



February 26, 2016

RE: Palmer Pointe Neighborhood
Comprehensive Permit Application
91/97 Sowams Road, Barrington, RI

Summary of Consistency with Master Plan Conditions of Approval

1. Unit Count: The number of units in the development has been reduced from 50 to 42, including 40 multi-family units that will be low- to moderate-income (LMI) and two single-family units that will be market rate.
2. Bedrooms/Unit Distribution: The revised project includes ten single-bedroom units, which represents 25% of the total LMI units in the development. The remainder contains 16 two-bedroom units (40% of the total) and 14 three-bedroom units (35% of the total), which represents a similar proportion to the Master Plan (48% and 27%, respectively).
3. Development Buffers: Pavement and subsurface drainage structures have been removed within 25 feet of the northern and southern property boundaries. The 25-foot buffers will be planted and contain shallow, planted dry swales for stormwater treatment. A white, PVC stockade fence will be placed along these property boundaries and the western boundaries abutting the rear property lines of the single-family homes along Sowams Road.
4. Street Pavement Width: The streets have been widened to 22 feet and the Fire Department Access Plan has been modified and included in the Preliminary Plan set. All parking lot driveways have been widened to 20 feet and on-street spaces are 9 feet wide by 21 feet long (refer to sheet CS-101).
5. Project Waivers: The reduced number of units has precipitated a less intensive project. The number of requested waivers and variances has been minimized as much as practicable on the Preliminary Plan set while maintaining the vision for a traditional neighborhood design which maintains respects the existing trees and buffers and which is generally consistent with the relief approved in Master Plan Decision.
6. List of Waivers: An update of the waivers necessary for the project has been developed and is included in the Preliminary Plan materials
7. Sidewalk and Access Easements: Easements are provided to the Town maintaining public access on portions of sidewalk on private property. In addition, the Preliminary Plan lot configuration has been modified to provide direct access to the conservation lot from the proposed public rights-of-way. Draft easement agreements for the sidewalk areas, for landscape maintenance are included with the Preliminary materials.

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8. Stormwater Maintenance: Draft stormwater maintenance agreement and easements for access to storm water management areas and for sanitary sewer lines are provided with the Preliminary Plan.
9. Sowams Road Sidewalks: An opinion of costs for sidewalk installation along the Sowams Road frontage has been provided for review by DPW and the Town's peer review engineer.
10. Bike Storage: Bike storage is provided immediately adjacent to the office. The selected bike racks, as well as the total number of spaces provided, conforms to current Town requirements.
11. Review Fees: Town a peer review fees are to be provided for review of the preliminary plan submission, including, but not limited to, the revised lot, street, building, utility, storm-water design, subsurface drainage structures, the parking layout, drainage calculations, the proposed buffers as specified in the landscape plan, the results of the full traffic impact analysis, and environmental site assessments.
12. Storage Units: Storage units have been incorporated into the building envelopes, thereby eliminating the stand-alone units previously indicated. Each storage components is indicated on the building footprints indicated.
13. Lighting: Light fixtures are proposed for the project which are pedestrian in scale and consistent with the neighborhood design intent. A lighting plan and photometric plan has been incorporated into the design package.
14. Environmental Investigations: Phase I and II Environmental Site Assessments for the site were completed by contractors hired by RIDEM and USEPA. Copies of those documents are attached. The results of the investigations indicated that arsenic and dieldrin (a pesticide) were identified in soil at levels that would require soil capping and/or limited amounts of excavation and off-site disposal. If managed properly under RIDEM regulations, residential use of the site would not be precluded. RIDEM issued a Voluntary Procedure Letter on February 24, 2016 (attached) signifying that these documents significantly meet the requirements of a Site Investigation.
15. DPW Comments: The plans address each comment outlined in the April 4, 2013 memorandum from Department of Public Works.
 - a. BMP Maintenance is identified on the application.
 - b. Sewer service maintenance will be responsibility of owner.
 - c. Drainage analysis included in the application.
 - d. Road Plan and Profile and typical section included on the application.
 - e. Sewer manholes conform to Town standards and detailed on application.
 - f. BCWA has indicated service available and application conforms to BCWA standards.
 - g. As-built drawings will be provided to Town upon completion.

- h. Inspections to be performed in accordance with requirements.
 - i. DPW will be notified prior to construction.
 - j. Subsurface infiltration has been removed. Roof leaders will be discharged at grade to the extent possible to promote treatment.
 - k. Drainage system extended to western parking areas.
 - l. Dumpster areas have been removed from the project.
 - m. Street and regulatory signage included in the application.
16. Conservation Commission Comments: The plans, together with the environmental findings summarized above, address Conservation Commission concerns. The following specific issues are summarized to all identified issues:
- a. (Phase I and Phase II) Environmental investigations have been performed for the site. Soil Management will be proposed in accordance with a remedial plan approved by the RIDEM WM office, and all imported material will be certified.
 - b. The project does not require NEPA filing.
 - c. Low impact development standards have been incorporated into the design to replicate to the extent feasible, pre-development conditions at the site. Stormwater analysis has been provided with the application.
 - d. Suitable erosion and sediment control measures are incorporated into the application.
 - e. The project design has incorporated suitable landscape and buffering measures to mitigate impacts to adjacent properties and resources.
17. Traffic Impact Analysis: A traffic impact analysis is included with the Preliminary Plan which addresses peak hour intersection analysis at Sowams Rd and County Road and at Sowams Rd and Kent Street.
18. Master Plan Fees: Town Master Plan application fee is to be provided.