issues with this last cluster development approved by Richmond!

Sincerely,

Richard and Dlane Anderson 46 Punch Bowl Trail Richmond R.I. 02892

Shaun Lacey

From:

marciahouse

Sent:

Friday, July 15, 2022 9:21 AM

To:

Shaun Lacey

Subject:

Proposed Conservation Development and Vineyard on Punchbowl Trail

Dear Shaun and Members of the Planning Board,

Thank you for this opportunity to write and express my opposition to the proposed development that would be my next door neighbor. I'm at 45 Punchbowl Trail and have lived here for 22 years. It has been a privilege and pleasure to live here and also work from my home. Punchbowl Trail is a unique street with all it offers. The character of the neighborhood is lots of woodlands, wetland (Kenyon Bog) and houses on large lots of at least 2 acres set back from the road, close to areas such as Crawley preserve.

I oppose this development for several reasons.

- 1. I believe this development is not at all in character with the rest of this neighborhood. We value the natural habitat here and the wildlife it supports. The development proposes 8 houses clustered together breaking up the spacious feel of the street.
- 2. The land is rocky and most likely contains ledge and therefore would require years of bulldozing, potential blasting, building and clearing "open space" for the purpose of planting grapes. It seems antithetical to the term "conservation development "to clear potentially 12 acres of land, next to a wildlife preserve, in order to plant grapes for a business on Beaver River Road. If the intent of the law is indicated in the name Conservation Development then one would presume that open space is a term to preserve large portions of natural habitat. The agriculture term could be applicable to areas of land that have already been cleared. If this is not specified within the law, the law should be amended to prevent the type of development that is proposed on Punchbowl. If we allow this vineyard to go through we now have a very disappointing precedent that will be binding in the future. Furthermore, if the intent is conservation, as the name implies, then how is it in alignment to cut down trees to plant grapes here? Also of concern is that the potential owners have not fully committed to refraining from the use of pesticides and fungicides. This is dangerous to the aquifer, the wells, and the bog which takes on everything from the steep slope.
- 3. The road is infamous for its inability to hold together. It turns to near rubble on the steep slope with any significant storm. A lot of that is because there is such a tremendous volume of water with the momentum flowing down the hill. It's narrow and the Bog is a one car passage. The addition of potentially 16 or more cars on the street is beyond capacity for the street.
- 4. For me personally, I live and work from my home. My work requires quiet so that my therapy clients can heal from trauma. I am seriously having to consider relocating because of the extensive time and noise generated from this proposed plan. The house built across the street most recently took a year with 3 months of bulldozing the immense amounts of rocks and boulders. I know what it's like to deal with all the rocks and the noise. It would be challenging if not untenable for my work to live through the extended time of clearing, bulldozing and construction. I am very concerned about this.
- 5. Precedent seems to be a powerful aspect in the law. As I see it there are two precedents here. One is the way Punchbowl Trail has been subdivided up until this point. As I stated previously, each home is surrounded by land and wood. Each house has at a minimum 2 acres. Most are set back from the road and create a spacious and private feel. The second precedent is what could happen. Once something like this development is allowed in this area it would be difficult to prevent it from happening anywhere in town. In my opinion, this would be a tragic mistake.

6. When the clearview development went through many people on Punchbowl had issues with their wells. Though it isn't provable that these events are related, residents feel certain it is since these issues had never arisen previous to the blasting and moving around of the land. Residents have issues with their wells already Putting 8 more wells in could effect everyone's water.

In conclusion, I would like the planning board to continue their thoughtful approach to this development. It has many issues to consider that effect many people who have chosen to live their lives and make their homes in a quiet and peaceful area next to the Crawley Preserve. Speaking for myself, it never occurred to me that a development like this could happen. We each have at least 200 foot frontage on Punchbowl with 2 plus acres. In the character of the street, there should be potential for 3 houses on the Cornish property. If the Conservation development does not protect the land then it should not be named conservation. I would prefer that this law be amended to defend what appears to be the intent of the law preferably before the development could go through.

Thank you for your careful consideration of this matter.

Marcia House MA LMHC 45 Punchbowl Trail

Sent from my iPhone

WARNING: This email originated outside of the Town of Richmond. USE CAUTION when clicking on links or attachments.

Shaun Lacey

From:

Robert Sayer -

Sent:

Monday, August 22, 2022 1:32 PM

To: Cc:

Shaun Lacey

Subject:

Karen Pinch

Punchbowl Development Corp. Proposed Conservation Design

Attachments:

(no subject).eml; (no subject).eml; (no subject).eml

Dear Shawn,

I am writing to you again to ask you and the Planning Board to seriously consider voting down the proposed conservation design development by the Punchbowl Development Corporation. My reasoning is simple and I believe that our entire neighborhood is on board with my decision to request this.

We have been discussing this development through a neighborhood email thread and have shared our opinions and thoughts as to why this would be a huge detriment to our community here on Punchbowl Trail, including, but not limited to, draw on our aquifer that is already compromised, runoff of groundwater, pollution to the bog on the east side of the property, increased traffic over the bog that is one lane, allowing open space to be utilized as a commercial entity (growing grapes for an off site winery) and allowing multiple house lots on a piece of property that would only sustain 2 to 3 houses if developed by traditional zoning methods and past practice utilized in this neighborhood. I took pictures of the bog on Saturday to show you the effects of the runoff and the severe drought that has depleted most of the water in the bog that is host to necessary plant life and wildlife that help to provide balance to our ecosystem. This bog is spring fed and as you can see from the photos, the level of water is at grave levels. This water

supplies water to the back side of C.D. Kenyon's farm through a culvert that goes under the road. The rocks across the middle usually are under water. As you can see, they are sitting on mud. If a spring fed body of water can't stay at full levels during a drought, our shared aquifer surely has the same struggles. As you know, I have attended the Planning Board meetings ever since this proposal was brought to my attention.and have found the meetings interesting, especially this last one where experts have given input about the effects of

polution and draws on our aquifers. This is a very serious problem in the age of climate change and will take everyone's efforts to come up with a sustainable solution. I was in huge opposition of the Oak Hill Estates project years ago and voiced my concerns throughout the Planning Board Meetings at the time. We were able to cut the project down in the number of houses in the development but every one of my voiced opinions came to fruition, including the draw on our shared aquifer. Many of our neighbors wells were compromised, costing US money to either drill deeper, hydrofrac or in my case re-plumb some of my house and purchase a new well pump from damage caused from blasting. I know that you and the Planning Board can not stop purchase and development, but we ask that you keep the traditional standards of development shared by this neighborhood. I think I can truly say that none of the current property owners on Punchbowl Trail want to see this type of development in our neighborhood. This is one of the last 2 lots available.

Please look at the pictures and share them with the Planning Board.

Pictures #1&2 show the runoff basin that the DPW built out of stone several years ago because of the serious runoff problem during the thaw and heavy rains. As you can see, it is full of sand and weeds.

Picture #3 shows the water level of the spring fed bog and effects of the drought.

Thank you for your time Shawn, It is appreciated.

Bob Sayer # 62 Punchbowl Trail

