

BOBCAT TRAIL MAJOR SUBDIVISION
AP 21 Lot 3C
Hopkinton, Rhode Island

PRE-APPLICATION NARRATIVE
December 22, 2020

The Property (the "Property") consisting of 20.49 acres, subject to actual survey, is currently listed in the Town of Hopkinton's GIS Property Listing Report as Vacant Residential Land (Vac Res Land), and is zoned RFR-80.

Existing Conditions

The Property's ground cover is woods, scattered trees and dirt drives, with the remains of a single home in the north central part of the site. From review of aerial photographs, it appears that the north and central portions of the site are or have been used for recreational off-roading.

The soils are very stony to extremely stony fine sandy loam, which the USDA's Natural Resources Conservation Service (NRCS) describes as Paxton and Woodbridge Very Stony to Extremely Stony Fine Sandy Loams (PbB, PcC and WoB). None of these soils are considered prime farmland by the NRCS. The Property slopes from an elevation of 275 feet at the northwest corner, east and southwest to a low elevation of 219 to 205 feet. There are no freshwater wetlands on site.

Environmental Hazards

It is not anticipated that any environmental hazards will be encountered; aside from the single home, it appears the Property has not been developed since at least the late 1930's. The Property is located outside of:

1. The Town's Groundwater Protection Overlay District.

2. The State's (RIDEM) Groundwater Protection Area and Natural Heritage Areas and CRMC's SAMP PLAN Areas.
3. RIDEM Natural Heritage Areas
4. FEMA 100-year Floodplain
5. Prime Farmland Soils Areas
6. Unfragmented Forest Tract Areas
7. Active Agricultural Use Areas
8. Designated RI-CRMC SAMP Areas

Proposed Conditions

The Developer proposes constructing eight single-family homes, each with full basements, a private deck or patio area (depending on the particular elevation of the unit) along with all necessary utilities and infrastructure. Two of the eight homes will be Low-and Moderate-Income (LMI) units.

Infrastructure will include a 1,333 linear foot roadway, 24 feet in width supporting two 11-foot travel lanes and 1-foot Cape Cod berm on both sides of the roadway. Due to the prior deeding of adjacent frontage lots, the access from Skunk Hill Road is limited to 40 feet. Hence, the Developer is respectfully requesting a waiver from the 50-foot minimum right-of-way requirement. Each home will include a 2-car attached garage, and will be serviced by private wells and on-site wastewater treatment systems (OWTS).

Stormwater runoff will be controlled by a conventional drainage system, including detention basins and/or infiltration basins, and will meet Rhode Island Department of Environmental Management Approved Best Management Practices for water quality treatment and peak flow mitigation.

Although extensive clearing of the site is necessary, existing stone walls on site will be preserved to the maximum extent possible. The proposed homes have been positioned to reduce or eliminate impacts to the stone walls.

Zoning Regulations/Relief

The Development will be in accordance with the Town's Inclusionary Zoning Provision. Both LMI inclusionary units will be evenly disbursed throughout the Development and will be architecturally identical to the market rate units. As previously stated, the only relief the Developer is requesting is the allowance of a 40-foot right-of-way. Pursuant to the Town's Subdivision Regulations, the proposal is to be treated as a Major Land Development.