

Memo

To: Planning Board
From: James M. Lamphere, Planner 
Date: July 29, 2020
Re: Sarah Land Company, LLC – Final Plan – 3-lot Minor Subdivision with Road –
Maple Court – AP 25 Lot 54

This subdivision involves the creation of 3 lots fronting on a 500 foot cul-de-sac extension of Maple Court, an existing town street off High Street in Ashaway. The developer has completed roadway construction and is now seeking Planning Board approval of the Final Plan. Please refer to Plan of Select AsBuilt Conditions dated July 22, 2020 in your packet.

On July 18, 2007, the Planning Board approved the Preliminary Plan for this subdivision with the following conditions:

1. That the applicant provide adequate lateral support for the Calderone's shed and for the fence on the other abutters properties satisfactory to those abutters;

Please find an e-mail from Ms. Caldarone in your packet. The fence, which was owned by the applicant, was removed in agreement with the abutting property owner.

2. That the applicant prepare and submit for approval by the Solicitor, an easement giving the town an access to the drainage system and retention pond;

The Solicitor has approved the Drainage Easement included in your packet.

3. That the perimeter of the site be graded to a 3:1 slope and topped with four to six inches of quality loam then seeded with a grass/wildflower mix approved by the soil conservation service;

Crossman Engineering determined that the side-slopes are stable and suitable for vegetative growth (See packet for Crossman Review of As-Built Plan, July 23, 2020).

4. That the applicant either provide an estimate of the cost of the road and the perimeter stabilization work acceptable to the town engineer so that the appropriate surety bond can be required to guarantee the completion of that work, or in the alternative, the applicant can complete the road and stabilization work himself to the satisfaction of the town engineer before final approval; and

The applicant has completed the roadway and perimeter stabilization work. Crossman Engineering has determined the As-Built Plan to be acceptable (See packet for Crossman Review of As-Built Plan, July 23, 2020).

5. The applicant must return to the Board for final approval

The applicant is before the Board this evening for Final Subdivision Plan approval.

PACKET MATERIAL

In your packet, please find the following:

- Plan of Select AsBuilt Conditions (2 Sheets, 24x36, dated July 22, 2020)
- Letter of Recommendation from Director of Public Works (July 28, 2020).
- Letter of July 24, 2020 from On-Site Engineering certifying that all improvements were installed as designed.
- Crossman Engineering Review of As-Built Plan (July 23, 2020)
- E-mail of March 14, 2019 from Ms. Caldarone concerning outbuilding
- Drainage Easement

PLANNER RECOMMENDATION

It is my recommendation that the Planning Board approve the Final Plan, conditional to the applicant posting a Maintenance Bond in the amount of \$17,500, upon making the seven positive findings enumerated below.

1. Each subdivision shall be consistent with the requirements of the Hopkinton Comprehensive Community Plan and/or shall satisfactorily address the issues where there may be inconsistencies.
2. Each lot in the subdivision shall conform to the standards and provisions of the Hopkinton Zoning Ordinance.
3. There will be no significant negative environmental impacts for the proposed development as shown on the final plan, with all required conditions of approval.
4. The subdivision, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
5. All proposed land developments and all subdivision lots shall have adequate and permanent legal access to a public street.
6. Each subdivision shall provide for safe circulation of pedestrian and vehicular traffic for surface water run-off control, for suitable building sites, and for preservation of natural, historical, or cultural features that contribute to the attractiveness of the community.
7. The design and location of streets, building lots, utilities, drainage improvements and other improvements in each subdivision shall minimize flooding and soil erosion.



Hopkinton Public Works Department

395 Woodville Road
Hopkinton, RI 02833

(401) 377-7790

July, 28.,2020

James Lamphere
Town Of Hopkinton
One Townhouse Road
Hopkinton, RI

Dear Jim:

It has been determined by the towns engineering firm and myself that the Subdivision known as Sarah Lands (which is located and now part of Maple Court) is in conformance with chapter 17 standards of the code of Ordinances with respect to road and drainage construction. Finally, in accordance with Article VII, Section C 5 requires that a 1 (one) year maintenance bond be posted for the infrastructure improvement. The Approximate amount for the work as per Joe Morrone (the developer) was \$175,000.00 as the amount for the maintenance bond is 10% I believe the bond should be set at \$17,500.00. .

Respectfully,

Timothy Tefft
Public Works Director



On-Site Engineering INC.
Civil & Environmental Engineering

Registered in CT, RI & MA

July 24, 2020

Town of Hopkinton
Planning Office
Attn: Jim Lamphere
Town Planner
1 Town House Road
Hopkinton, Rhode Island 02833

**RE: Final Site Inspection Report
Maple Court Subdivision
Owner: Sarah Land Company
Property Address: Maple Court, Ashaway**

Dear Mr. Lamphere:

This letter is to certify that the drainage, utilities and grading were done in accordance with the approved subdivision plans for the Maple Court Subdivision owned by Sarah Land Company. The only exception is that the electrical utilities are proposed by above ground poles in lieu of underground services. The actual poles will be installed at a later date once home construction begins. This exception was approved by the planning board. On-Site Engineering, Inc. (OSE) has conducted a final site visit as well as reviewed the compaction test and sieve analysis results for the material used in the roadway. The roadway material and as-built alignment meet the town specifications. This letter meets the requirements of Section 17.13(3)(c) of the Town of Hopkinton's Land Development and Subdivision Regulations.

Thank you for your consideration in this matter, if you have any questions please feel free to call me at 401-348-6831.

Sincerely,

Anthony N. Nenna, P.E.
President



CROSSMAN ENGINEERING

| a division of Crossman Corporation |

Civil • Transportation • Environmental • Site Planning • Surveying • Permitting

TO: James Lamphere, Town Planner
Tim Tefft, Director of Public Works
Town of Hopkinton

FROM: Steven Cabral, PE

DATE: July 23, 2020

RE: Review of As-Built Plan
Sarah Land Company

We received the “Plan of Select As-Built Conditions” for the Sarah Land Company, Plat 25, Parcel 54, Maple Court, Ashaway, Hopkinton, RI” prepared by Alfred W. DiOrio, RLS, Inc., dated July 22, 2020 (sheets 1 and 2).

Recognizing that the Subdivision Plan was originally approved prior to the current Subdivision Regulations and after observing site conditions on various occasions, we recommend approval of the As-Built Plan, subject to final certification by Mr. DiOrio.

We understand that the original Subdivision Plan was approved without the identification of concrete/granite monuments. Therefore, we do not object to the use of iron rods for boundary monumentation.

We also recognize that on Sheet 2 of 2, there are two (2) areas with side-slopes that are noted as “out of spec”. These slopes are not adjacent to the new roadway and were measured by the licensed surveyor to be 34.2% and 34.9%. We consider these slopes to be stable and suitable for vegetative growth. All other slope measurements were also acceptable.

As a supplement to the As-Built Plan, the design engineer must submit a professional engineer’s certification that all roads, drainage and systems were installed as designed and approved with any exceptions noted. We do recognize that the utility company will install poles for overhead lines at a later date when homes are under construction.

In summary, as of July 23, 2020, we find the As-Built Plan to be acceptable.

We can be available at your convenience to discuss our recommendation of approval and if you have any questions, please contact me at 401-738-5660 or via email steven.cabral@crossmaneng.com.

Al Diorio

From: Elaine Caldarone <ecaldarone@yahoo.com>
Sent: Thursday, March 14, 2019 7:02 PM
To: al@awdrls.com
Cc: morronetrucking@yahoo.com; elaine caldarone
Subject: Maple Ct buffer letter corrected: southeast! corner of joe's lot

March 13, 2019

Dear Mr. DiOrio,

I recently spoke with Joseph Morrone regarding the southeastern portion of his property on Maple Ct, Ashaway, RI (Plat 25, Parcel 54) which abuts the western portion of my property (Plat 25, Parcel 56). When Joe applied for a permit to convert his property from a gravel bank to three house lots I had requested a buffer zone between my existing 12' x 25' outbuilding and any excavation on his land that would be needed for the lots. My outbuilding was constructed before zoning setbacks and the western side of the building is inches from our common property line. My concern was that any grading near the property line could compromise the foundation of my outbuilding.

Joe has assured me that any change to the land in southeast corner of his property was completed a few years ago. I am satisfied with the buffer of undisturbed land that now exists. It is my understanding that the current buffer area will not be part of any house lot and will be considered open space owned by the town. I understand that none of the future owners of the three lots will have the authority to disturb the land or remove or modify the vegetation in the open space area that abuts my property.

Regards,

Elaine Caldarone, Trustee

Elaine M. Caldarone Revocable Trust

**Property Description Prepared For
Sarah Land Company
Drainage Easement
Hopkinton, Rhode Island**

That certain parcel of property being generally located northerly of Maple Court, in the Village of Ashaway, Town of Hopkinton, County of Washington, and State of Rhode Island, said parcel being depicted as "Proposed Easement for Detention Basin" on that plan entitled:

*"Plan of Select AsBuilt Conditions
Prepared For Sarah Land Company
Assessor's Plat 25 Parcel 54
Maple Court, Ashaway, Hopkinton, Rhode Island
Scale: 1"=50'
October 16, 2019, Sheet 1 of 1
Alfred W. DiOrio, RLS, Inc., Hopkinton, Rhode Island"*

Reference being made to said plan and, by said reference, is made a part hereof. Said parcel being more particularly bounded and described as follows:

BEGINNING at the southwesterly corner of the parcel herein described, on the right of way line of a proposed road, said southwesterly corner also being the easterly corner of "Lot 2", as depicted on the reference plan;

THENCE proceeding along a bearing of N 27-54-218 W (Magnetic Observation, August 1999) and bounded generally westerly by said "Lot 2", a distance of twenty-one and 67/100 (21.67) feet to a corner of the parcel herein described;

THENCE turning and proceeding along a bearing of N 02-12-44 E, bounded generally westerly by "Proposed Open Space", as depicted on the reference plan, a distance of one hundred forty-seven and 72/100 (147.72) feet to the northwesterly corner of the parcel herein described;

THENCE turning and proceeding along a bearing of S 82-32-10 E, bounded generally northerly by said "Proposed Open Space", as depicted on the reference plan, a distance of fifty-six and 73/100 (56.73) feet to a corner of the parcel herein described;

THENCE turning and proceeding along a bearing of N 16-39-48 E, bounded generally westerly by said "Proposed Open Space", as depicted on the reference /plan, a distance of eighty-three and 26/100 (83.26) feet to the northwesterly corner of the parcel herein described;

THENCE turning and proceeding along a bearing of S 74-01-43 E, bounded generally northerly by said "Proposed Open Space", as depicted on the reference /plan, a distance of forty-three and 19/100 (43.19) feet to the northeasterly corner of the parcel herein described;

"Providing Quality Services Since 1980"

**Property Description Prepared For
Sarah Land Company
Drainage Easement
Hopkinton, Rhode Island
Page 2**

THENCE turning and proceeding along a bearing of S 25-33-03 W, bounded generally easterly by said "Proposed Open Space", as depicted on the reference /plan, a distance of seventy-nine and 74/100 (79.74) feet to a corner of the parcel herein described;

THENCE turning and proceeding along a bearing of S 82-32-10 E, bounded generally northerly by said "Proposed Open Space", as depicted on the reference plan, a distance of fifty-two and 00/100 (52.00) feet to a corner of the parcel herein described;

THENCE turning and proceeding along a bearing of S 11-10-37 W, bounded generally easterly by said "Proposed Open Space", as depicted on the reference plan, a distance of one hundred fifty-one and 27/100 (151.27) feet to a corner of the parcel herein described;

THENCE turning and proceeding along a bearing of S 73-22-31 W, bounded generally southerly by said "Proposed Open Space", as depicted on the reference plan, a distance of seventy and 82/100 (70.82) feet to a corner of the parcel herein described at the right of way line of a proposed road;

THENCE turning and proceeding in a generally northwesterly direction, by and along the northerly line of said right of way, and along the arc of a curve deflecting to the southwest and having a radius of sixty (60.00) feet, a distance of forth-three and 20/100 (43.20) feet TO THE POINT AND PLACE OF BEGINNING.

The parcel herein described has an area of twenty-four thousand sixty-one (24,061) square feet, more or less.

Prepared By: Alfred W. DiOrio, PLS
Date: 01-08-2020
File: C:\...\Property Description_Drainage Easement_010820.doc

"Providing Quality Services Since 1980"

National Society of Professional Land Surveyors
Canadian Institute of Geomatics
Rhode Island Society of Professional Land Surveyors
Soil and Water Conservation Society International Erosion Control Association